

Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 7th Jan 2020 at 7:15 p.m. Memorial Hall, Welford-on-Avon

Present: Cllr S Carter, Cllr J Hockaday, Cllr N Kennedy, Cllr M Lake, Cllr M Perteghella, Cllr K Williams, Cllr C Barbour, Clerk Mrs A Street

In attendance: County Councillor M Brain

Public: 16

Public Participation: Yvette Grundy & Phil Hemming (Kehlstein), Tom Golder, Goldhawk Developments, (Land south of Mill Lane), Adrian Kenyon (Cleavers)

The Chairman opened the meeting, by acknowledging the recent sad news of Councillor Peter Barnes' passing away. He invited the Parish Council and residents present to join in one minute of silent contemplation to pay our respects.

Many of the residents of Barton Fields attended the meeting to express their concerns regarding Planning Application 19/03113/FUL, Kehlstein, Barton Road. Two residents then spoke on behalf of the group to outline their main objections. Written representations of these objections were also submitted to the Parish Council for their consideration and have been submitted to Stratford District Council via the Planning portal.

Item	
1.	Apologies None
2.	Declarations of Interest Cllr Kennedy (Cleavers), Cllr Lake (Bridges Cottage)
3.	Approval of Minutes The minutes were accepted as a true record of the meeting of 3 rd Dec 2019 and signed by the Chairman. <i>Proposed Cllr Lake Seconded Cllr Kennedy</i>
4.	Matters arising not covered elsewhere on the agenda None
5.	County Councillor's Report Councillor Brain reported on the following: Welford Bridge Web Camera has been out of action – check it has been fixed. Sewerage infrastructure issues continue to cause problems for the residents of Welford, this brings into question planning applications for further new development in the village. Cllr Brain noted his support for the recent correspondence from the Parish Council to Severn Trent regarding the Kehlstein Planning application for 24 new homes. Improving the infrastructure of the village is a complex problem

	<p>and will require all parties coming together to resolve, Cllr Brain has requested a joint meeting to resolve these problems once and for all.</p> <p>Welford Hill – pleased to confirm that Deer and Road Safety signage is now in place. The signage was funded by the County Councillor’s Delegated Transport Budget along with a £500 contribution from Welford Parish Council.</p> <p>Other traffic calming measures agreed with County Highways and the Parish Council are being followed up on. More to follow on this in the next edition of Welford Matters.</p> <p>Cllr Barbour thanked Cllr Brain for the contribution from his CC Grant Fund towards the resurfacing of the footpath from Duck Lane to Weston, which is now much improved.</p>																																											
6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table border="1"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>SDC DECISION</th> </tr> </thead> <tbody> <tr> <td>19/02495/FUL</td> <td>The Old Forge Chapel St - Installation of free standing garden room.</td> <td>Refused</td> </tr> <tr> <td>19/01751/FUL</td> <td>Orchard Nurseries Duck Lane - Demolition of existing buildings and erection of nine dwellings and all associated works</td> <td>Permission with Conditions</td> </tr> <tr> <td>19/00741/FUL</td> <td>The Old Tea Shop Church St - Retrospective application for erection of summerhouse and replacement of fencing to rear of property</td> <td>Permission with Conditions</td> </tr> <tr> <td>19/02713/FUL</td> <td>Tew Park, Binton Rd - Variation of condition 1 of planning permission 19/00129/VARY (1 April 2019) to allow for alterations to previously approved scheme.</td> <td>Withdrawn</td> </tr> <tr> <td>19/02765/FUL</td> <td>The Almonds, Duck Lane - Application of external render to portion of front and rear elevations replacing present brick and tile finish.</td> <td>Permission with Conditions</td> </tr> <tr> <td>19/01411/FUL</td> <td>Greenbank Cottage Church St - Installation of 1.8m feather boarded fence and gate with landscaping</td> <td>Permission with Conditions</td> </tr> </tbody> </table> <p>6.2 Report of Planning Applications Previously Considered</p> <table border="1"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>PC RESPONSE</th> </tr> </thead> <tbody> <tr> <td></td> <td>NONE</td> <td></td> </tr> </tbody> </table> <p>6.3 Consideration of Planning Applications received from Stratford District Council</p> <table border="1"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>PC RESPONSE</th> </tr> </thead> <tbody> <tr> <td>19/03189/FUL</td> <td>Land South Of Mill Lane - Construction of 2 detached dwellings and associated works</td> <td>Object</td> </tr> <tr> <td>19/03113/FUL</td> <td>Kehlstein, Barton Rd - Demolition of existing dwelling and outbuildings and erection of 24 dwellings (Class C3), including associated access improvements, public open space, sustainable drainage and landscaping.</td> <td>Object</td> </tr> <tr> <td>19/03401/FUL</td> <td>1 Rumer Hall Cottages, Long Marston Rd - Single storey rear extension</td> <td>Support</td> </tr> <tr> <td>19/03300/FUL</td> <td>Avon Bridge, Binton Rd- Demolition of existing bungalow. Construction of a replacement dwelling,</td> <td>Object</td> </tr> </tbody> </table>		REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	19/02495/FUL	The Old Forge Chapel St - Installation of free standing garden room.	Refused	19/01751/FUL	Orchard Nurseries Duck Lane - Demolition of existing buildings and erection of nine dwellings and all associated works	Permission with Conditions	19/00741/FUL	The Old Tea Shop Church St - Retrospective application for erection of summerhouse and replacement of fencing to rear of property	Permission with Conditions	19/02713/FUL	Tew Park, Binton Rd - Variation of condition 1 of planning permission 19/00129/VARY (1 April 2019) to allow for alterations to previously approved scheme.	Withdrawn	19/02765/FUL	The Almonds, Duck Lane - Application of external render to portion of front and rear elevations replacing present brick and tile finish.	Permission with Conditions	19/01411/FUL	Greenbank Cottage Church St - Installation of 1.8m feather boarded fence and gate with landscaping	Permission with Conditions	REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE		NONE		REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE	19/03189/FUL	Land South Of Mill Lane - Construction of 2 detached dwellings and associated works	Object	19/03113/FUL	Kehlstein, Barton Rd - Demolition of existing dwelling and outbuildings and erection of 24 dwellings (Class C3), including associated access improvements, public open space, sustainable drainage and landscaping.	Object	19/03401/FUL	1 Rumer Hall Cottages, Long Marston Rd - Single storey rear extension	Support	19/03300/FUL	Avon Bridge, Binton Rd - Demolition of existing bungalow. Construction of a replacement dwelling,	Object
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19/03148/FUL	Cleavers, Church Lane - conversion of ancillary building to dwelling and associated works		Object																														
19/03485/FUL	Bridges Cottage, Church St - Removal of section of existing boundary fence and replacement with 1.8m tall brick garden wall		Support																														
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19/02624/FUL	Nissoria, Binton Rd - Barn conversion to residential dwelling		Object																														
19/03404/FUL	Bridge End, Binton Rd - Two storey and single storey rear extensions, new rear terrace and conservatory alterations		Object																														
<p>* subject to LBC Officer comments ** subject to Tree Officer comments</p> <p>6.4 Enforcement Issues None</p> <p>6.5 Other Planning Matters</p> <p><u>18/01113/LDP - Welford Park Barton Rd</u> - Occupation of park homes for 12 months of the year. Lawful Dev. Cert. Proposed Refused (31/7/18). An appeal has been made against this refusal - APP/J3720/X/19/3223568. A Public Inquiry will be held on 7 April 2020 at SDC. The Parish Council will speak at the Public Inquiry. PC agreed to submit written representations by 8th Jan. The PC may want to consult with additional stakeholders in the village. Clerk to register additional people to speak.</p> <p>Further to the collapse of Welford's Sewerage and Drainage Infrastructure during the last month, the Parish Council unanimously agreed that it could not support any applications for additional houses in the village until there is commitment from STW / CC Highways to make the necessary improvements.</p> <p>In the absence of our District Councillor, the Parish Council will be responsible for representing the views of local residents with SDC Planning Department. ACTION Clerk to check how this can be done in a more formal way. Cllr Brain has also offered his help in this regard.</p>																																	
7.	<p>Finance 7.1 Approval of items requiring payment</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Base</th> <th>VAT</th> <th>Total</th> <th>Bdgt.</th> </tr> </thead> <tbody> <tr> <td>Clerk Salary</td> <td>£449.37</td> <td>£0.00</td> <td>£449.37</td> <td>7</td> </tr> <tr> <td>Clerks Phone (O2)</td> <td>£11.78</td> <td>£2.36</td> <td>£14.14</td> <td>8</td> </tr> <tr> <td>Limebridge - mowing Churchyard</td> <td>£296.13</td> <td>£59.23</td> <td>£355.36</td> <td>23</td> </tr> <tr> <td>Limebridge - PROW Maintenance (1)</td> <td>£1,485.00</td> <td>£297.00</td> <td>£1,782.00</td> <td>25</td> </tr> <tr> <td>Limebridge - PROW Maintenance (2)</td> <td>£1,485.00</td> <td>£297.00</td> <td>£1,782.00</td> <td>25</td> </tr> </tbody> </table>			Item	Base	VAT	Total	Bdgt.	Clerk Salary	£449.37	£0.00	£449.37	7	Clerks Phone (O2)	£11.78	£2.36	£14.14	8	Limebridge - mowing Churchyard	£296.13	£59.23	£355.36	23	Limebridge - PROW Maintenance (1)	£1,485.00	£297.00	£1,782.00	25	Limebridge - PROW Maintenance (2)	£1,485.00	£297.00	£1,782.00	25
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	<p>The Parish Council were delighted to have been invited to the School to see the newly completed Hall and Nursery and to meet with members of the School Pupil Council and Parent Council. The school will soon be organising a community open day for residents to see the superb, new facilities. The School Pupil Council shared the important work they are doing to raise awareness of environmental issues and practical recycling solutions that they are adopting. The Parish Council are happy to support the School Council in these endeavors and will take up contact with SDC regarding the need for more paper recycling bins.</p>
9.	<p>Any Other Business: None</p>
10.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 21st Jan Planning Committee Meeting • 4th Feb Parish Council Meeting

Meeting closed at: 10pm