

## Welford-on-Avon Parish Council

### Minutes of the Meeting held on Tuesday 3<sup>rd</sup> Mar 2020 at 7:15 p.m. Memorial Hall, Welford-on-Avon

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

**In attendance:** Cllr M Brain

Public: 3

#### Public Participation:

**Martin Young - (STW) Waste Network Manager Warwickshire** - Martin Young attended the meeting to share with the Parish Council an up-date on STW's investigations across the village since the flooding experienced in Nov and Dec 2019.

STW have investigated the Chapel St to Weston area where severe flooding occurred, particularly in Pool Close. Several issues were identified and measures taken to address such as digging out the ditches in the fields around Pool Close, installing new pumps at the Weston pumping station and disconnecting a land drain which had incorrectly been attached to the SWT network at some point.

They have also been investigating the repeated flooding at the bottom of Quinneys Leys. They suspect someone has misconnected their surface water into the sewer pipes. STW will continue to investigate.

With the above improvements having been made, modelling work is now on-going to stress test what levels of rain would be needed cause a flooding problem. As well as looking at number of existing dwellings STW work closely with SDC Planning Office, to know about potential new developments.

Martin also confirmed that STW have a risk register for known problem areas.

Residents are encouraged to ring to register problems whenever they occur, this is the best way to make sure that problem areas which repeatedly flood are prioritised on the STW register.

#### ACTIONS

- link to report problems to STW will be posted on Parish Council and Welford Matters websites
- Welford FLAG to let Martin Young know when the next meeting will be (Sept tbc)

Item	
1.	<b>Apologies</b> - Cllr K Williams
2.	<b>Declarations of Interest</b> - Cllr M Perteghella (Avon Bridge)
3.	<b>Approval of Minutes</b> The minutes were accepted as a true record of the meeting of 4 <sup>th</sup> Feb 2020 and signed by the Chairman. <i>Proposed Cllr Barbour                      Seconded Cllr Kennedy</i>
4.	<b>Matters arising not covered elsewhere on the agenda</b>  It was noted by the Chairman that as a result of the forthcoming District Council election, purdah restrictions apply to the three candidates present at the meeting.

	<p>The Chairman also confirmed that Cllr Kerry Williams had tendered her resignation and would be stepping down from the Council at the end of March. The Parish Council thanks Cllr Williams for her contributions during her time as a Councillor.</p> <p>The process for advertising and filling the vacancy will be confirmed after the District Council election on 12<sup>th</sup> March.</p>																								
5.	<p><b>County Councillor’s Report –</b></p> <p><b>Cllr Brain reported:</b></p> <p>Annual visit to Bidford Fire Station was conducted, pleasing to see all is well.</p> <p>After several years of planning work, it was great pleasure to attend the Opening Ceremony of Welford School Hall and Nursery. A very good ceremony and a great facility.</p> <p>Cllr Brain, Cllr Carter and Cllr Perteghella attended a meeting on 22<sup>nd</sup> Feb concerning the Proposed Mineral (Sand &amp; Gravel) Extraction Plans at Weston Sands Farm. A full up-date will be shared in Welford Matters. It has been confirmed that this proposal is not part of the Warwickshire County Council 15yr Mineral Plan which has been agreed and finalised for 2017–2032.</p> <p><b>Traffic Calming Measures Up-date</b></p> <p>Headland Rd - proposed plans have been shared with the School, who were generally happy with the plans, but would also like to add a drop-off zone outside the school gates. Whilst the Parish Council agree in principle for Cllr Brain to take this suggestion forward, they wish for Highways officers to take the decision on the safety implications of this proposal.</p> <p>Plans showing the proposals for this area, as well as two proposed crossing points on the High St will be shared by Cllr Brain in Welford Matters.</p>																								
6.	<p><b>Planning</b></p> <p><b>6.1 Report of Planning Notices received from Stratford DC</b></p> <table border="1" data-bbox="284 1480 1410 2038"> <thead> <tr> <th data-bbox="284 1480 518 1518">REFERENCE</th> <th data-bbox="518 1480 1161 1518">ADDRESS – PROPOSAL</th> <th data-bbox="1161 1480 1410 1518">SDC DECISION</th> </tr> </thead> <tbody> <tr> <td data-bbox="284 1518 518 1581"><a href="#">19/03486/LBC</a></td> <td data-bbox="518 1518 1161 1581"><b>Bridges Cottage, Church St</b> - Removal of section of existing fence and replacement with 1.8m brick wall</td> <td data-bbox="1161 1518 1410 1581">LBC Approved</td> </tr> <tr> <td data-bbox="284 1581 518 1644"><a href="#">19/03485/FUL</a></td> <td data-bbox="518 1581 1161 1644"><b>Bridges Cottage, Church St</b> - Removal of section of existing fence and replacement with 1.8m brick wall</td> <td data-bbox="1161 1581 1410 1644">Permission with Conditions</td> </tr> <tr> <td data-bbox="284 1644 518 1706"><a href="#">19/03534/FUL</a></td> <td data-bbox="518 1644 1161 1706"><b>Fern Bank, Boat Lane</b> - Demolition of lean to and rebuild to the match existing dimensions and finish</td> <td data-bbox="1161 1644 1410 1706">Permission with Conditions</td> </tr> <tr> <td data-bbox="284 1706 518 1769"><a href="#">19/02999/FUL</a></td> <td data-bbox="518 1706 1161 1769"><b>St Peters Church, Church Lane</b> - Installation of vertical flue into the vestry roof for new boiler</td> <td data-bbox="1161 1706 1410 1769">Permission with Conditions</td> </tr> <tr> <td data-bbox="284 1769 518 1832"><a href="#">20/00065/TREE</a></td> <td data-bbox="518 1769 1161 1832"><b>Avondale, Church St</b> - T1 damson - Fell.</td> <td data-bbox="1161 1769 1410 1832">Tree Consent with Conditions</td> </tr> <tr> <td data-bbox="284 1832 518 1966"><a href="#">19/02920/TREE</a></td> <td data-bbox="518 1832 1161 1966"><b>Barton House, Church Lane</b> - T1 Swedish whitebeam - Fell. -T2, T3 lime - Crown thin by 15% reduce by 1m and reshape. -T4 silver birch - Prune to clear Barton House roof by approximately 2m.</td> <td data-bbox="1161 1832 1410 1966">Tree Consent with Conditions</td> </tr> <tr> <td data-bbox="284 1966 518 2038"><a href="#">20/00007/FUL</a></td> <td data-bbox="518 1966 1161 2038"><b>The White House, Chapel St</b> - Rear first floor french doors and terrace</td> <td data-bbox="1161 1966 1410 2038">Permission with Conditions</td> </tr> </tbody> </table>	REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	<a href="#">19/03486/LBC</a>	<b>Bridges Cottage, Church St</b> - Removal of section of existing fence and replacement with 1.8m brick wall	LBC Approved	<a href="#">19/03485/FUL</a>	<b>Bridges Cottage, Church St</b> - Removal of section of existing fence and replacement with 1.8m brick wall	Permission with Conditions	<a href="#">19/03534/FUL</a>	<b>Fern Bank, Boat Lane</b> - Demolition of lean to and rebuild to the match existing dimensions and finish	Permission with Conditions	<a href="#">19/02999/FUL</a>	<b>St Peters Church, Church Lane</b> - Installation of vertical flue into the vestry roof for new boiler	Permission with Conditions	<a href="#">20/00065/TREE</a>	<b>Avondale, Church St</b> - T1 damson - Fell.	Tree Consent with Conditions	<a href="#">19/02920/TREE</a>	<b>Barton House, Church Lane</b> - T1 Swedish whitebeam - Fell. -T2, T3 lime - Crown thin by 15% reduce by 1m and reshape. -T4 silver birch - Prune to clear Barton House roof by approximately 2m.	Tree Consent with Conditions	<a href="#">20/00007/FUL</a>	<b>The White House, Chapel St</b> - Rear first floor french doors and terrace	Permission with Conditions
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<b>6.2 Report of Planning Applications Previously Considered</b>		
<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>	<b>PC RESPONSE</b>
<a href="#">DISCN/00375/19</a>	<b>Green Acres, Barton Rd</b> - Discharge of Conditions of planning permission 19/01893/FUL.	Object – Cond 7 (External Lighting)
<a href="#">20/00043/FUL</a>	<b>Mere Barn Farm, Milcote Road</b> - To build an extension to provide a utility room and extend the car port by one bay	Withdraw Support for Barn Extn, maintain Support for Garage Extn
<a href="#">20/00007/FUL</a>	<b>The White House, Chapel St</b> - Rear first floor french doors and terrace	Maintain Support
<b>6.3 Consideration of Planning Applications received from Stratford District Council</b>		
<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>	<b>PC RESPONSE</b>
<a href="#">19/03113/FUL</a>	<b>Kehlstein, Barton Rd</b> - Demolition of existing dwelling and outbuildings. Erection of 24 dwellings (Class C3), associated access improvements, public open space, sustainable drainage and landscaping.	OBJECT
<a href="#">19/03148/FUL</a>	<b>Cleavers, Church Lane</b> - Proposed conversion of ancillary building to dwelling and associated works	OBJECT
<a href="#">19/03189/FUL</a>	<b>Land To The South Of Mill Lane</b> - Construction of 2 detached dwellings. Amendments received to add septic tanks to serve each property.	SUPPORT
<a href="#">19/03300/FUL</a>	<b>Avon Bridge, Binton Rd</b> - Demolition of existing bungalow. Construction of a replacement dwelling, with associated works including flooding and surface water management and new landscaping.	OBJECT
<a href="#">20/00043/FUL</a>	<b>Mere Barn Farm, Milcote Rd</b> - extension to provide a utility room and extend the car port by one bay.	OBJECT
<p>* subject to LBC Officer comments  ** subject to Tree Officer comments</p> <p><b>6.4 Enforcement Issues</b>  Spitfire Development, Milcote Rd  – Noise pollution from air source heat pumps.  - Tree planting in accordance with agreed landscape plan.</p> <p>The Spinney – Clerk to set up meeting between the PC and the owner to discuss.</p> <p><b>6.5 Other Planning Matters</b></p> <p>Duchy Homes – residents have reported that this new development has been allocated a Binton postcode, but it is within the Parish of Welford on Avon.  Action – Clerk to request Royal mail to re-assign with a Welford postcode.</p> <p>Construction Management Plans – Parish Council should be consulted on conditions.  Action – write to SDC</p> <p>8 Headland Close – new dropped kerb has been installed. Check with Highways on the reason.</p> <p>Headland Rise / Close Garages, footpath. WCC have referred our request to maintain the public right of way across this plot to their Rights of Way team.</p>		

7.	<b>Finance</b>				
	<b>7.1 Approval of items requiring payment</b>				
	Item	Base	VAT	Total	Bdgt.
	Clerk Salary and Travel	£472.77	£0.00	£472.77	7 & 19
	Clerk Phone (O2)	£11.78	£2.36	£14.14	8
	Parish Council Notice Board	£2,195.00	£439.00	£2,634.00	27
	Community Rehab - Cress Hill	£240.00	£48.00	£288.00	24
	Prior Garden - Hedge Cress Hill	£300.00	£0.00	£300.00	24
	Limebridge - gate and stones Cress Hill	£275.00	£55.00	£330.00	24
	S. Prickett - trees Cress Hill	£350.00	£0.00	£350.00	24
	D Tribe - Cress Hill Exps	£414.54	£82.91	£497.45	24
	WALC Training - Clerk	£15.00	£0.00	£15.00	19
	Limebridge ROW resurfacing	£4,455.00	£891.00	£5,346.00	25
	Pirms Playground Inspection	£35.00	£0.00	£35.00	26
	<b>TOTAL</b>	<b>£8,764.09</b>	<b>£1,518.27</b>	<b>£10,282.36</b>	
	<p><b>Receipts</b> none</p> <p><b>Transfer</b> £10,300.00</p> <p><i>Proposed Cllr Lake</i> <span style="margin-left: 150px;"><i>Seconded Cllr Kennedy</i></span></p>				
	<b>7.2 Any other finance matters</b>				
	<b>Welford PC Risk Assessment and Management Controls</b> – document reviewed, amended and adopted during the meeting.				
8.	<b>Project Updates from Councillors</b>				
	<p><b>Vale of Evesham Freight Quality Partnership</b> meeting – Cllr Carter attended recent meeting. Action - organise PC meeting with Contractors and Farmers.</p> <p><b>De-brief EU Settlement Status</b> – Cllr Perteghella attended the recent SDC briefing meeting and kindly de-briefed the Parish Council on the key points. Action - Information sheets to be posted on PC website and notice board.</p> <p><b>Cress Hill</b> – residents comments received re significant cutting of hedge at Cres Hill. Action to investigate and to agree Cress Hill Plan - Process &amp; Rules</p> <p><b>WALC 2020 Training</b> - schedule circulated to Parish Councillors</p>				
9.	<b>Review Previous Actions</b>				
10.	<b>Any Other Business</b> - None				
11.	<b>Dates of Future Meetings</b>				
	<ul style="list-style-type: none"> <li>• 24<sup>th</sup> Mar Planning Committee Meeting</li> <li>• 7<sup>th</sup> Apr Parish Council Meeting</li> </ul>				

Meeting closed at: 10.00pm