

Welford-on-Avon Parish Council MINUTES

Meeting	Planning Committee Meeting
Date, Venue	Tues 23 June 2020, remote meeting
Attendees	Cllr S Carter, Cllr J Hockaday, Cllr C Barbour, Cllr M Lake, Cllr N Kennedy

For the health and well-being of our community, as a result of the Covid-19 crisis and following the instruction of the Prime Minister's address on 23rd March 2020, all Parish Council meetings will be held remotely until further notice. Welford on Avon Parish Council will be using Zoom software to facilitate the holding of meetings. All meetings will be recorded using the Zoom software.

Public Forum: A resident joined the meeting to discuss with the Parish Council their draft planning application for a site on the Barton Rd. The Parish Council commented on the scale, and positioning of the house within the site and advised that the site is outside of the Welford Built Up Area Boundary. Therefore, in order to be supported, any future planning application must satisfy the criteria of Welford Neighbourhood Development Plan policy HE5 - Open Countryside. The PC also advised that in order the property to be classified as meeting local needs, it would need to be available on the open market.

	ITEM			
1	Apologies – None			
2	Declarations of Interest and Dispensations – Cllr Hockaday (Draft application discussion, land on the Barton Rd) Cllr Carter (Orchard Nurseries)			
3	Approval of Previous Minutes - to accept the Minutes of the previous Planning Committee Meeting are a true and accurate record of the decisions made. <i>None - May Planning Committee Meeting cancelled.</i>			
4	Planning Applications To consider the current planning applications listed by Stratford District Council. To include (but not exclusive to):			
	20/01502/TREE	02/07/2020	Rosedene Chapel St	-T1 pine – Remove With PC Tree Warden for Comment
	20/01302/FUL	06/07/2020	Oakwood Church Lane	Demolish existing uPVC conservatory to rear of property and replace with hardwood double glazed painted orangery. Support.
	20/01277/VARY	29/06/2020	Land Adjacent To Church Bank Binton Rd	Variation of Condition 2 of planning permission 19/00804/VARY (4 Oct 2019) to allow for alterations to include an increase to the basement, conversion of approved garage to residential annexe, erection of a replacement garage and new garden store. Support on the basis that the converted garage is conditioned as ancillary accommodation to the main house.

20/01289/FUL	06/07/2020	The Cottage Binton	<p>Renewal of extant planning permission 17/02244/FUL for the demolition of an existing building and outbuildings and the construction of 1. holiday accommodation unit.</p> <p>Support subject to it being acceptable to all the relevant agencies, particularly Highways and Environment due to the location by a dangerous junction and potential flood risk. In view of the proximity to a dangerous road junction, the Parish Council request that the submission of a detailed Construction Management Plan is a condition of approval.</p>
<p>20/00375/FUL – Garages at Headland Rise To consider response from developer re PC comments on footpath ACTION - contact applicant to confirm of width of path and request hit & miss fencing. Clerk to set up call to initiate application for modification order to the definitive map.</p> <p>20/01005/VARY – Orchard Nurseries To consider responses from developer re roof lights and external lighting The PC agrees to withdraw its objection on roof lights, but requests Permitted Development rights are removed if the development is approved.</p> <p>0/01582/TEL28- STREET RECORD, High St – installation of new telegraph pole Request that the connection be made underground to avoid additional street furniture in the Conservation Area.</p>			
5	<p>Other Planning Matters (incl enforcement issues)</p> <ul style="list-style-type: none"> • Flogas Direct Ltd Station Works, Duchy Homes: on-going enforcement issues • 16/03298/FUL – Purbeck S106 contribution received • 18/00595/VARY – Tew Park CIL contribution received 		
6	<p>Any Other Business</p> <ul style="list-style-type: none"> - Accounting and Governance Audit – approved accounts and paperwork have been submitted for internal audit. - WALC Community Grant Fund – Clerk to apply for a contribution to the Village Gateways. - The Parish Council would like to thank James Rogers for his help in moving the sand for flood defence bags. 		
7	<p>Dates of Next Meetings: Full PC Meeting – Tues 7th July Planning Committee Meeting – Tues 21st July</p>		

Meeting Closed – 8.20pm