

Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 7th July 2020 at 7:15 p.m.

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.

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

In attendance: Cllr M Brain, Cllr M Perteghella

Public: 2

Public Participation:

A resident attended to share with the Parish Council their concerns and objections to a pending planning application at 3, Blundells Croft. The resident's concerns were noted and discussed during the Parish Council's formal consideration of the planning application.

Item	
1.	Apologies – None
2.	Declarations of Interest – Cllr Carter (Orchard Nurseries)
3.	<p>Approval of Minutes</p> <p>The minutes were accepted as a true record of the meeting of 2nd June 2020 and electronically signed by the Chairman.</p> <p>Proposed – Cllr Barbour Seconded – Cllr Natalie</p>
4.	<p>Matters arising not covered elsewhere on the agenda</p> <p>None</p>
5.	<p>County Councillor's Report –</p> <p>Cllr Brain recently joined the Parish and District Councillors for a meeting with residents of Barton Fields who wished to share their concerns and objections to Planning Application <u>19/03113/FUL</u> Kehlstein for 24 new dwellings. Cllr Brain has requested a site visit from a WCC Engineer (WCC Highways have previously objected to the scheme) and Planning Officer to assess the traffic, road width measurements and visual splay distances.</p> <p>Cllr Brain confirmed the good news that £1.3mn funding has been approved to maintain Warwickshire's 8 historic listed bridges, which includes Welford & Bidford Bridges. This funding is in addition to a previously confirmed grant which brings the total funding pool to £6mn. The Parish Council requested that the railings along the side of the bridge be looked at as part of this work as they are not in keeping with the historic nature of the bridges.</p> <p>Further to correspondence from WCC Highways proposing changes to the Road Safety Scheme, Cllr Brain and the Parish Council agreed that the scheme should be implemented as soon as possible as per the original agreed plans. The Parish Council</p>

	<p>agreed that they would cover maintenance costs for the polymer overlay crossing strip at the Maypole Green if this is the only barrier to it being implemented. Although, it was noted that Highways have agreed to install and maintain the same type of polymer overlay crossing at Bell Green. It is not clear why the Maypole Green crossing cannot also be covered.</p> <p>Regarding planning application 20/01510/FUL 3 Blundells Croft, the Parish Council asked Cllr Brain to confirm WCC Highways opinion on the development. Cllr Perteghella noted that the development may conflict with the Safer Routes to School scheme already agreed between the PC and WCC Highways.</p> <p>District Councillor's Report –</p> <p>District Perteghella reported that the following matters would be discussed at the SDC July Cabinet Meeting:</p> <ul style="list-style-type: none"> - Supplementary Documentation Plan on Climate Change Adaptation and Mitigation to be put forward for adoption. - Cllr Perteghella has proposed a motion for technical guidance notes to be drawn up for Planning Class Q permitted development. This concerns the possible change of use of agricultural buildings to residential use. <p>Business Rates Grant Relief Scheme – This discretionary scheme received 1400 applications during the 3week period that it was open for (now closed).</p> <p>20/00764/FUL Weston House, Milcote Road – Cllr Perteghella was very pleased to see that this application has been refused by the planning office. In the Notice of Decision, Weston House is described as a non-designated heritage site. It is good to see that the historical importance of this building has been recognised and referenced.</p> <p>Stratford and Warwick District Councils – we are likely to see closer collaboration between these two councils, with a possibility of forming new joint strategy and contracts etc. These preparatory discussions could feed into the expected government white paper on devolution, which could lead to bigger unitary authorities.</p> <p>Trees behind Garages Headland Rise – Cllr Perteghella along with the Parish Council are looking into reports of trees and hedges being cut down / removed in the area behind the garages on Headland Rise. It is believed that the trees were growing on land owned by SDC and / or Barton Meadow development. The land is in the Welford Conservation Area, which means that planning permission must be sought before cutting or removing trees.</p>																		
6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table border="1" data-bbox="277 1626 1423 1951"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>SDC DECISION</th> </tr> </thead> <tbody> <tr> <td>20/01227/TREE</td> <td>Footpath to Western Boundary of Applegarth House Church Lane - T1 - elder - Fell</td> <td>Tree Consent with Conditions</td> </tr> <tr> <td>20/00922/FUL</td> <td>Laurel House Church St - Remove foliage and re-render front face of property</td> <td>Permission with Conditions</td> </tr> <tr> <td>20/00354/FUL</td> <td>Land off Millers Close - Construction of 2 new link detached dwellings with associated landscaping</td> <td>Permission Refused</td> </tr> <tr> <td>20/00764/FUL</td> <td>Weston House, Milcote Rd - Detailed planning application for the demolition of existing dwelling and construction of 7 detached residential dwellings.</td> <td>Permission Refused</td> </tr> </tbody> </table> <p>6.2 Report of Planning Applications Previously Considered</p> <table border="1" data-bbox="277 1989 1423 2020"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>PC RESPONSE</th> </tr> </thead> <tbody> </tbody> </table>	REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	20/01227/TREE	Footpath to Western Boundary of Applegarth House Church Lane - T1 - elder - Fell	Tree Consent with Conditions	20/00922/FUL	Laurel House Church St - Remove foliage and re-render front face of property	Permission with Conditions	20/00354/FUL	Land off Millers Close - Construction of 2 new link detached dwellings with associated landscaping	Permission Refused	20/00764/FUL	Weston House, Milcote Rd - Detailed planning application for the demolition of existing dwelling and construction of 7 detached residential dwellings.	Permission Refused	REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
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20/01302/FUL	Oakwood Church Lane - Demolish existing uPVC conservatory to rear of property and replace with hardwood double glazed painted orangery.	Support
20/01277/VARY	Land Adjacent To Church Bank Binton Rd - Variation of Condition 2 of 19/00804/VARY (4/10/19) to allow alterations to the approved plans to include an increase to the basement, conversion of approved garage to residential annexe, the erection of a replacement garage and new garden store.	Support
20/01289/FUL	The Cottage Binton - Renewal of extant planning permission 17/02244/FUL for the demolition of an existing building and outbuildings and the construction of 1no. holiday accommodation unit.	Support
6.3 Consideration of Planning Applications received from Stratford District Council		
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
20/01593/TREE	Lyndhurst 1 Montagues Corner Chapel St -LC1 large Leyland cypress - Crown lift to 3m above ground. -LC2 small Leyland cypress - Reduce height from 6m to 4m-SF1 silver fir - Remove.	LC1 & LC2 - Support SF1 - Object
19/03113/FUL	Kehlstein, Barton Rd - Amendment received:	Maintain Objection
20/01510/FUL	3 Blundells Croft - Residential development of 5 bungalows	Object
20/01005/VARY	Orchard Nurseries – Amendment received	Support
20/01538/FUL	Keytes House Church St - Erection of wrought iron electric sliding gate and fence to frontage of property to provide security and prevent public use of private driveway	Support
20/01531/FUL	Darcy House High St - Single storey garage and gym extension to side of property.	Object
20/01511/VARY	Station Works Evesham Road Lower Binton - Vary conditions 1 and 4 of planning permission 18/01258/REM (12/10/2018). Landscaping proposals have altered since approval.	Object
<p>* subject to LBC Officer comments ** subject to Tree Officer comments</p> <p>6.4 Enforcement Issues</p> <p>6.5 Other Planning Matters</p> <p>20/00375/FUL Garages at Headland Rise PC Objection withdrawn as applicant has responded satisfactorily to PC requests - footpath will be marked as ‘unobstructed footpath’ (drawing 2020.03A), hit & miss fencing to be used, footpath width confirmed as between 1.1 - 1.48m. The PC are investigating with WCC Rights of Way team, the process to have this footpath added to the dedicated rights of way map. ACTION – Clerk to arrange a separate meeting/call to discuss.</p> <p>20/01005/VARY – Orchard Nurseries The Parish Council has withdrawn its objections regarding the roof lights but requested that permitted development rights are removed.</p> <p>16/03298/FUL Purbeck - S106 Financial Contribution of £10,633.21 has been received (8/6/20) for contribution towards off-site children’s play area.</p> <p>18/00595/VARY - Tew Park, Binton Rd CIL Payment £2,343.75 received (1/6/2020)</p>		

	<p>The Parish Council has also submitted an application for grant funding towards new village gateways, which it is hoped may also help to reduce the speed of traffic through the village.</p> <p>Cress Hill – The Parish Council are reviewing the management and maintenance arrangements of Cress Hill in order to ensure that the site is developed in line with the Parish Council vision and work plan and in compliance with necessary procedural regulations.</p> <p>Complaints of anti-social behaviour at Cress Hill & School have been received. Reported to Alcester Police.</p>
9.	Review Previous Actions
10.	<p>Any Other Business</p> <ul style="list-style-type: none"> • Sarah Whalley-Hoggins (SDC Portfolio Holder for Community – Parish Council Champion) has confirmed that she will join the October PC Meeting. • Welford Matters deadline 10th July - Cllr Carter to send Planning up-date • Memorial Hall re-opening postponed until Sept 2020 due to Covid restrictions. • The co-option process continues for 2 current vacancies.
11.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 21st July - Planning Committee Meeting • 4th Aug - Parish Council Meeting

Meeting closed at: 10pm