

## Welford-on-Avon Parish Council

### Minutes of the Meeting held on Tuesday 4<sup>th</sup> August 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 J Hockaday, Cllr N Kennedy, Cllr C Barbour, Cllr M Lake

**In attendance:** Cllr M Brain, Cllr M Perteghella,

**Public Participation:** None

Item	
1.	<b>Apologies – Adele Street</b>
2.	<b>Declarations of Interest – None</b>
3.	<p><b>Approval of Minutes</b> The minutes were accepted as a true record of the meeting of 7<sup>th</sup> July 2020 and electronically signed by the Chairman. Proposed – Cllr Barbour                      Seconded – Cllr Kennedy</p>
4.	<b>Matters arising not covered elsewhere on the agenda - None</b>
5.	<p><b>District Councillor's Report –</b></p> <p>Cllr Perteghella reported: – SHLAA deadline for feedback on the consultation is 14<sup>th</sup> August. Cllr Carter to circulate information.</p> <p>-New planning regulations come into force on 31<sup>st</sup> Aug which will revolutionise planning, giving a lot more freedom under permitted development rights. Details can be found in Cllr Perteghella's report. Cllr Perteghella is investigating how Neighbourhood Plans fit into this new scheme and who is responsible for overseeing these decisions.</p> <p>-A revised application has been submitted for Kehlstein. The amendments do not address concerns previously raised by Cllr Perteghella. If the application goes to committee, the delay will mean it might be determined under the new regulations. WCC Highways haven't commented yet.</p> <p>Cllr Perteghella is discussing with Cllr Brain and residents of Millers Close reports of speeding / anti-social behaviour.</p> <p><b>County Councillor's Report –</b></p> <p>Cllr Brain reported: -Traffic Calming measures - Coloured tarmac has been approved at the Maypole, as has the bollard at The Bell. Now waiting for implementation, it is</p>

	<p>frustrating for all concerned that this is taking so long. Cllr Brain and WCC Highways are pushing it forward.</p> <p>-Cllr Brain's delegated budget will be used to widen the footpath by Welford garage after a resident kindly came forward to offer land from their plot to make the footpath safer for pedestrians.</p> <p>-Bollards at Milcote junction have been replaced.</p> <p>-Just after the historic bridge funding was announced, Bidford Bridge was damaged. Two narrowboats got stuck under the arch causing considerable damage.</p> <p>Thanks to WCC highways for repainting the white lines through the village and clearing the drains.</p>																																				
6.	<p><b>Planning</b></p> <p><b>6.1 Report of Planning Notices received from Stratford DC</b></p> <table border="1"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>SDC DECISION</th> </tr> </thead> <tbody> <tr> <td><a href="#">20/00991/FUL</a></td> <td><b>Appletrees, High St</b> - Demolish part of modern extension - Build single storey rear extension, detached garage, summerhouse - External alterations and repairs</td> <td>Permission Granted</td> </tr> <tr> <td><a href="#">20/00992/LBC</a></td> <td><b>Appletrees, High St</b> – as above</td> <td>Listed Buildings Consent Approved</td> </tr> <tr> <td><a href="#">20/01235/FUL</a></td> <td><b>Chiltons, Headland Road</b> - Demolition of existing dwelling. Erection of replacement dwelling to same design as approved (18/03475/FUL)</td> <td>Permission with Conditions</td> </tr> <tr> <td><a href="#">20/01277/VARY</a></td> <td><b>Land Adjacent To Church Bank Binton Rd</b> - Variation of Condition 2 of 19/00804/VARY (4/10/19) for alterations to approved plans to increase to basement, conversion of approved garage to residential annexe, erection of replacement garage and new garden store.</td> <td>Variation permitted with Conditions</td> </tr> <tr> <td><a href="#">20/00375/FUL</a></td> <td><b>Garages at Headland Rise</b> - Demolition of 15 garages and construction of 2 dwellings, car port and associated works</td> <td>Permission with Conditions</td> </tr> <tr> <td><a href="#">20/01302/FUL</a></td> <td><b>Oakwood, Church Lane</b> - Demolish existing uPVC conservatory at the rear of the property and replace with a hardwood double glazed painted orangery.</td> <td>Permission with Conditions</td> </tr> <tr> <td><a href="#">20/01291/FUL</a></td> <td><b>Orchard Lodge, Duck Lane</b> - Single storey side and rear extension.</td> <td>Permission with Conditions</td> </tr> <tr> <td><a href="#">20/01502/TREE</a></td> <td><b>Rosedene, Chapel St</b> - tree felling in CA</td> <td>Consent with Conditions</td> </tr> <tr> <td><a href="#">20/01289/FUL</a></td> <td><b>The Cottage, Binton</b> - 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.</td> <td>Permission with Conditions</td> </tr> <tr> <td><a href="#">20/00848/LBC</a></td> <td><b>Manor Barn, Duck Lane</b> – Underpinning of existing walls</td> <td>LB Consent Approved</td> </tr> <tr> <td><a href="#">20/01593/TREE</a></td> <td><b>Lyndhurst 1 Montagues Corner Chapel St</b> - LC1 large Leyland cypress - Crown lift to 3metres above ground. -LC2 small Leyland cypress - Reduce height from 6 metres to 4 metres. -SF1 silver fir - Remove.</td> <td>Consent with Conditions</td> </tr> </tbody> </table> <p><b>6.2 Report of Planning Applications Previously Considered</b></p>	REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	<a href="#">20/00991/FUL</a>	<b>Appletrees, High St</b> - Demolish part of modern extension - Build single storey rear extension, detached garage, summerhouse - External alterations and repairs	Permission Granted	<a href="#">20/00992/LBC</a>	<b>Appletrees, High St</b> – as above	Listed Buildings Consent Approved	<a href="#">20/01235/FUL</a>	<b>Chiltons, Headland Road</b> - Demolition of existing dwelling. Erection of replacement dwelling to same design as approved (18/03475/FUL)	Permission with Conditions	<a href="#">20/01277/VARY</a>	<b>Land Adjacent To Church Bank Binton Rd</b> - Variation of Condition 2 of 19/00804/VARY (4/10/19) for alterations to approved plans to increase to basement, conversion of approved garage to residential annexe, erection of replacement garage and new garden store.	Variation permitted with Conditions	<a href="#">20/00375/FUL</a>	<b>Garages at Headland Rise</b> - Demolition of 15 garages and construction of 2 dwellings, car port and associated works	Permission with Conditions	<a href="#">20/01302/FUL</a>	<b>Oakwood, Church Lane</b> - Demolish existing uPVC conservatory at the rear of the property and replace with a hardwood double glazed painted orangery.	Permission with Conditions	<a href="#">20/01291/FUL</a>	<b>Orchard Lodge, Duck Lane</b> - Single storey side and rear extension.	Permission with Conditions	<a href="#">20/01502/TREE</a>	<b>Rosedene, Chapel St</b> - tree felling in CA	Consent with Conditions	<a href="#">20/01289/FUL</a>	<b>The Cottage, Binton</b> - 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.	Permission with Conditions	<a href="#">20/00848/LBC</a>	<b>Manor Barn, Duck Lane</b> – Underpinning of existing walls	LB Consent Approved	<a href="#">20/01593/TREE</a>	<b>Lyndhurst 1 Montagues Corner Chapel St</b> - LC1 large Leyland cypress - Crown lift to 3metres above ground. -LC2 small Leyland cypress - Reduce height from 6 metres to 4 metres. -SF1 silver fir - Remove.	Consent with Conditions
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REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
<a href="#">20/01474/FUL</a>	The Old Forge Chapel St - Repositioning of fence between driveway and front garden.	Object
<a href="#">20/01827/TREE</a>	Weston Close Frog Lane - T9 Box Elder – Fell	Support
<a href="#">20/01679/FUL</a>	8 Badgers Close - Single Storey Rear Extension	Support
<a href="#">20/01531/FUL</a>	Darcy House, High St - Single storey garage and gym extension to side of property.	Object

**6.3 Consideration of Planning Applications received from Stratford District Council**

REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
<a href="#">20/01531/FUL</a>	Darcy House, High St - Single storey garage and gym extension to side of property.	SUPPORT
<a href="#">20/01836/LBC</a>	Boat Cottage, Boat Lane - installation of first floor bathroom, reconstruction of existing front and rear dormer window structures and addition of rooflight	SUPPORT *
<a href="#">20/01467/LDE</a>	Land Off Long Marston Rd - Construction of vehicular access road from the public highway carriageway	OBJECT
<a href="#">20/01648/VARY</a>	Oak Tree House High St - Vary condition 2 of application 19/00614/FUL(03/07/2019). To vary design of approved garden room extension.	SUPPORT
<a href="#">20/01838/FUL</a>	Tenby Binton Road - Replacement Front and Rear Extensions and a Loft Conversion	OBJECT

\* subject to LBC Officer comments  
 \*\* subject to Tree Officer comments

**6.4 Enforcement Issues**

Planning Inspectorate APP/J3720/D/19/3234630: The Spinney, Church Street - 19/00634/FUL Appeal is allowed - planning permission permitted.

**6.5 Other Planning Matters**

20/01510/FUL Blundell's Croft – Application refused

7	<b>Finance</b>				
	<b>7.1 Approval of items requiring payment</b>				
	Item	Base	VAT	Total	Bdgt.
	Clerk Salary	£484.47	£0.00	£484.47	7
	Clerks Phone (O2)	£14.59	£2.92	£17.51	8
	Limebridge - installation of PROW Steps at Cress Hill	£350.00	£70.00	£420.00	24
	Cress Hill – Maintenance Exps	£20.52	£4.11	£24.63	24
	Cress Hill - 2 days labour	£300.00	£0.00	£300.00	24
	Millenium Trust Contribution	£400.00	£0.00	£400.00	15
	WALC - Planning Cllr Barbour	£25.00	£5.00	£30.00	19
	PC Strimmer & safety equipment	£674.90	£131.01	£805.91	27
	Playground Covid Signage	£25.00	£5.00	£30.00	26
	SDC Website Hosting Fee 20/21	£228.09	£45.62	£273.71	17
<b>TOTAL</b>	<b>£2,522.57</b>	<b>£263.66</b>	<b>£2,786.23</b>		
<b>Receipts - None</b>					

	<p><b>Transfer - £2800</b></p> <p><i>Proposed – Cllr Carter</i>                      <i>Seconded – Cllr Hockaday</i></p> <p><b>7.2 Any other finance matters</b></p> <p>None</p>
8.	<p><b>Project Updates from Councillors</b></p> <p>Several broken posts and gates have been repaired. Gate at Cress Hill still to be fixed.</p> <p>Cress Hill – Cllr Barbour is in discussion with Environment Bank, who surveyed Cress Hill in 2012-2014. The two meadow areas are of significant interest to Warwickshire, in terms of soil and plants. The PC are interested in hearing more about their scheme to 'buy' areas of environmental interest for the protection and development of biodiversity over a 30year period. This could only be of potential interest if public access to the whole site is maintained. The PC may also discuss a similar scheme with the Heart of England association.</p> <p>Playground inspected by PIRMS. One repair necessary – Cllr Carter to action.</p> <p>Notice Board - Cllr Kennedy to advise revised installation date.</p> <p>Cllr Kennedy to chase WCC for removal / replacement of leaking grit bin at Millers Cl.</p>
9.	<p><b>Review Previous Actions</b></p>
10.	<p><b>Any Other Business</b></p> <ul style="list-style-type: none"> <li>• Synder Meadow Fencing needs to be repaired. Action – Clerk to check ownership.</li> </ul>
11.	<p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>• Planning Committee Meeting – 18<sup>th</sup> Aug</li> <li>• Full Parish Council Meeting – 1<sup>st</sup> Sept</li> </ul>

Meeting closed at: 8:48pm