

Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 1st Sept 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: 1

Public Participation:

Yvette Grundy from St Peters Church joined the meeting to discuss plans for Remembrance Day in light of the changing Covid situation. Due to these restrictions, the Parish Council, School and St Peters will not be able to host their usual gatherings on 11th November and Remembrance Sunday. However, as this is such an important event for the village, it was agreed that alternative ways of marking the event would be arranged.

The Parish Council will discuss with Welford School and Scouting & Guiding organisations. A notice will be placed in Welford Matters to communicate plans.

Item	
1.	Apologies – None
2.	Declarations of Interest – None
3.	<p>Approval of Minutes The minutes were accepted as a true record of the meeting of 4th Aug 2020 and electronically signed by the Chairman. Proposed – Cllr Barbour Seconded – Cllr Lake</p>
4.	<p>Matters arising not covered elsewhere on the agenda None</p>
5.	<p>County Councillor's Report –</p> <p>Planning Application (19/03113/FUL) Kehlstein – Cllr Brain is very disappointed by the WCC response of 'No Objection', a response that he has no authority to change. Along with the District and Parish Council he has fought hard to stop this development. It is likely to now be decided at Planning Committee, date tbc.</p> <p>Cllr Brain thanks those residents who are keeping their property frontages tidy by regularly cutting their hedges and grass (in-between WCC cuts) and asks if those that are able to, can assist in helping out any neighbours who may not be able to.</p> <p>WCC Highways team have confirmed that the replacement grit bin on the corner of the High St and Millers Close should be installed next week.</p> <p>Cllr Brain reminded the Parish Council that the deadline for applications for the County Councillors Community Grant Scheme is 27th Sept. The Parish Council will be making an application for funding towards new village gateways for improved safety and</p>

	<p>accessibility for the community.</p> <p>A Government White Paper is expected in Sept / Oct on Unitary Authorities. This could mean that 200 district councils are cut, Stratford could be one.</p> <p>The Parish Council requested Cllr Brain to obtain clarification on the application process for dropped kerbs. The Parish Council are currently not consulted and these applications can result in a loss of parking on some already congested roads.</p> <p>District Councillor's Report –</p> <p>Planning Application (19/03113/FUL) Kehlstein – Cllr Perteghella has requested a panel site visit prior to the application being heard at Planning Committee.</p> <p>Unitary Authority - Warwickshire County Council commissioned a report detailing some options which was presented to WCC Cabinet on 27th Aug. The report makes the case for a single unitary authority (available on WCC website). The 5 District councils, including Stratford, commissioned their own report to look at all options, this should be ready on Sept 11th. One single unitary authority will represent around 600k people. Two unitary councils, with a South Warwickshire unitary, would see Stratford working together with Warwick District Council.</p> <p>Garages at Headland Rise – the enforcement case regarding the cutting down of the trees has been closed. Cllr Perteghella is investigating further whether the trees were actually inside the conservation area in the hope that the case can be re-opened.</p> <p>New Planning System – The Government is currently consulting on two new planning proposals that will completely reform the planning system. One is on Changes to the Current Planning System, the other is on Planning for the Future. Under these plans the green belt in the north of the district will be protected, putting even more pressure on us in the south to be developed.</p>																								
6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table border="1"> <thead> <tr> <th data-bbox="276 1361 512 1397">REFERENCE</th> <th data-bbox="520 1361 1158 1397">ADDRESS – PROPOSAL</th> <th data-bbox="1166 1361 1426 1397">SDC DECISION</th> </tr> </thead> <tbody> <tr> <td data-bbox="276 1402 512 1464">20/01510/FUL</td> <td data-bbox="520 1402 1158 1464">3 Blundells Croft - development of 5 bungalows</td> <td data-bbox="1166 1402 1426 1464">Permission Refused</td> </tr> <tr> <td data-bbox="276 1469 512 1671">20/01005/VARY</td> <td data-bbox="520 1469 1158 1671">Orchard Nurseries, Duck Lane - Variation of conditions 2 (approved plans), 4 (materials), 5 (landscaping), 6 (boundary treatments), 8 (existing and proposed levels), 9 (foul and surface water), 13 (land contamination), 15 (fire hydrants), 16 (external lighting), 17 (landscape management plan) of planning permission 19/01751/FUL (17/1219).</td> <td data-bbox="1166 1469 1426 1671">Variation permitted with conditions</td> </tr> <tr> <td data-bbox="276 1675 512 1738">20/01827/TREE</td> <td data-bbox="520 1675 1158 1738">Weston Close, Frog Lane - T9 - box elder - Fell</td> <td data-bbox="1166 1675 1426 1738">Consent with conditions</td> </tr> <tr> <td data-bbox="276 1742 512 1805">20/01679/FUL</td> <td data-bbox="520 1742 1158 1805">8 Badgers Close - Single storey rear Extension</td> <td data-bbox="1166 1742 1426 1805">Permission with conditions</td> </tr> <tr> <td data-bbox="276 1809 512 1872">20/01531/FUL</td> <td data-bbox="520 1809 1158 1872">Darcy House, High St - Single storey side extension</td> <td data-bbox="1166 1809 1426 1872">Permission with conditions</td> </tr> <tr> <td data-bbox="276 1877 512 1951">20/01648/VARY</td> <td data-bbox="520 1877 1158 1951">Oak Tree House, High St - Vary condition 2 of application 19/00614/FUL(03/07/2019). To vary design of approved garden room extension.</td> <td data-bbox="1166 1877 1426 1951">Permission with conditions</td> </tr> <tr> <td data-bbox="276 1955 512 2020">20/01538/FUL</td> <td data-bbox="520 1955 1158 2020">Keytes House, Church St - Erection of wrought iron electric sliding gate and fence to property frontage.</td> <td data-bbox="1166 1955 1426 2020">Permission with conditions</td> </tr> </tbody> </table>	REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	20/01510/FUL	3 Blundells Croft - development of 5 bungalows	Permission Refused	20/01005/VARY	Orchard Nurseries, Duck Lane - Variation of conditions 2 (approved plans), 4 (materials), 5 (landscaping), 6 (boundary treatments), 8 (existing and proposed levels), 9 (foul and surface water), 13 (land contamination), 15 (fire hydrants), 16 (external lighting), 17 (landscape management plan) of planning permission 19/01751/FUL (17/1219).	Variation permitted with conditions	20/01827/TREE	Weston Close, Frog Lane - T9 - box elder - Fell	Consent with conditions	20/01679/FUL	8 Badgers Close - Single storey rear Extension	Permission with conditions	20/01531/FUL	Darcy House, High St - Single storey side extension	Permission with conditions	20/01648/VARY	Oak Tree House, High St - Vary condition 2 of application 19/00614/FUL(03/07/2019). To vary design of approved garden room extension.	Permission with conditions	20/01538/FUL	Keytes House, Church St - Erection of wrought iron electric sliding gate and fence to property frontage.	Permission with conditions
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20/01088/FUL	The Old Well House, Frog Lane - Demolition of existing annex and construction of new single storey annex, inclusive of alterations to existing house for connection between the two.	Permission with conditions			
6.2 Report of Planning Applications Previously Considered					
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE			
20/01541/FUL	Grafton House, Church St - erection of small cottage style dwelling with associated vehicular access alterations and landscaping works	Object			
20/02111/AGNOT -	Land adjacent to Nissoria, Binton Rd - Agricultural building to support the modernisation of the nurseries and adjacent glass houses.	Support			
19/03113/FUL	Kehlstein, Barton Rd - Demolition of existing dwelling and erection of 24 dwellings.	Object			
6.3 Consideration of Planning Applications received from Stratford District Council					
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE			
20/01132/OUT	Land Off Long Marston Rd - Proposed Site for Office, General Industrial, Storage or Distribution Use (Classes B1, B1a, B2 and B8)	SUPPORT			
20/02182/FUL	Bramble Bank Duck Lane - Removal of existing garage and erection of single storey bungalow, together with associated external works, including replacement garage building	SUPPORT			
20/02074/FUL	Land Off Millers Close - Construction of 2 detached dwellings with associated landscaping	OBEJECT			
20/02061/FUL	5 Quineys Leys - Demolition of existing garage. Construction of 2 storey side extension. Conversion of loft area. All materials to match existing.	OBJECT			
20/01838/FUL	Tenby, Binton Rd - Replacement Front and Rear Extensions and loft Conversion. Amendment: 1.8m obscure glazed balcony screen added..	SUPPORT			
<p>* subject to LBC Officer comments ** subject to Tree Officer comments</p> <p>6.4 Enforcement Issues Spitfire Development – Noise pollution from air source heat pumps (permitted development). Garages at Headland Rd - Investigation of trees and hedge removed at rear of garage.</p> <p>6.5 Other Planning Matters Solar Farm (land west of Pebworth) – Pre-Application Public Consultation open www.littleton-solar.com WALC Training – Proposed Changes to Planning System (8 Sept 2020) – Cllr Carter to attend on behalf of the PC. Weston House – Grevayne Properties to join Planning Committee meeting 22nd Sept to present new proposal. On-line consultation, Airfield House, Campden Road, Quinton – SDC are scrutinising the traffic modelling report.</p>					
7.	Finance				
	7.1 Approval of items requiring payment				
	Item	Base	VAT	Total	Bdgt.
	Clerk Salary	£484.47	£0.00	£484.47	7
	Zoom Subscription	£11.99	£2.40	£14.39	8
	WCC Highways - Road Safety Improvement PC Contribution	£3,000.00	£0.00	£3,000.00	10

Limebridge Mowing - Church	£330.00	£66.00	£396.00	23
Limebridge Mowing - Greens	£212.00	£42.40	£254.40	22
Limebridge Mowing - Synder	£395.00	£79.00	£474.00	21
PIRMS Playground Inspection	£71.00	£0.00	£71.00	26
Clerks Phone (O2)	£14.59	£2.92	£17.51	8
TOTAL	£4,519.05	£192.72	£4,711.77	
<p>Receipts – None Transfer - £4750 <i>Proposed – Cllr Lake</i> <i>Seconded – Cllr Kennedy</i></p> <p>7.2 Any other finance matters</p> <p>Clerk’s phone – approval to move to direct debit payment to avoid monthly charges. Review contract for best options / price.</p> <p>VAT - 2018/19 re-claim received July 2020 (£2,540.55). 2019/20 re-claim to be filed by Clerk this month (£4924.26)</p> <p>As per the terms of the S106 agreement, £13,000 has now been placed in a separate reserve for funding of playground equipment.</p> <p>Annual Audit – detailed breakdown of 2018/19 and 2019/20 variances in receipts & expenses requested and provided. Awaiting final sign-off by PKF.</p> <p>For note, no income from Cress Hill sheep grazing has been received for the last 3 years. The previous contract has now expired.</p> <p>As approved in the meeting on 21st July, the Parish Council have now purchased a new Strimmer and necessary safety equipment for general village maintenance work.</p> <p>Traffic and Road Safety – PC have submitted an application for grant funding towards 3 new village gateways from WALC (£1728) decision pending. The PC will also be making an application to Cllr Brain’s CC Community Grant Fund before the deadline on the 27th Sept.</p>				
8.	<p>Project Updates from Councillors</p> <p>WALC Area Meeting to discuss the impact of Unitary Authorities on Parish Councils – 3rd Sept. Cllr Carter and Clerk to attend.</p> <p>Cllr Sarah Whalley-Hoggins (SDC Portfolio Holder for Community and Parish Council Champion) will be joining the next PC Meeting to discuss her role and how we can work together in the future.</p> <p>In the recent storms, several trees and large branches fell at sites around the village. The Parish Council have cleared the fallen trees on the Avon Valley Footpath running from The Bell to Duck Lane and on to Weston. The Parish Council have also taped off the area under a tree with some broken large branches on the footpath next to the Garages at Headland Rise. WCC County Forestry team will attend in the coming days.</p> <p>Playground – now that the school has re-opened and is operating a strict bubble</p>			

	<p>system, the playground will be closed after school on weekdays. It will remain open to the public during weekends.</p> <p>The Parish Council are in discussion with several organisations to discuss the future management of required work at Cress Hill.</p> <p>The Parish Council are considering setting up a residents volunteer group to help with general village maintenance work.</p>
9.	Review Previous Actions
10.	Any Other Business - none
11.	Dates of Future Meetings <ul style="list-style-type: none"> • 22nd Sept - Planning Committee Meeting. • 6th Oct - Parish Council Meeting

Meeting closed at: 10pm