# Welford-on-Avon Parish Council MINUTES

Meeting	Planning Committee Meeting				
Date, Venue	Tues 22 Sep 2020, remote meeting				
Attendees	Cllr S Carter, Cllr J Hockaday, Cllr M Lake, Cllr C Barbour, 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 - 3**

Representatives from Grevayne Properties, Tyler Parkes Planning Consultancy and Swan Architects attended the meeting for a pre application discussion regarding new proposal for Weston House, Milcote Rd. Further to the refusal of the previous scheme, the developers would like to move forward in a positive manner with SDC Planning Office and the Parish Council to establish a workable proposal.

The Parish Council highlighted its main areas of concern with any potential new proposal on this site – Impact on Heritage Status of the main dwelling, Density of development at the edge of the village, Road Safety (Milcote Road is part of the Vale of Evesham Lorry Trunk Route), Refuse Strategy (must be integral to the site), Housing mix in relation to the 2019 Housing Needs Survey, Ridge heights compared with the main house and surrounding properties, Landscaping Plan to retain hedge / green frontage to the site, location of garages, parking, bin stores etc, Quality of design.

Grevayne Properties agreed that they would engage with the Parish Council again prior to submission of an application.

	ITEM			
1	Apologies – none			
2	Declarations of Interest and Dispensations – None			
3	Approval of Previous Minutes - It was agreed that the Minutes of the previous Planning Committee Meeting (18 Aug 2020) were a true and accurate record. Proposed – Cllr Hockaday Seconded – Cllr Lake			

## 4 **Planning Applications -** To consider the current planning applications listed by Stratford District Council. To include (but not exclusive to):

20/02163/FUL	29/09/2020	<b>Applewood Hollis Grove</b> - Single and two storey rear extension and 1st floor side extension.	No Representation
20/02424/TREE	24/09/2020	Fernbank Boat Lane. T1 Ash, T2 Sycamore - Reduce branches to property boundary	Object

**20/01541/FUL Grafton House, Church St** – For note, Tree Report submitted. **20/02074/FUL Millers Close** – For note, Written Construction Method Statement submitted

**20/02061/FUL 5 Quineys Leys:** evidence of sufficient parking has been provided. The Parish Council therefore withdraws its objection.

**20/01798/FUL** Land South Of Blakes Hill - Installation of Littleton Solar Farm. Support – PC have had discussions with Savills and they have taken on board our comments.

#### 5 Other Planning Matters (incl enforcement issues)

**20/00354/FUL Land adjacent to Oakfield Millers Close** (construction 2 link detached dwellings) Appeal - written representations before 21 Oct 2020. Parish Council to write to the agent to express disappointment at how this application process (and others) is transpiring.

Cllr Carter de-briefed the Parish Council on the recent WALC Planning Reform Meeting he attended, covering the 2 new proposed policies:

- Changes to the Current Planning System
- Planning for the Future

**20/02148/LDP 19 Chapel Close -** Formation of habitable room in roof-space with front & rear velux rooflights.

Although not formally consulted on this application for Lawful Development, the Parish Council are concerned that if this application is granted, neither the local Neighbourhood Development Plan or SDC Development Policy will be applied. The Parish Council would be supportive of a full planning application being submitted.

**Thorn & Thornette Cottages** – Enforcement case regarding the garden fence has been re-opened.

### 6 Any Other Business -

Notice Board - The beautiful new Parish Council notice board has been installed!

**Co-option** – the Parish Council had intended to briefly postpone the co-option of 2 new Councillors until such a time that the process could be conducted face to face. However, in light of the continuing Covid situation, it was agreed that this should not be delayed further and the process should now be managed remotely / in accordance with Covid restrictions.

#### 7 Dates of Next Meetings:

Full PC Meeting - Tues 6th Oct Planning Committee Meeting - Tues 20<sup>th</sup> Oct