

## Welford-on-Avon Parish Council

### Minutes of the Meeting held on Tuesday 3<sup>rd</sup> Nov 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 C Barbour, Cllr N Kennedy,  
Clerk Mrs A Street

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

Public: 2

#### Public Participation:

The applicants of Planning Application 20/02616/FUL – Land South of Mill Lane attended the meeting to discuss this new planning application with the Parish Council. The Parish Council noted that this application contained some improvements over a previously refused application for 2 houses on this plot. However, several points of objection are still not addressed by the new scheme. The Parish Council's preference would be to have 2 bungalows on this site, as per planning application (19/03189/FUL) which was supported in November 2019.

The Parish Council also discussed the option of a Local Choice scheme with the applicant, as this would be a planning consideration.

Item	
1.	<b>Apologies – None</b>
2.	<b>Declarations of Interest – None</b>
3.	<b>Approval of Minutes</b> The minutes were accepted as a true record of the meeting of 6 <sup>th</sup> Oct 2020 and electronically signed by the Chairman. Proposed – Cllr Barbour      Seconded – Cllr Kennedy
4.	<b>Matters arising not covered elsewhere on the agenda</b>  <b>Covid – Lockdown 2.0</b> (5 <sup>th</sup> Nov – 2 <sup>nd</sup> Dec 2020) Clerk confirmed that the Community Volunteer Group had been contacted and once again we have many volunteers happy to help wherever needed. Thank you for your support and community spirit. Notices advertising help for those in need to be posted on Welford Matters, website and notice boards.
5.	<b>County Councillor's Report –</b>  Councillor Brain reported:  <b>B4632</b> – re-opened today, 17 days ahead of schedule. This is a remarkable achievement as it was a very difficult job. Whilst it was important for the work to be done, it has caused terrible disruption to local residents and businesses have suffered. There is funding available, Cadent have a charity set up to help fund small projects in affected villages. Contact Cllr Brain for further details.

	<p>Welford saw a huge increase in volume of traffic during this time, including many HGVs rat-running through its streets. Where grass verges have been damaged, Cllr Brain has requested them to be made good.</p> <p><b>New Road Safety Features</b> - almost completed, surfaces and line painting will be done in the next few weeks.</p> <p><b>Councillors Community Grant</b> – although the Parish Council application was not successful, Cllr Brain was able to allocate a contribution of £300 towards the school sensory garden project.</p> <p><b>District Councillor’s Report –</b></p> <p>Councillor Perteghella reported:</p> <p><b>Covid 19</b> – as we are about to go into a 2<sup>nd</sup> period of lockdown, many local services will again be closing such as the leisure centre.</p> <p><u>Stratford Foobank</u> will be open and providing important supplies for those in need during this difficult time. The Parish Council and St Peters Church Clergy can issue foodbank vouchers to those in need of support. The Parish Council Clerk can be contacted for further information.</p> <p><u>SDC Business Grant Relief Scheme</u> is returning, those already registered will get automatic payment. Those who didn’t register in the first phase can do so now.</p> <p><b>Planning</b></p> <p>Cllr Perteghella and the Parish Council recently objected to an application (Cala Homes) for 124 houses at Long Marston Garden Village on the grounds of negative traffic impact on surrounding villages.</p> <p><b>SDC Site Allocation Plan</b> - Public Consultation is open until 18<sup>th</sup> Dec 2020. Details of how to submit comments can be found on the Council’s website.</p> <p><u>Meon Vale Woodland</u> – has been allocated under the Site Allocation Plan as a strategic site for up to 300 houses. Manuela is supporting the local residents and Parish Council in campaigning to save this precious woodland. She has proposed an amendment to remove the 300 home allocation and have the site included as a Safeguarded Ecological Site in the Site Allocation Plan.</p> <p>Cllr Perteghella urges as many Welford residents as possible to join the campaign to save this woodland by submitting comments to SDC.</p> <p>Cllr Perteghella is pleased to hear that Welford and Luddington Parish Councils are working together on ideas to improve green connectivity between our villages.</p>												
6.	<p><b>Planning</b></p> <p><b>6.1 Report of Planning Notices received from Stratford DC</b></p> <table border="1" data-bbox="276 1727 1426 2033"> <thead> <tr> <th data-bbox="276 1727 518 1765">REFERENCE</th> <th data-bbox="518 1727 1161 1765">ADDRESS – PROPOSAL</th> <th data-bbox="1161 1727 1426 1765">SDC DECISION</th> </tr> </thead> <tbody> <tr> <td data-bbox="276 1765 518 1854"><a href="#">20/02061/FUL</a></td> <td data-bbox="518 1765 1161 1854"><b>5 Quineys Leys</b> - Demolition of the existing garage and dining area. Construction of 2 storey side extension. Insertion of 2 dormers to front and 2 to rear.</td> <td data-bbox="1161 1765 1426 1854">Permission with conditions</td> </tr> <tr> <td data-bbox="276 1854 518 1917"><a href="#">20/02424/TREE</a></td> <td data-bbox="518 1854 1161 1917"><b>Fernbank, Boat lane</b> - T1 - Tree of heaven, T2 - Sycamore - Prune back crown to edge of the verge</td> <td data-bbox="1161 1854 1426 1917">Consent with conditions</td> </tr> <tr> <td data-bbox="276 1917 518 2033"><a href="#">20/02182/FUL</a></td> <td data-bbox="518 1917 1161 2033"><b>Bramble Bank, Duck Lane</b> - Removal of existing garage and erection of single storey bungalow, together with associated external works, including replacement garage building</td> <td data-bbox="1161 1917 1426 2033">Permission with conditions</td> </tr> </tbody> </table>	REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	<a href="#">20/02061/FUL</a>	<b>5 Quineys Leys</b> - Demolition of the existing garage and dining area. Construction of 2 storey side extension. Insertion of 2 dormers to front and 2 to rear.	Permission with conditions	<a href="#">20/02424/TREE</a>	<b>Fernbank, Boat lane</b> - T1 - Tree of heaven, T2 - Sycamore - Prune back crown to edge of the verge	Consent with conditions	<a href="#">20/02182/FUL</a>	<b>Bramble Bank, Duck Lane</b> - Removal of existing garage and erection of single storey bungalow, together with associated external works, including replacement garage building	Permission with conditions
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<a href="#">20/01474/FUL</a>	<b>The Old Forge, Chapel Street</b> - Repositioning of fence between driveway and front garden.	Permission with conditions
<b>6.2 Report of Planning Applications Previously Considered</b>		
<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>	<b>PC RESPONSE</b>
<a href="#">20/02436/FUL</a>	<b>Coppers Chapel St</b> – 2 storey extension (hipped) to existing garage and alterations to existing driveway.	OBJECT
<a href="#">20/02708/TREE</a>	<b>The Yews High St</b> – works to 14 trees	SUPPORT
<a href="#">20/02704/FUL</a>	<b>Welford Pastures, The Barn Barton Road</b> - Proposed extension of Dutch barn for storage and extension to existing menage.	SUPPORT
<a href="#">20/02611/FUL</a>	<b>Little Orchard Binton Road</b> - Addition of Two New Bays to Front Elevation	SUPPORT
<b>6.3 Consideration of Planning Applications received from Stratford District Council</b>		
<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>	<b>PC RESPONSE</b>
<a href="#">20/02426/VARY</a>	<b>Rose Cottage High Street</b> - Variation of condition 4 (Agricultural works) to planning permission 18/03127/FUL dated 18/12/2018 to remove T11 (Larch Tree) and replace it with a Hazel. Original description of development Construction of new dormer bungalow and formation of new drive accessed via recently approved vehicular entrance to Rose Cottage as per planning application 18/00945/FUL.	OBJECT
<a href="#">20/02616/FUL</a>	<b>Land to the South Of Mill Lane</b> - Construction of two detached dwellings and all associated works	OBJECT
<a href="#">20/02778/FUL</a>	<b>The Rickyard Binton Road</b> - Proposed Outbuilding (Boathouse)	SUPPORT
<a href="#">20/02913/TREE</a>	<b>Devon Cottage Frog Lane</b> - Beech 1 (B1) - reduce height from 20M to 16M. Reduce spread from 15M to 11M. Target prune 2 lower laterals that head towards garage - length of branches are 5M Beech 2 (B2) - reduce height from 20M to 16M. Reduce spread from 14M to 10M. Target prune 2 lower laterals that head over driveway - length of branches are 6M Willow 1 (W1) - remove 2 dead branches. Crown Lift to 4M above ground Cherry 1 (C1) - failing tree - dismantle and remove Beech 3 (B3) - remove 4 lower laterals over drive - branch lengths are 6M Beech 4 (B4) - remove 1 lateral over driveway - length is 5M Hazel Stool (H1) - remove one large stem from stool - height 6M Cypress (CYP1) - crown lift to 4M above driveway Silver Birch 1 (SB1) - reduce height from 8M to 6M - overhanging neighbour's property Silver Birch 2 (SB2) - dismantle and remove 1 silver birch from stand of 3 silver birch Grey Poplar 1 (GP1) - Crown clean. Crown lift to 4M above driveway Lombardy Poplar 1 (LP1) – on property boundary adjacent to footpath - remove 4 dead branches at 4M above ground Willow 2 (W2) - Reduce spread from 18M to 10M. Reduce height from 12M to 8M Oak 1 (O1) - reduce height from 15M to 12M. Reduce spread from 15M to 12M Silver Birches - SB3 & SB4 - reduce height from 4M to 3M. Reduce spread from 3M to 2.5M	OBJECT
<p>* subject to LBC Officer comments  ** subject to Tree Officer comments</p>		

	<p><b>6.4 Enforcement Issues</b>  <b>Garages at Headland Rd</b> - Investigation of enforcement issue in progress, trees and hedge removed at rear of garage.</p> <p><b>6.5 Other Planning Matters</b></p> <p><b>19/03113/FUL Kehlstein</b> – Planning Committee 21<sup>st</sup> Oct - objections presented by neighbouring residents, District Councillor and the Parish Council. Following a close vote, the application was granted.</p> <p><b>Site Allocation Plan</b> - Public Consultation open until 18<sup>th</sup> Dec.  Meon Vale Woodland included as a strategic site for 300 houses.</p>																																																																
7.	<p><b>Finance</b></p> <p><b>7.1 Approval of items requiring payment</b></p> <table border="1"> <thead> <tr> <th>Item</th> <th>Base</th> <th>VAT</th> <th>Total</th> <th>Bdgt.</th> </tr> </thead> <tbody> <tr> <td>Clerk Salary</td> <td>£496.58</td> <td>£0.00</td> <td>£496.58</td> <td>7</td> </tr> <tr> <td>Clerks Phone (O2)</td> <td>£14.59</td> <td>£2.92</td> <td>£17.51</td> <td>8</td> </tr> <tr> <td>Zoom Subscription</td> <td>£11.99</td> <td>£2.40</td> <td>£14.39</td> <td>8</td> </tr> <tr> <td>Limebridge Mowing - Church</td> <td>£330.00</td> <td>£66.00</td> <td>£396.00</td> <td>23</td> </tr> <tr> <td>Limebridge Mowing - Greens</td> <td>£212.00</td> <td>£42.40</td> <td>£254.40</td> <td>22</td> </tr> <tr> <td>Limebridge Mowing - Synder</td> <td>£395.00</td> <td>£79.00</td> <td>£474.00</td> <td>21</td> </tr> <tr> <td>External Audit Fee</td> <td>£200.00</td> <td>£40.00</td> <td>£240.00</td> <td>11</td> </tr> <tr> <td>Playground Covid Signs x 2</td> <td>£25.00</td> <td>£5.00</td> <td>£30.00</td> <td>26</td> </tr> <tr> <td>Playground Repairs</td> <td>£36.22</td> <td>£7.24</td> <td>£43.46</td> <td>26</td> </tr> <tr> <td>Strimmer fuel/oil - Cress Hill</td> <td>£29.32</td> <td>£5.87</td> <td>£35.19</td> <td>24</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>£1,750.70</b></td> <td><b>£250.83</b></td> <td><b>£2,001.53</b></td> <td></td> </tr> </tbody> </table> <p><b>Receipts: Total - £8,661.14</b>  VAT Re-Claim 2019/20 £4,924.26  CIL Payment (18/03127/FUL Rose Cottage, High St) £3,736.88</p> <p><b>Transfer - £2000</b>  <i>Proposed – Cllr Hockaday      Seconded – Cllr Barbour</i></p> <p><b>7.2 Any other finance matters</b></p> <p>Traffic and Road Safety – WCC Grant Fund Applications for a contribution towards new village gateways was unfortunately not successful. Awaiting feedback from WALC funding application.</p> <p>Councillors to confirm outstanding project expenditure estimates for 2021 financial projections.</p>					Item	Base	VAT	Total	Bdgt.	Clerk Salary	£496.58	£0.00	£496.58	7	Clerks Phone (O2)	£14.59	£2.92	£17.51	8	Zoom Subscription	£11.99	£2.40	£14.39	8	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	External Audit Fee	£200.00	£40.00	£240.00	11	Playground Covid Signs x 2	£25.00	£5.00	£30.00	26	Playground Repairs	£36.22	£7.24	£43.46	26	Strimmer fuel/oil - Cress Hill	£29.32	£5.87	£35.19	24	<b>TOTAL</b>	<b>£1,750.70</b>	<b>£250.83</b>	<b>£2,001.53</b>	
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8.	<p><b>Project Updates from Councillors</b></p> <p><b>8.1 Three Tier Climate Change Meeting</b> – Cllrs Hockaday and Barbour de-briefed the Council on the recent meeting.</p> <p>The Parish Council was in agreement that it has a responsibility to support the national Government initiatives regarding carbon reduction and to ensure that the Parish Council is truly climate aware. The Council agreed to canvas opinion from</p>																																																																

	<p>Welford residents on initiatives they would like to see implemented in the village with a view to creating a climate change charter and priorities. With this focus in mind, Cllr Kennedy has agreed to be the Parish Council lead for Biodiversity. Action – Place notice / survey in Welford Matters in the New Year. Action – circulate slides from the meeting.</p> <p><b>8.2 Millennium Project Trust - Trustee Vacancy</b> Cllr Kennedy agreed to be put forward as a nominee for the Trustee role, this will compliment well her role as PC Biodiversity lead.</p> <p><b>8.3 Parish Council Vacancies - Co-option up-date</b> Two residents have formally registered their interest in joining the Parish Council.</p> <p><b>8.4 Maypole</b> - Five yearly inspection is due, Clerk to make arrangements to be conducted as soon as possible.</p> <p><b>Village Maintenance</b> - it was agreed to hire local handy man for 3 / 4 days to refurbish the benches, posts and signs etc around the village greens. - Cllr Kennedy to share details on possible new dog poo bins and recycling bins. Locations to be discussed.</p>
9.	<b>Review Previous Actions</b>
10.	<b>Any Other Business</b> – None
12.	<p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>• 17<sup>th</sup> Nov - Planning Committee Meeting.</li> <li>• 1<sup>st</sup> Dec - Parish Council Meeting</li> </ul>

Meeting closed at: 9.55pm