

## Welford-on-Avon Parish Council

### Minutes of the Meeting held on Tuesday 2<sup>nd</sup> March 2021 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, Cllr N Appleton, Cllr D Jones,

**In attendance:** Clerk Mrs A Street, County Councillor M Brain, District Councillor M Perteghella

Public: 2

#### Public Participation:

Residents joined the meeting to present pre-application plans for the renovation of their property (Pool Close House). They have already discussed with neighbours who are supportive and wanted to engage with the Parish Council in advance of submitting their plans to Stratford District Council. The PC thanked the residents for their positive engagement and shared feedback on important considerations relating to the plans such as, landscaping treatments adjacent to public right of way and Conservation Area, Construction Management Plan and external lighting.

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 2 <sup>nd</sup> Feb 2021 and electronically signed by the Chairman. Proposed – Cllr Hockaday    Seconded – Cllr Barbour
4.	<b>Matters arising not covered elsewhere on the agenda – None</b>
5.	<p><b>County Councillor's Report –</b></p> <p>Cllr Brain reported on the following:</p> <p>Cllr Brain confirmed he will not be standing for re-election at the County Council Election to be held on the 6<sup>th</sup> May.</p> <p>Further the easing of Government Covid restrictions, schools will be opening again to all pupils from 8<sup>th</sup> April.</p> <p>Severn Trent have been attending to some works on High St.</p> <p>Long Marston build-outs (chicanes) are under construction. Welford Parish Council will watch with interest to assess whether these could be a viable option to calm traffic speeds along the High St.</p>

WCC Highways should be resurfacing Welford High Street in June.  
Action - PC to post note in Welford Matters asking all residents to cut back any vegetation adjacent to footpaths to ensure they remain accessible. If any hedges along the High St still require cutting back after this note, then Highways will write to specific residents.

Cllr Brain confirmed he would request funds from his remaining budget to be used for installing kerb sets in Church St to protect the verges from erosion.

Consent given for the Parish Council to install village gateways themselves.

The Parish Council agreed to re-paint the Welford sign at the top of Cress Hill.

### **District Councillor's Report –**

Cllr Perteghella reported the following:

On the 22 Feb the Council debated and voted on the principle of a merger of Stratford and Warwick District Councils. This could be precursor to a South Warwickshire Unitary Council, an alternative to the County Council's proposal for a single county unitary council. There is a lot of work still needed and communication with residents will be vital. Some of the potential issues are Council tax harmonization (WDC has higher CT threshold), the number of Councillors (there must be proper representation) and Planning must remain local.

The Parish Council requested to see results of the cost benefit analysis conducted by Deloitte. Cllr Perteghella to share.

Kehlstein – the developer has cut down trees and hedgerow to the front of the site that should have been retained and protected during construction as part of the approved planning permission. Cllr Perteghella and the PC have reported the issue to SDC. SDC Legal Department have advised Planning Enforcement that the felling of these trees has resulted in a development that can no longer be implemented in full accordance with the approved plans. The developers therefore need to re-apply for permission.

On the 3<sup>rd</sup> May there will be a Local Government Boundary review. The recommendation is to increase the number of Councillors from 36 to 41. Welford is one of the biggest wards.

Station Works – 2 enforcement issues relating to the felling of Ash trees and dumping of spoil on site remain open. Cllr Perteghella and PC to contact Duchy Homes again to push for resolution.

The Parish Council proposed that if this issue cannot be resolved shortly by the developer and the Enforcement team, an alternative solution could be to ask the developer to donate trees to the village.

Residents have complained that the dog waste bins are often really full. Problem areas - High St, Duck Lane, Pool Close. The PC is in discussion with SDC to resolve the issue. The bins are being emptied regularly. The PC will review the number of bins in light of the increased number of walkers and dogs since lockdown.

The newly dressed footpath from The Bell to Duck Lane is beautiful, thank you!

Weston residents have complained about light pollution from the Spitfire development

	<p>on Milcote Rd. This is an important consideration for other new developments as it is against the Neighbourhood Development Plan Dark Skies policy. The re-painted road markings on the Binton Rd are very faint. WCC Highways to look into it.</p> <p>Cllr Perteghella requested that WCC Highways include Headland Road pavement resurfacing in the current up-grade program, as there are puddles all the way along the pavement on the opposite side to school.</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="#">20/03272/VARY</a></td> <td><b>Land South Of The Barton Road</b> - Variation of condition no. 2 (plans) to make changes to 3no. dwellings approved under 18/02456/FUL</td> <td>Permitted with Conditions</td> </tr> <tr> <td><a href="#">20/03032/FUL</a></td> <td><b>Red Maple, Headland Road</b> - Single storey side and rear extensions</td> <td>Permission with Conditions</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>6.2 Report of Planning Applications Previously Considered</b></p> <table border="1"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>PC RESPONSE</th> </tr> </thead> <tbody> <tr> <td><a href="#">20/02218/FUL</a></td> <td><b>Claric, Mill Lane</b> - Removal of existing garden room and erection of two storey rear extension with internal alterations</td> <td><b>OBJECT</b></td> </tr> <tr> <td><a href="#">21/00340/TREE</a></td> <td><b>The Scullards Chapel Street</b> - G1 - conifers x19 – Fell</td> <td><b>OBJECT</b></td> </tr> <tr> <td><a href="#">21/00261/FUL</a></td> <td><b>The Cottage Binton</b> - Demolition of existing building and outbuildings and construction of 1 holiday accommodation unit. 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	<p>* subject to LBC Officer comments ** subject to Tree Officer comments</p> <p><b>6.4 Enforcement Issues</b></p> <p><b>6.5 Other Planning Matters</b></p> <p>It was noted that the following applications have been withdrawn:</p> <p><b>21/00514/FUL- Kehlstein Barton Road</b> - Housetype substitution of Plots 13 &amp; 14 and additional garaging to Plots 15 &amp; 16 of approval number 19/03113/FUL</p> <p><b>20/03256/FUL - Welford Pastures Farm Barton Road</b> - Proposed garage and home office outbuilding as ancillary accommodation.</p> <p><b>20/03093/FUL - The Orchard Church Street</b> - Formation of habitable rooms in roofspace with rear dormer and front velux rooflights</p> <p><b>20/03478/FUL Mere Barn</b> –PC to withdraw support as it conflicts with SDC Planning policy (Part G of the SPD).</p> <p><b>19/03113/FUL – Kehlstein, Barton Rd</b> – SDC have confirmed that the felling of the trees at this site, (which were shown as retained on approved plans), has resulted in a development which can no longer be implemented in full accordance with approved plans. On this basis, the decision has been made that the developer now needs to reapply for planning permission.</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>£486.20</td> <td>£0.00</td> <td>£486.20</td> <td>7</td> </tr> <tr> <td>Clerks Phone</td> <td>£10.00</td> <td>£2.00</td> <td>£12.00</td> <td>8</td> </tr> <tr> <td>New Wayposts and postcrete</td> <td>£99.80</td> <td>£19.96</td> <td>£119.76</td> <td>27</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>Footpath Redressing (inv received post meeting)</td> <td>£4455.00</td> <td>£891.00</td> <td>£5346.00</td> <td>25</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>£5062.99</b></td> <td><b>£915.36</b></td> <td><b>£5978.35</b></td> <td></td> </tr> </tbody> </table> <p><b>Receipts – none</b></p> <p><b>Transfer - £5,900.00</b> <i>Proposed – Cllr Appleton      Seconded – Cllr Lake</i></p> <p>Approval given for payment of footpath redressing invoice prior to year end (up to estimated cost of £7425).</p> <p><b>7.2 Any other finance matters</b></p> <p>Draft Budget 2022 – approved.</p>	Item	Base	VAT	Total	Bdgt.	Clerk Salary	£486.20	£0.00	£486.20	7	Clerks Phone	£10.00	£2.00	£12.00	8	New Wayposts and postcrete	£99.80	£19.96	£119.76	27	Zoom Subscription	£11.99	£2.40	£14.39	8	Footpath Redressing (inv received post meeting)	£4455.00	£891.00	£5346.00	25	<b>TOTAL</b>	<b>£5062.99</b>	<b>£915.36</b>	<b>£5978.35</b>	
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8.	<p><b>Annual Parish Council Meeting and Annual Parish Assemblies</b> – agree how to proceed with 2021 meetings given latest Covid restrictions:</p>																																			

	<p><b>Annual Parish Council Meeting – 4<sup>th</sup>May.</b> Agreed to proceed with virtual meeting as per WALC recommendation.</p> <p><b>Annual Parish Assembly</b> – agreed to hold virtually before 7<sup>th</sup> May with the option of a face to face gathering later in the year (Covid situation allowing). Chair’s report also to be circulated in Welford Matters and PC website &amp; noticeboard.</p>
9.	<p><b>Project Updates from Councillors</b></p> <p>Dog waste bins – new bin to be installed in Hunt Hall Lane. Further to resident complaints about full bins, PC to review the number and position of all dog waste bins.</p> <p>Church Lane – compensation received from contractor responsible for the damage to the verge. Cllr Kennedy to arrange for repair /re- turf.</p> <p>Village Maintenance – approved for renovation / repair – sign (top of Cress Hill), railings, bus shelter, playground benches.</p> <p>Relatives of Joyce Skinner would like to install a memorial bench in the village. PC to feedback on appropriate location.</p> <p>Village Gateways – PC approval to order gates and approval from Highways for PC to install.</p>
10.	<b>Review Previous Actions</b>
11.	<p><b>Any Other Business –</b></p> <p><b>The Local Government Boundary Commission for England</b> – Public consultation on SDC Ward boundaries – closes 3<sup>rd</sup> May 2021</p>
12.	<p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>• 23<sup>rd</sup> Mar 2021 - Planning Committee Meeting.</li> <li>• 6<sup>th</sup> Apr 2021 - Parish Council Meeting</li> </ul>

Meeting closed at: 9.43pm