

Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 4th May 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 N Appleton, Cllr D Jones,

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

Public: 4

Public Participation:

Several residents attended the Parish Council meeting to express their strong objections relating to two pending planning applications:

[21/01195/OUT](#) – **Land North Of Millers Close**- Outline application for the construction of up to ten self-build/custom-build dwellings, alterations to access and laying out of public open space.

[21/01130/FUL](#) - **Weston House Milcote Road** - Construction of four dwellings and alterations to existing retained dwelling (incl demolition of later additions and attached garage) with associated works including revised access arrangements & landscaping.

The Parish Council thanked the residents for attending and for presenting very robust arguments against the proposed developments. The Parish Council assured the residents that their comments would be taken into account when considering these proposals.

Residents also submitted written statements of their objections to the Parish Council for reference.

Item	
1.	Apologies – none
2.	Declarations of Interest – Cllr J Hockaday (Land North of Millers Close, Two Acre Lane), Cllr N Kennedy (Coppers)
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 6 th Apr 2021 and electronically signed by the Chairman. Proposed – Cllr Hockaday Seconded – Cllr Lake
4.	Matters arising not covered elsewhere on the agenda – None
5.	It was noted that we are currently in a period of Purdah ahead of the elections on 6 th May. Cllr Brain confirmed that he will not be standing for re-election. Cllr Perteghella will be standing in the County Councillor election. County Councillor's Report – Cllr Brain thanked the residents present at the meeting for their attendance, involvement, support and for holding Council to account where needed. Their involvement in the community is very much appreciated.

	<p>Cllr Brain confirmed that this would be his last PC meeting after 20yrs of public service as a Councillor. He thanked Welford PC for working together with him over the years. A lot has been achieved during that time, including a lot of financial investment from the County Councillor budgets.</p> <p>The last legacy from Cllr Brain's delegated budget to Welford is £10k to pay for granite settings in Church St to protect the grass verges from erosion.</p> <p>The Parish Council took the opportunity to thank Cllr Brain for all that he has done for Welford over the years and wish him all the best for the future.</p> <p>District Councillor's Report –</p> <p>Cllr Perteghella started by thanking Welford PC and its residents for all that they have done during what has been an extremely challenging year. Residents have come together to help one another and to support our most vulnerable residents through these difficult times.</p> <p>Cllr Perteghella will be submitting a full Annual Report in the next edition of Welford Matters, but a few key points to note:</p> <p>Potential merger between Stratford and Warwick District Councils – subject to approval of the report by all Councillors, a program of implementation will be agreed by July 2021.</p> <p>Site Allocations Plan – awaiting proposed submission version.</p> <p>Scoping doc of South Warwickshire Local Plan - Public Consultation open until 21 June. This will form the architecture of the new Core Strategy for our area until 2050. Residents can access this link for more information and to have their say www.southwarwickshire.org.uk/swlp/</p> <p>The Parish Council agreed to use this consultation to apply for protection of additional green spaces in the village.</p> <p>Cllr Perteghella finished by saying that she looks forward to continuing more good work for and with Welford Parish Council and village residents.</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 1480 515 1518">REFERENCE</th> <th data-bbox="523 1480 1161 1518">ADDRESS – PROPOSAL</th> <th data-bbox="1169 1480 1423 1518">SDC DECISION</th> </tr> </thead> <tbody> <tr> <td data-bbox="276 1518 515 1608">21/00111/FUL</td> <td data-bbox="523 1518 1161 1608">Grafton House, Church St - erection of small dwelling with associated access alterations and landscaping works (resubmission of 20/01541/FUL)</td> <td data-bbox="1169 1518 1423 1608">Permission Refused</td> </tr> <tr> <td data-bbox="276 1608 515 1675">20/02218/FUL</td> <td data-bbox="523 1608 1161 1675">Claric, Mill Lane - removal of an existing garden room and erection of single storey rear extension.</td> <td data-bbox="1169 1608 1423 1675">Permission with Conditions</td> </tr> <tr> <td data-bbox="276 1675 515 1742">21/00643/FUL</td> <td data-bbox="523 1675 1161 1742">Oaklands House Elizabeth Close - Erection of a single storey rear extension</td> <td data-bbox="1169 1675 1423 1742">Permission with Conditions</td> </tr> <tr> <td data-bbox="276 1742 515 1854">21/00770/LBC</td> <td data-bbox="523 1742 1161 1854">The Hollies, High St - alterations including revised layout and replacement of storage heaters with oil-fired central heating system. Revisions to fenestration, door openings and 3 new conservation roof lights.</td> <td data-bbox="1169 1742 1423 1854">LB Consent Approved</td> </tr> <tr> <td data-bbox="276 1854 515 1966">21/00388/FUL</td> <td data-bbox="523 1854 1161 1966">Pool Close House, Pool Close, Chapel St - Remodelling of existing dwelling; including front, side and rear extensions, revised external finishes and associated landscaping to front garden.</td> <td data-bbox="1169 1854 1423 1966">Permission with Conditions</td> </tr> <tr> <td data-bbox="276 1966 515 2002"></td> <td data-bbox="523 1966 1161 2002"></td> <td data-bbox="1169 1966 1423 2002"></td> </tr> </tbody> </table>	REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	21/00111/FUL	Grafton House, Church St - erection of small dwelling with associated access alterations and landscaping works (resubmission of 20/01541/FUL)	Permission Refused	20/02218/FUL	Claric, Mill Lane - removal of an existing garden room and erection of single storey rear extension.	Permission with Conditions	21/00643/FUL	Oaklands House Elizabeth Close - Erection of a single storey rear extension	Permission with Conditions	21/00770/LBC	The Hollies, High St - alterations including revised layout and replacement of storage heaters with oil-fired central heating system. Revisions to fenestration, door openings and 3 new conservation roof lights.	LB Consent Approved	21/00388/FUL	Pool Close House, Pool Close, Chapel St - Remodelling of existing dwelling; including front, side and rear extensions, revised external finishes and associated landscaping to front garden.	Permission with Conditions			
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6.2 Report of Planning Applications Previously Considered				
REFERENCE	ADDRESS – PROPOSAL			PC RESPONSE
21/00732/FUL	The Ridge House Bunkers Hill Barton Road - Alteration and extension to form residential annex and new detached double garage			SUPPORT
6.3 Consideration of Planning Applications received from Stratford District Council				
REFERENCE	ADDRESS – PROPOSAL			PC RESPONSE
21/01195/OUT	Land North Of Millers Close- Outline application for the construction of up to ten self-build/custom-build dwellings, alterations to access and laying out of public open space.			OBJECT
21/01370/TREE	2 Montagues Corner Chapel St - -T1 (A) Leyland cypress x3no. - Fell. -T2 (B) Leyland cypress - Reduce from approx 3.8m to 1.9m in height.			SUPPORT **
21/01130/FUL	Weston House Milcote Road - Construction of four dwellings and alterations to existing retained dwelling (incl demolition of later additions and attached garage) with associated works including revised access arrangements & landscaping.			OBJECT
21/01167/VARY	Two Acre Lane Binton Road - To vary Condition 2 of 18/00881/VARY - Changes required to proposed access driveway surface material.			SUPPORT
21/01043/FUL	Coppers Chapel St - New single storey extension to existing garage and alterations to existing driveway.			SUPPORT
21/01019/FUL	The Hollies High St - Proposed 1200L Heating Oil Tank			SUPPORT
21/00921/LDE	Fernbank Boat Lane - Certificate of lawfulness for existing driveway paving.			OBJECT
21/00889/FUL	Norcombe House Binton - Two storey side extension forward of the principal elevation, window and cladding changes and render finish to frontage.			SUPPORT
* subject to LBC Officer comments ** subject to Tree Officer comments 6.4 Enforcement Issues 6.5 Other Planning Matters				
7.	Finance			
	7.1 Approval of items requiring payment			
Item	Base	VAT	Total	Bdgt.
Clerk Salary	£486.20	£0.00	£486.20	7
Clerks Phone	£10.14	£2.03	£12.17	8
Crane Hire Maypole Inspection - (add 3 hours)	£264.00	£52.80	£316.80	27
Defibrillator Pads	£71.23	£14.25	£85.48	10a
Mowing Synder Meadow	£395.00	£79.00	£474.00	21
Mowing Village Greens	£212.00	£42.40	£254.40	22
Mowing Churchyard	£330.00	£66.00	£396.00	23
Zoom Subscription	£11.99	£2.40	£14.39	8
ICO - Annual Data Protection	£35.00	£0.00	£35.00	8
TOTAL	£1815.56	£258.88	£2074.44	
Receipts – £17,467.39				
Precept - £12,160, Developer Funds, S106 Weston House (14/02662/OUT) £5,307.39				

	<p>Transfer - £2,000.00 <i>Proposed – Cllr Lake Seconded – Cllr Hockaday</i></p> <p>7.2 Any other finance matters A proposal made to use £5307 S106 money received – community use goal posts for the park. The Sports Club goal posts at Synder Meadow are being unlocked, used and broken.</p> <p>Village Gateways – as previously approved, 2 sets of new village gateways have been ordered for Long Marston and Barton Rd approach roads.</p>
8.	<p>Project Updates from Councillors</p> <p>Defibrillators – new pads required. Cllr Jones & Clerk to action.</p> <p>DogWaste Bins – Further to a report from Cllr Kennedy, the Parish Council approved the purchase of 4 new bins (in addition to previously approved bin for Hunt Hall Lane). Cllr Kennedy to check bin locations with regard to Conservation Area restrictions. Previously identified problem areas - Boat Lane, Headland Rd, Duck Lane.</p> <p>Residents have complained to the PC and DC that the dog waste bin in Keytes Lane has been moved. Cllr Kennedy to check whether SDC are responsible and why.</p> <p>Village maintenance – The Parish Council approved painting of railings outside Scout Hut on the High St (green). By way of a donation to the Scout Organisation, the PC will also have the Scout Hut door painted at the same time in the same colour.</p> <p>Verges Wildflowered – the PC would like to explore sowing wildflower seeds in some of the village green spaces in order to enhance local biodiversity. Cllr Kennedy to investigate costs and maintenance and will propose some pilot areas. The PC would like to involve the community in planting the seed. This project could be considered as part of a WPC application for WCC Green Shoots Climate Change Fund. Clerk to check criteria.</p> <p>Traffic – Cllr Appleton to attend the next Community Speed Watch Group. A resident has made a very generous financial contribution to purchase a Vehicle Activated Speed sign for the Long Marston Rd approach into the village. Clerk to investigate with WCC Highways team whether this can be supported.</p> <p>CIL Infrastructure Funding Statement - the Parish Council have made an application to SDC for the following major infrastructure projects to be included in this year's Funding Statement:</p> <ul style="list-style-type: none"> • Footpath Mill Lane to Cress Hill – improving pedestrian and cycle access to Cress Hill • Community Sports Pavilion – Synder Meadow
9.	Review Previous Actions
10.	Any Other Business – None
11.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 20th May 2021 - Planning Committee Meeting. • 1st June 2021 – Full Parish Council Meeting
	Meeting closed at: 9.27pm