

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 5th Oct 2021 at 7:15 p.m.**

Present: Cllr S Carter, Cllr N Kennedy, Cllr N Appleton, Cllr D Jones

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

Public: 2

Public Participation:

All Things Wild (ATW) Planning Application – A representative from Clifford Chambers and Milcote Parish Council (CC&M PC) attended the meeting to discuss the proposed relocation of All Things Wild from Honeybourne to Willicote Equestrian Centre (80acre site). The relocation is driven by the fact that ATW want to grow the size of their current business from 100,000 to 200,000 visitors per annum with an ambition to be one of the top 5 wildlife attractions in the UK. The expansion will also include glamping / camping facilities. CC & M PC have major concerns regarding the impact this proposal would have on local traffic congestion. Welford Parish Council agree that for them, traffic, noise and light pollution are the main concerns with the proposal. Welford PC feel that the issue of traffic congestion might be mitigated to some degree if the Stratford Southern Relief Road is a condition of any future granted permission, along with additional footpaths and cycle routes.

As yet the application has not been out forward for formal consultation, Welford PC should be consulted as a neighbouring Parish.

West View Caravan Park Planning Application 21/02853/VARY (Welford Park)– a resident attended the meeting to share their objections and concerns relating to this application. The application requests an increase in permitted occupancy from 11month to 12 months a year. However, the resident explained that their main concern is that the accommodation is being used as principal homes, which is not compatible with the previous permission which specifies holiday use only. Welford Parish Council agreed that if this is the case, it should be enforced by SDC. It was also noted that this site has a poor planning history with several refused appeals for 12month occupancy.

Item	
1.	Acceptance of Apologies – County Councillor D Pemberton, Cllr M Lake, Cllr J Hockaday
2.	Declarations of Interest – None
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 7th Sept 2021 and signed by the Chairman. Proposed – Cllr N Appleton Seconded – Cllr D Jones
4.	Matters arising not covered elsewhere on the agenda – None
5.	County Councillor's Report - Absent District Councillor's Report Cllr Perteghella reported:

	<p>Local Government Electoral Boundary – 8th Nov deadline. Cllr Perteghella stressed the importance of hearing the views of residents and Parish Councils on the draft proposals put forward in this review.</p> <p>Proposed Merger of Stratford and Warwick District Councils – 24th Oct deadline. Public and Parish Councils are encouraged to share their views on this important topic. A Deloitte Audit on the merger highlights information on the anticipated advantages and disadvantages of the merger. www.southwarwickshire.org.uk</p> <p>New Covid Recovery Grants – will be announced shortly. Cllr Perteghella will share details with the PC and in Welford Matters in due course.</p> <p>1,2,3, Plus - A new Recycling Plan will be implemented by SDC / Biffa from Aug 2022 Black bins will be collected every 3 weeks Blue & Green bins will be collected every 2 weeks Food caddys will be collected every week</p> <p>21/01195/OUT - Land North of Millers Close. Permission was granted at Planning Committee. Cllr Perteghella expressed her disappointment at how the vote was carried out and is awaiting feedback from SDC Portfolio Holder for Planning and Development as to whether the Committee were properly informed during their decision making.</p>																											
6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table border="1" data-bbox="276 1218 1426 1771"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>SDC DECISION</th> </tr> </thead> <tbody> <tr> <td>21/02029/FUL</td> <td>Bramble Bank, Duck Lane - Proposed single storey rear extension, relocation of front door, internal and external alterations</td> <td>Permission with Conditions</td> </tr> <tr> <td>21/02449/FUL</td> <td>Welford Hill House, Long Marston Road - Single storey side extension</td> <td>Permission with Conditions</td> </tr> <tr> <td>21/01581/FUL</td> <td>Comptons House, High St - Installation of 3 manually operated telescopic security bollards</td> <td>Permission with Conditions</td> </tr> <tr> <td>21/02701/TREE</td> <td>Maple House, Chapel St - T1 maple: Reduce in height from 11m to 9m. North side: reduce upper section by 2.10m to balance crown, south side reduce crown by 1.50m to balance.</td> <td>Consent with Conditions</td> </tr> <tr> <td>21/02743/TREE</td> <td>The Rectory Church Lane - T2 Whitebeam - Poor form, suppressed by neighbouring trees. Fell to ground level. -T3 beech - Bifurcates at 2-3metre. Fell to ground level and re-plant -T4 sycamore - re-pollard to 1metre.</td> <td>Consent with Conditions</td> </tr> </tbody> </table> <p>6.2 Report of Planning Applications Previously Considered</p> <table border="1" data-bbox="276 1809 1426 2031"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>PC RESPONSE</th> </tr> </thead> <tbody> <tr> <td>21/02519/FUL</td> <td>Nissoria Binton Road - Replacement permeable gravel driveway and associated drainage</td> <td>SUPPORT</td> </tr> <tr> <td>21/02743/TREE</td> <td>The Rectory Church Lane - T2 Whitebeam - Poor form, suppressed by neighbouring trees. Fell to ground level. -T3 Beech - Bifurcates at 2-3metre. Fell to ground level and re-plant.</td> <td>SUPPORT</td> </tr> </tbody> </table>	REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	21/02029/FUL	Bramble Bank, Duck Lane - Proposed single storey rear extension, relocation of front door, internal and external alterations	Permission with Conditions	21/02449/FUL	Welford Hill House, Long Marston Road - Single storey side extension	Permission with Conditions	21/01581/FUL	Comptons House, High St - Installation of 3 manually operated telescopic security bollards	Permission with Conditions	21/02701/TREE	Maple House, Chapel St - T1 maple: Reduce in height from 11m to 9m. North side: reduce upper section by 2.10m to balance crown, south side reduce crown by 1.50m to balance.	Consent with Conditions	21/02743/TREE	The Rectory Church Lane - T2 Whitebeam - Poor form, suppressed by neighbouring trees. Fell to ground level. -T3 beech - Bifurcates at 2-3metre. Fell to ground level and re-plant -T4 sycamore - re-pollard to 1metre.	Consent with Conditions	REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE	21/02519/FUL	Nissoria Binton Road - Replacement permeable gravel driveway and associated drainage	SUPPORT	21/02743/TREE	The Rectory Church Lane - T2 Whitebeam - Poor form, suppressed by neighbouring trees. Fell to ground level. -T3 Beech - Bifurcates at 2-3metre. Fell to ground level and re-plant.	SUPPORT
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21/02725/LBC	Cleavers Church Lane - Internal alterations to utility to form studio/ bedroom in roof space, including new rooflights and replacement of south-east side windows		SUPPORT *
21/02818/VARY	Land Adjacent To Church Bank Binton Road - Variation of condition 2 of planning permission 20/01277/VARY (14/7/2020) to allow for alterations to Plot 2 that include changes to the basement, garage and more. Planning permission 20/01277/VARY is an approved variation of 19/00804/VARY, which is an approved variation of condition application of planning permission 18/00892/VARY, which is an approved variation of condition application of planning permission 17/00181/VARY, which is an approved variation of condition application 15/02660/FUL. Original description of development: Construction of 2 no. dwellings		SUPPORT
21/02753/FUL	Cedar Hurst Chapel Street - Amended Description received to reflect all proposals drawn on the plan.		SUPPORT
21/00261/FUL	The Cottage, Binton - Demolition of existing buildings and construction of 1 holiday accommodation unit (alternative design to scheme approved under 20/01289/FUL) Amendment Received: to provide further information and address EA concerns.		OBJECTION WITHDRAWN
6.3 Consideration of Planning Applications received from Stratford District Council			
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE	
1/02483/VARY	Land Adjacent to Tokoloshe Long Marston Road - Variation of condition 2 and 9 of 16/01317/VARY (15.08.2016) to revise landscaping layout. Original description: Variation of condition 2 of 15/03884/FUL (Construction of 5 dwellings, new access road and associated works. New separate access to Tokoloshe House) to amend the design of Plot 4 to provide additional first floor accommodation	OBJECT	
21/02853/VARY	West View Caravan Park Barton Road - Removal of condition 1 of 05/00519/VARY (13/02/2006) to allow occupation of caravans all year round (12 months). Original description of development: Variation of condition 2 attached to planning permission ref: S80/1218 to allow park to open between 6 February and 5 January in any one year.	OBJECT	
<p>* subject to LBC Officer comments ** subject to Tree Officer comments</p> <p>6.4 Enforcement Issues</p> <p>6.5 Other Planning Matters</p> <p>21/01195/OUT - Land North Of Millers Close. Outline application for the construction of up to ten self-build/custom-build dwellings. Permission granted at Planning Committee – awaiting feedback from SDC Portfolio Holder for Planning and Development as to whether the Committee were properly informed during their decision making.</p>			

	21/00732/FUL – The Ridge House, Bunkers Hill, Barton Road. Cllr Carter to meet applicant on site to discuss.				
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 O2 (paid by DD)	£10.14	£2.03	£12.17	8
	Donation Millennium Trust - monthly	£100.00	£0.00	£100.00	15
	Limebridge - mowing Synder Meadow	£395.00	£79.00	£474.00	21
	Limebridge - mowing Village Greens	£212.00	£42.40	£254.40	22
	Limebridge - mowing Churchyard	£330.00	£66.00	£396.00	23
	Limebridge – PROW Maintenance	£515.00	£103.00	£618.00	25
	External Annual Audit Fee	£200.00	£40.00	£240.00	11
	Synder Meadow Gate & Fencing	£2636.67	£527.33	£3164.00	9
		£4885.01	£859.76	£5744.77	
	Receipts – £12,160 Precept (2 nd instalment)				
	Transfer - £5,745.00				
	<i>Proposed – Cllr Jones</i>		<i>Seconded – Cllr Kennedy</i>		
	7.2 Any Other Finance Matters				
	Annual Governance and Accountability Review 2020/21 – External audit completed and approved with no issues raised.				
8.	Project Updates from Councillors				
	Greenshoots Climate Change Award - £1500 for trees and wildflower grass seed. Trees to be planted Oct/ Nov. Cllr Kennedy to order trees and contact WPC Maintenance Contractor for ground preparation.				
9.	Review Previous Actions				
10.	Any Other Business				
	Welford on Avon Parish Council Standing Orders have been revised in line with latest NALC guidelines – the revised Standing Orders were unanimously adopted and will be reviewed annually at the May APM along with other procedures.				
	Remembrance Service – Cllr Jones to contact relevant parties to confirm final arrangements. Clerk to apply for temporary road closure.				
11.	Dates of Future Meetings				
	<ul style="list-style-type: none"> • 19th Oct 2021 - Planning Committee Meeting, Memorial Hall. • 2nd Nov 2021 – Full Parish Council Meeting, Memorial Hall 				
	Meeting closed at: 9.13pm				