

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 2nd Nov 2021 at 7:15 p.m.**

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

In attendance: District Councillor M Perteghella, Clerk Mrs I Wibberley

Public: 4

Public Participation:

Resident of Church Lane attended to share concerns about regular flooding outside his property at the top of Church Lane and Keytes Lane. He advised that the drain was inadequate and water often lifted the manhole cover overwhelming the street gully. He reported that no street or gully cleaning had taken place in recent years. Cllr Perteghella had contacted SDC who had advised that un-kerbed roads were not swept. Furthermore the budget for such work had been cut. Councillors recognized that this was a problem throughout much of the village and agreed the importance of clearing blocked drains and gulleys on a regular basis.

Action – Clerk to contact Cllr Daren Pemberton and Alan Caldwell Jones to ascertain WCC policy on gully cleaning and road sweeping, the frequency of it and recent history. Residents to be encouraged to report matters online to WCC to ensure that issues are captured and actioned by the County Council.

Item	
1.	Acceptance of Apologies – Cllr J Hockaday
2.	Declarations of Interest – None
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 5th Oct 2021 and signed by the Chairman. Proposed – Cllr N Kennedy Seconded – Cllr N Appleton
4.	Matters arising not covered elsewhere on the agenda – None 4.1 Co-option of a new Parish Councillor After interviewing 3 people who were interested in joining the Parish Council. Cllrs Carter and Hockaday proposed that Martyn Stanley be co-opted onto WPC. There was a unanimous vote to co-opt Martyn Stanley and he signed his declaration of acceptance.
5.	County Councillor's Report: Absent District Councillor's Report Cllr Perteghella reported: Iona Wibberley and Martyn Stanley were welcomed to their new positions. Electoral boundary review – deadline for responses extended to 6 December. SDC had suggested 41 wards and 41 councillors (ie single member wards) however draft recommendations received back from the Boundary Commission indicated 35 wards and 41 councillors. Welford ward is one of the

	<p>most populated at present because of recent housebuilding and is likely to be split into 2 under these proposals. Boundary Commission does take into account community cohesion.</p> <p>At a recent Council meeting Cllr Perteghella had moved motion for SDC to write to the government to request reinstatement of the universal credit uplift. A motion her Group put forward to recognise the importance of local government in addressing climate change was passed unanimously.</p> <p>Planning - the Appeal for 5 houses off Blundell's Croft was dismissed by the Planning Inspector, the conservation area playing a significant part in this decision. The Weston House planning application had also been refused, the main reason for refusal being impact on the heritage asset. The application for 10 self build/custom houses on Millers Close had been granted. Councillors observed that "small scale developments" should be seen in the context of the 84 houses referred to in the Core Strategy. The only means of challenging a decision once made was by Judicial Review. There had been some disparity in the weight given to various local plans and guidelines in the planning decisions for Weston House and Millers Close and the Councillors agreed to consider whether there were any grounds for submitting a Judicial Review of the Millers Close development.</p> <p>Long Marston footpath - Cllr Perteghella had contacted SDC to ascertain if there were any S106 monies which might be available for re-surfacing of the Long Marston Road footpath. Cllr Kennedy suggested such work might be done under the Safer Routes to School Scheme.</p> <p>Severn Trent - Cllr Perteghella was meeting Severn Trent on 4 November and asked councillors for any issues of concern that they wished to be raised. The main issues were (1) the frequency with which Severn Trent revise their modelling for new developments (2) who is responsible for drains (3) the current system is inadequate for the infrastructure. It was noted that the Flood Action Group often attend such meetings and Cllr Jones would contact them</p> <p>Training - Cllr Perteghella informed councillors of resilience training available to them. Cllr Carter noted that there was an existing emergency plan in place but asked that the WPC be put in touch with the appropriate SDC contact.</p>												
6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table border="1" data-bbox="276 1697 1415 2027"> <thead> <tr> <th data-bbox="276 1697 518 1731">REFERENCE</th> <th data-bbox="518 1697 1161 1731">ADDRESS – PROPOSAL</th> <th data-bbox="1161 1697 1415 1731">SDC DECISION</th> </tr> </thead> <tbody> <tr> <td data-bbox="276 1731 518 1821">21/02746/TREE</td> <td data-bbox="518 1731 1161 1821">Grafton House, Church St -T1 ash - Reduce canopy by 4metres (revised specification agreed with applicant).</td> <td data-bbox="1161 1731 1415 1821">Consent with Conditions</td> </tr> <tr> <td data-bbox="276 1821 518 1966">21/00261/FUL</td> <td data-bbox="518 1821 1161 1966">The Cottage, Binton - Demolition of existing building and outbuildings and construction of 1no. holiday accommodation unit (alternative design to scheme approved under extant planning permission 20/01289/FUL)</td> <td data-bbox="1161 1821 1415 1966">Permission with Conditions</td> </tr> <tr> <td data-bbox="276 1966 518 2027">21/00732/FUL</td> <td data-bbox="518 1966 1161 2027">The Ridge House, Bunkers Hill, Barton Road - Alteration and extension to form additional ancillary</td> <td data-bbox="1161 1966 1415 2027">Permission Refused</td> </tr> </tbody> </table>	REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	21/02746/TREE	Grafton House, Church St -T1 ash - Reduce canopy by 4metres (revised specification agreed with applicant).	Consent with Conditions	21/00261/FUL	The Cottage, Binton - Demolition of existing building and outbuildings and construction of 1no. holiday accommodation unit (alternative design to scheme approved under extant planning permission 20/01289/FUL)	Permission with Conditions	21/00732/FUL	The Ridge House, Bunkers Hill, Barton Road - Alteration and extension to form additional ancillary	Permission Refused
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	accommodation and new detached double garage	
21/02148/VARY	1 Welford Hill Cottages, Long Marston Road - Variation of condition 2 of planning permission 17/01333/FUL (First floor side and rear extensions and garage conversion) to allow change to ridge height to be 150mm below principal building rather than 300mm previously approved.	Permission with Conditions
21/02328/LBC	Box Tree Cottage, Church Lane - Removal of internal walls, creation of door opening to WC, installation of bi-fold doors, installation of glazed roof lantern and addition of electric vehicle charge point to C20 extension, and works to ground floor chimney breast, including removal of modern fire surround, in timber frame building.	Listed Building Consent approved
21/02753/FUL	Cedar Hurst, Chapel Street - removal of conservatories and replacement single storey rear extension including the addition of an external stair case, erection of a porch, alterations to fenestrations and external facing materials	Permission with Conditions
6.2 Report of Planning Applications Previously Considered		
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
21/03147/TREE	Vine Cottage High St - T1 Ash - Reduce crown by 3m to alleviate overhanging branches neighbouring properties	SUPPORT
21/03266/TREE	The Mill Mill Lane -T1: Poplar: fell	SUPPORT
21/03216/TREE	Weir House Boat Lane -T1 multi-stemmed alder - Fell.	SUPPORT
21/03095/ADV	Welford Chase Binton Rd - Installation of three non-illuminated metal signs on wooden posts and two non-illuminated flag adverts.	OBJECT
6.3 Consideration of Planning Applications received from Stratford District Council		
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
21/03167/FUL	Oak Bank Church Street - A replacement roof as a dormer bungalow, a single storey side garage extension and replacement fenestration with rendered walls.	OBJECT subject to comments
21/03229/FUL	19 Barton Meadow - Single storey side and rear extension	OBJECT subject to comments
<p>* subject to LBC Officer comments ** subject to Tree Officer comments</p> <p>Oak Bank – Councillors observed that no Construction Management Plan or Climate Change Checklist had been provided. They expressed some concern about the roof.</p> <p>19 Barton Meadow – Councillors expressed concern about the effect of the development on the footpath which was believed to be in the conservation area. The clerk was asked to try to clarify this with SDC and obtain a copy of the relevant map.</p>		

	<p>Millenium Trust – Cllr Kennedy had attended the AGM. There had been a proposal to remove some reed beds which the Parish Council believed were part of the flood protection. Cllr Kennedy would ensure the AGM discussion was accurately reported in the minutes.</p> <p>Playground equipment – Cllr Kennedy would be meeting 2 suppliers with a view to providing recommendations for spending the £10k budget.</p> <p>Grit bins - WPC were seeking to place another bin on Bell Green and to replace the bin at Millers Close. Cllr Perteghella was following up with WCC regarding the latter. Cllr Jones was discussing a grit bin for Headland Close with Alan Caldwell Jones of WCC.</p> <p>Maypole Green – Cllr Kennedy recommended that she ask Doug Lewis to check the safety of the tree on Maypole Green and provide a written report on anything that needs doing.</p> <p>Benches – Joy’s bench. Cllr Kennedy was obtained quotations which she would circulate to when received. It was agreed that a quotation for a replacement of the bench on Headland Road should be obtained.</p> <p>Stocks – Cllr Carter suggested replacing the stocks by the Church but asked if anyone had a photograph of them. Cllr Kennedy thought she might have a photograph of the previous stocks. The work may need planning permission to reinstate.</p> <p>Remembrance Day – Cllr Jones updated the meeting on progress with these arrangements. Permission for the road closure had not yet been received and the clerk would follow up on this. The event would be publicised on notice boards and the website. Cllr Jones would circulate the order of service to councillors.</p> <p>Pavement on Long Marston road – Cllr Appleton updated councillors on his discussions with Residents and WCC. There were 2 options, one being to re-surface with slurry and the other being a full reconstruction. Residents wanted a full reconstruction but WCC had indicated a 7 year + timeline for doing this. Cllr Perteghella was looking to see if any additional funding might be available. Cllr Appleton would advise WCC of residents’ views.</p>
9.	Review Previous Actions
10.	<p>Any Other Business</p> <p>Cllr Appleton agreed to attend the Remembrance service on Sunday 14 November to represent the Parish Council.</p>
11.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 23rd Nov 2021 - Planning Committee Meeting, Memorial Hall. • 7th Dec 2021 – Full Parish Council Meeting, Memorial Hall
	Meeting closed at 9.22pm

