

## Welford-on-Avon Parish Council

### Minutes of the Meeting held on Tuesday 7<sup>th</sup> Dec 2021 at 7:15 p.m.

**Present:** Cllr N Kennedy, Cllr N Appleton, Cllr D Jones, Cllr M Lake, Cllr J Hockaday

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

Public: 4

#### Public Participation:

A resident living at The Holt spoke of the soft landscaping at this Duchy Homes development. It appeared that the landscaping scheme had not been implemented in accordance with the approved planning permission plans. The Councillors were sympathetic to residents' difficulties in progressing matters with Duchy Homes and Cllr Perteghella agreed to contact SDC Planning Enforcement.

A trustee of the Memorial Hall spoke of difficulties recruiting younger members to the management committee of the Hall and asked whether a member of the Parish Council would be willing to act as trustee of the Memorial Hall (there were currently 5 trustees). The Parish Council agreed to discuss this in January 2022 as part of their discussions on the roles and responsibilities of councillors, and in the meantime asked for information about the legal structure and trustee responsibilities for the Hall.

Item	
1.	<b>Acceptance of Apologies</b> – Cllr S Carter, Cllr M Stanley
2.	<b>Declarations of Interest</b> – None
3.	<b>Approval of Minutes</b> – The minutes were accepted as a true record of the meeting of 2 <sup>nd</sup> Nov 2021 and signed by the Chairman. Proposed – Cllr N Kennedy    Seconded – Cllr N Appleton
4.	<b>Matters arising not covered elsewhere on the agenda</b> – None
5.	<p><b>County Councillor's Report:</b> Absent</p> <p><b>District Councillor's Report</b> Cllr Perteghella reported that councillors were voting on the merger of Stratford and Warwick district councils on Monday 13<sup>th</sup> December. The proposal required approval of both councils. Her Group had requested a number of specific protections of the existing systems should the merger be approved.</p> <p>SDC were seeking comments on the Draft Housing and Employment Land Availability Methodology Assessment which would be a common framework across all district and borough councils in Warwickshire and Coventry City Council. The consultation deadline is 22 December 2021. She agreed to forward details.</p> <p>A climate change work programme had been drawn up with the ambition for the Council to become net zero carbon by 2025. A report commissioned by the</p>

	<p>Council showed that most emissions come from car transport and buildings.</p> <p>Details of resilience team training and support had been provided to local councils by Cllr Perteghella. These included a generic home emergency plan which could be circulated to residents.</p> <p>Cllr Perteghella had met Severn Trent representatives. They were not statutory consultees so could not object to proposed developments as by law they were required to connect any development to the network. Severn Trent map their own assets but can't map private assets. Many recent developments in Welford were privately maintained. Flooding difficulties largely arise with high rainfall which then causes overload of the foul network. New developments should be controlled by means of SUDS.</p> <p>Cllr Perteghella had separately notified councillors about the deadline for responses on the Council tax precept.</p> <p>Some money was still available for covid recovery business grants and Cllr Perteghella should be advised on any needs.</p>		
6.	<b>Planning</b>		
	<b>6.1 Report of Planning Notices received from Stratford DC</b>		
	<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>	<b>SDC DECISION</b>
	<a href="#">21/02818/VARY</a>	<b>Land Adjacent To Church Bank Binton Road</b> - 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.	CONSENT with conditions
	<a href="#">21/02059/FUL</a> <a href="#">21/02060/FUL</a>	<b>Appletrees High St</b> - Demolish and rebuild part of modern extension, build detached garage, erect Summerhouse, external alterations and repairs, internal alterations and repairs and landscaping	CONSENT with conditions
	<a href="#">21/01606/FUL</a>	<b>Fernbank, Boat Lane</b> - Paving of the driveway	PP or LBC Not Required
	<b>6.2 Report of Planning Applications Previously Considered</b>		
	<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>	<b>PC RESPONSE</b>
	<a href="#">21/03558/TREE</a>	<b>Welford House High Street</b> - G1, lime x14no. - Re-pollard, pruning regrowth back to pollard points. -T2 walnut - Reduce width by 2metres to clear conservatory. -T3 unspecified stump - Remove. -T4 conifer - Crown raise by 2 metres	<b>SUPPORT</b>
	<a href="#">21/03453/FUL</a>	<b>12 Barton Meadow</b> - Erection of a single storey rear extension and a first floor extension over garage	<b>SUPPORT</b>
	<a href="#">21/03349/FUL</a>	<b>Acorns, Barton Road</b> - Erection of a single storey rear extension.	<b>SUPPORT</b>
	<a href="#">21/03308/VARY</a>	<b>Orchard Nurseries Duck Lane</b> - Variation of condition 2 of planning permission 20/01005/VARY dated 3rd August 2020 to allow for alterations to Plot 9.	<b>OBJECT</b>

<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="#">21/03708/TREE</a>	Weir House Boat Lane - T1 unidentified tree - Fell. - T2 willow - Fell. -T3 cherry - Fell. -T4 Laburnum - Fell.			PENDING **
<a href="#">21/03594/FUL</a>	Pear Tree House High Street - Fenestration alterations including addition of bay window, bi-folding doors and glazed screen			SUPPORT
<p>* subject to LBC Officer comments  ** subject to Tree Officer comments</p> <p><b>6.4 Enforcement Issues</b></p> <p>2 Rivermeade – the Parish Council had been contacted by residents about enforcement action relating to this property. Cllr Perteghella would liaise with SDC.</p> <p><a href="#">21/02853/VARY</a> Westview Caravan Park - Cllr Hockaday reported on a exchange of emails between SDC planning officer and himself following the Parish Council’s objection to this variation. Cllr Jones had investigated similar conditions for other caravan parks. Councillors were concerned to ensure that the caravan park was not used for permanent residency but for holiday use only and that conditions recognised that the site was outside the built up area boundary. SDC had intimated that an appropriate condition could effectively deal with these matters. It was agreed that the Parish Council’s objection would be withdrawn subject to seeing appropriate condition wording and that Cllr Hockaday be authorised to respond accordingly.</p> <p><a href="#">21/03229/FUL</a> 19 Barton Meadow – the SDC Planning Officer did not support the Parish Council’s objection. Councillors discussed this and agreed that they wished to maintain their objection which would result in the application going to Committee. Cllr Appleton would present the Parish Council case.</p> <p><b>6.5 Other Planning Matters</b></p> <p><a href="#">21/02483/VARY</a> land adjacent to Tokoloshe, Barton Road - Councillors reported on a recent site meeting with the developer.It was likely that a new landscaping proposal would be forthcoming.</p> <p><b>All Things Wild</b> – the Clerk reported on the Secretary of State’s decision dated 12 November 2021 relating to a screening direction.</p>				
7.	<b>Finance</b>			
	<b>7.1 Approval of items requiring payment</b>			
<b>Item</b>	<b>Base</b>	<b>VAT</b>	<b>Total</b>	<b>Bdgt.</b>
Clerk Salary	£972.40	£0.00	£972.40	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	£264.00	23
	PIRMS – playground inspection	£71.00	£0.00	£71.00	26
		<b>£2092.57</b>	<b>£189.43</b>	<b>£1903.14</b>	
	<p><b>Receipts</b> – £nil  <b>Transfer</b> - £1950.00                  Proposed – Cllr M Lake    Seconded – Cllr N Kennedy</p> <p><b>7.2 Any Other Finance Matters</b>                  Cllr Lake reported on the current reserves position and proposed expenditure in the current year. He would prepare a budget for discussion at the next Parish Council meeting.</p>				
8.	<p><b>Project Updates from Councillors</b></p> <p><b>Benches</b> – Cllr Kennedy had identified a suitable supplier for Joy’s bench to go on Bell Green which was approved. The Parish Council would pay for installation. It was agreed that a backless bench would be sourced for Headland Road.</p> <p><b>Playground</b> - inspection carried out. Cllr Kennedy had received recommendations regarding expenditure of the £10k set aside for improvements which would provide facilities for both younger and older children as well as upgrading the surface. She would also obtain quotations for some picnic benches.</p> <p><b>Trees</b> – Cllr Kennedy was obtaining quotations for sourcing and planting trees, which would include species recommendations. £1,700 grant available. The cable on the Maypole Green tree needs inspecting at a cost of £45. This was agreed.</p> <p><b>Flooding</b> – Cllr Jones would follow up on a recent meeting regarding flooding and planning issues, and report anything of relevance in due course.</p>				
9.	<b>Review Previous Actions</b>				
10.	<p><b>Any Other Business</b></p> <p>Warwickshire Search and Rescue were trying to identify local venues in the event of an incident. It was suggested that the Memorial Hall and the school would be appropriate. Cllr Kennedy would contact the school and the Clerk would inform the Memorial Hall Committee.</p> <p>Queens Platinum Fund – Councillors agreed that it was not appropriate to use the precept to support this project without consulting with local residents, however they agreed in principle that there should be a village tree planting project in recognition of the Queen’s Platinum Jubilee. Cllrs Kennedy, Jones and Appleton would identify suitable locations.</p>				
11.	<p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>• 21<sup>st</sup> Dec 2021 - Planning Committee Meeting, Memorial Hall.</li> </ul>				

	<ul style="list-style-type: none"><li>• 4<sup>th</sup> Jan 2022 – Full Parish Council Meeting, Memorial Hall</li></ul>
	Meeting closed at 9.00pm