

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 1st Feb 2022 at 7:15 p.m.**

Present: Cllr S Carter, Cllr N Appleton, Cllr D Jones, Cllr M Lake, Cllr J Hockaday, Cllr M Stanley

In attendance: Clerk - Mrs I Wibberley

Public: 5

Public Participation: The applicant of the proposed development at The Hive spoke in favour of this application, explaining their reasons for making it, highlighting their personal circumstances and local connections. They expressed willingness to enter into a legal agreement to restrict local occupancy for future residents, and detailed design features incorporated into the application, such as solar panels, property location on the plot and landscaping plans. They also answered questions from the Councillors. The Councillors thanked the applicant for this information.

Item								
1.	Acceptance of Apologies – District Councillor M Perteghella							
2.	Declarations of Interest – None although Cllr Hockaday noted that he sometimes keeps sheep in the Hive							
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 7 th Jan 2022 and signed by the Chairman. Proposed – Cllr J Hockaday Seconded – Cllr M Lake							
4.	Matters arising not covered elsewhere on the agenda – None							
5.	<p>County Councillor’s Report: Absent.</p> <p>District Councillor’s Report: Cllr Perteghella had submitted a written report from which Cllr Carter noted the following matters. No decision had yet been issued in respect of the self build development at Millers Close whilst a point of principle regarding the precedence of respective planning legislation was resolved. Various proposed development sites were being identified for the next Local Plan including some in Welford. A huge drop in government support for the District Council was forecast for 2022/23. It was likely that charges for green bins would increase and also Council tax in addition to budget cuts.</p>							
6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">REFERENCE</th> <th style="text-align: center;">ADDRESS – PROPOSAL</th> <th style="text-align: center;">SDC DECISION</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">21/03308/VARY</td> <td>Orchard Nurseries, Duck Lane - Variation of condition 2 of planning permission 20/01005/VARY dated 3rd August 2020 to allow for alterations to Plot 9. Original description of development: Variation of conditions 2 (approved plans), 4 (material samples), 5 (hard and soft landscaping), 6 (boundary treatments), 8 (existing and proposed levels), 9 (foul and surface water), 13 (land contamination), 15 (fire hydrants), 16 (external</td> <td style="text-align: center;">Permission with conditions</td> </tr> </tbody> </table>		REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	21/03308/VARY	Orchard Nurseries, Duck Lane - Variation of condition 2 of planning permission 20/01005/VARY dated 3rd August 2020 to allow for alterations to Plot 9. Original description of development: Variation of conditions 2 (approved plans), 4 (material samples), 5 (hard and soft landscaping), 6 (boundary treatments), 8 (existing and proposed levels), 9 (foul and surface water), 13 (land contamination), 15 (fire hydrants), 16 (external	Permission with conditions
REFERENCE	ADDRESS – PROPOSAL	SDC DECISION						
21/03308/VARY	Orchard Nurseries, Duck Lane - Variation of condition 2 of planning permission 20/01005/VARY dated 3rd August 2020 to allow for alterations to Plot 9. Original description of development: Variation of conditions 2 (approved plans), 4 (material samples), 5 (hard and soft landscaping), 6 (boundary treatments), 8 (existing and proposed levels), 9 (foul and surface water), 13 (land contamination), 15 (fire hydrants), 16 (external	Permission with conditions						

	lighting), 17 (landscape management plan) of planning permission 19/01751/FUL dated 17 December 2019. Original description of development: Demolition of existing nursery buildings and the erection of nine dwellings and all associated works	
<u>21/03594/FUL</u>	Pear Tree House, High Street - fenestration alterations including addition of bay window, bi-folding doors and glazed screen	Permission with conditions
21/03800/TREE	Devon Cottage, Frog Lane -T1 willow, twin-stem - Stem nearest house failed and fell across driveway on 27/11/2021, damaging several limbs on T2. Fallen stem from T1 removed as it was blocking the driveway access. Permission to fell the remaining stem of T1, as a priority matter, as the remaining stem may fail and cause further damage to property below and adjacent. -T2 willow. Agent has already removed several damaged branches caused by failure of T1 and wishes this work recorded as being a result of wind blown damage to T1.	No objection
21/03783/FUL	Sherbourne Cottage, High Street – insertion of conservation rooflights and fenestration alterations to existing single storey rear elevation including removal of bay window	Permission with conditions
6.2 Planning Applications Previously Considered		
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
<u>21/03938/LBC</u>	Tally-ho 3 Chapel Row Chapel Street - Proposed single storey rear extension	SUPPORT, subject to view of Listed Building Officer
<u>21/03937/FUL</u>	Tally-ho 3 Chapel Row Chapel Street - Proposed single storey rear extension	SUPPORT, subject to view of Listed Building Officer
<u>21/04030/FUL</u>	Low Thatch High Street - Remove conservatory and replace with two-storey extension, associated internal alterations and replacement window	SUPPORT, subject to view of Listed Building Officer
<u>21/04031/LBC</u>	Low Thatch High Street - Remove conservatory and replace with two-storey extension, associated internal alterations and replacement window	SUPPORT, subject to view of Listed Building Officer
6.3 Planning Applications Received From SDC for Consideration at Feb 2022 Parish Council Meeting		
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
<u>21/04046/FUL</u>	Darcy And Demis Two Acre Lane - Erection of new dwelling and all associated works (part retrospective)	OBJECT
<u>22/00051/OUT</u>	Land Off Long Marston Road - Outline planning application (all matters reserved) for commercial development (Use Class E (G), B2 and B8)	SUPPORT
<u>22/00149/FUL</u>	Land To The South Of Mill Lane Welford-on-Avon - Construction of two detached dwellings and all associated works (revised proposal to that allowed on appeal ref APP/J3720/W/21/3269247)	NO REPRESENTATION

	<u>22/00036/FUL</u>	Land Adjacent To The Hive Barton Road Welford-on-Avon	OBJECT																																														
	<u>21/04020/VARY</u>	Garages At Headland Rise Welford-on-Avon	SUPPORT																																														
	<u>22/00247/TREE</u>	Appletrees High Street Welford-on-Avon	SUPPORT																																														
	<u>22/00248/TREE</u>	The Wynns Chapel Street Welford-on-Avon	SUPPORT**																																														
	<p>* subject to LBC Officer comments ** subject to Tree Officer comments</p> <p>6.4 Enforcement Issues There were none discussed.</p> <p>6.5 Other Planning Matters There were none discussed.</p>																																																
7.	<p>Finance</p> <p>7.1 Approval of items requiring payment</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 O2 (paid by DD)</td> <td>£10.14</td> <td>£2.03</td> <td>£12.17</td> <td>8</td> </tr> <tr> <td>Donation Millennium Trust - monthly</td> <td>£100.00</td> <td>£0.00</td> <td>£100.00</td> <td>15</td> </tr> <tr> <td>McAfee subscription (paid by Clerk)</td> <td>£89.99</td> <td>£0.00</td> <td>£89.99</td> <td>14</td> </tr> <tr> <td>Stationery expenses (Cllr Carter)</td> <td>£124.95</td> <td>£0.00</td> <td>£124.95</td> <td>8</td> </tr> <tr> <td>Parish Online Annual Subscription</td> <td>£48.00</td> <td>£8.00</td> <td>£40.00</td> <td>14</td> </tr> <tr> <td>Limebridge - mowing Churchyard</td> <td>£198.00</td> <td>£33.00</td> <td>£165.00</td> <td>23</td> </tr> <tr> <td></td> <td>£1059.31</td> <td>£43.03</td> <td>£1016.28</td> <td></td> </tr> </tbody> </table> <p>Receipts – £nil Transfer - £1000.00 Proposed – Cllr M Lake Seconded – Cllr D Jones</p> <p>7.2 Any Other Finance Matters The clerk reported that the WPC precept application had been submitted and Cllr Lake noted that the Parish Council now needed to start planning how to spend the money in line with the budget. Cllr Lake had drafted an article about the precept for Welford Matters and Councillors were invited to comment on this before it was finalised.</p> <p>Cllr Jones noted that the children at Welford School had asked if they could have some input into the type of playground equipment financed by the Arish Council.</p>				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	McAfee subscription (paid by Clerk)	£89.99	£0.00	£89.99	14	Stationery expenses (Cllr Carter)	£124.95	£0.00	£124.95	8	Parish Online Annual Subscription	£48.00	£8.00	£40.00	14	Limebridge - mowing Churchyard	£198.00	£33.00	£165.00	23		£1059.31	£43.03	£1016.28	
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																																													
McAfee subscription (paid by Clerk)	£89.99	£0.00	£89.99	14																																													
Stationery expenses (Cllr Carter)	£124.95	£0.00	£124.95	8																																													
Parish Online Annual Subscription	£48.00	£8.00	£40.00	14																																													
Limebridge - mowing Churchyard	£198.00	£33.00	£165.00	23																																													
	£1059.31	£43.03	£1016.28																																														
8.	<p>Project Updates from Councillors</p> <p>Cllr Stanley reported that he was continuing his audit of village footpaths and had met with Richard Barnard of Warwickshire County Council. They would particularly look at work required on the footpath up to Cress Hill, including the railings and overhanging trees.</p> <p>Cllr Appleton advised that he was looking into the information available about the 20s Plenty Campaign observing that WCC were trying to eliminate fatal</p>																																																

	<p>accidents and that this initiative was part of that campaign. He had attended the Avon and Arrow Greenway Project (AAPG) AGM. Councillors felt this was a laudable project.</p> <p>Cllr Jones advised that a bike rack was available from the school and councillors agreed that it might be possible to use this in the playground.</p> <p>An enquiry regarding grants for defibrillators had been received but it was agreed that no more were needed in the village.</p> <p>WCC had enquired about local plans for Jubilee street parties as they were investigating grants which might be available. The clerk would advise that no village event was planned as individual streets/villagers were making their own arrangements.</p> <p>The clerk confirmed that the advert for a new councillor had been issued.</p> <p>Cllr Appleton agreed to investigate future IT needs for the PC.</p>
9.	Review Previous Actions – None
10.	Any Other Business
11.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 15th Feb 2022 - Planning Committee Meeting, Memorial Hall. • 1st Mar 2022 – Full Parish Council Meeting, Memorial Hall
	Meeting closed at 9.29pm