

Welford-on-Avon Parish Council

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

Present: Cllr N Appleton, Cllr D Jones, Cllr M Lake

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

Public: 0

Item	
1.	Acceptance of Apologies – Cllr S Carter, Cllr J Hockaday, Cllr M Stanley
2.	Declarations of Interest – None
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 1 st Feb 2022 and signed by the Chairman. Proposed – Cllr D Jones 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 reported that SDC had set the next year budget and that Council tax would increase by the maximum allowed as government funding had reduced. The Council were proposing cuts in services, including closing the visitor centre and ceasing shopmobility funding. The green bin charge would go up by £2. Her group had proposed an alternative budget and ways of achieving savings, including a community climate change fund and some energy funding changes but these proposals had been voted down.</p> <p>The nature and number of self build applications was causing some disquiet in local areas particularly as these were not subject to CiL and affordable houses requirements. A Task and Finish Group had been established to look at this.</p> <p>A government rebate of £150 for electricity/energy costs would be available to homes in council tax bands A to D. This would be automatic for people on direct debit.</p> <p>Local residents had expressed concern about the muddy and unsafe footpath from Pool Close to Frog Lane/High Street which had been left undressed when others footpaths had been improved. The PC advised that footpaths were the responsibility of WCC although they were currently carrying out an audit of these.</p> <p>Cllr Perteghella explained the Council’s new green waste strategy, noting that guidance had been issued. It was agreed that this would be put on the Parish Council notice board and website as there appeared to be some confusion amongst villagers as to what was happening. Two food caddys would be issued to residents which would be collected weekly, with blue bins being</p>

	<p>collected every 2 weeks and black bins every 3 weeks.</p> <p>Funding for granite setts to prevent Church Street erosion of verges promised by the County Council had still not been received. Cllrs Pertgehella and Appleton agreed to follow up again with Cllr Pemberton. It was noted that there were also problems with the verges in Chapel Lane.</p> <p>A local resident had raised the possibility of establishing a cycleway to the Greenway from Welford/Weston. The Parish Council confirmed that it was supportive of this initiative and happy to assist any local residents who wanted to work on a proposal for how this might be achieved. Cllr Appleton reported that he had recently attended the AGM of AAGP (Avon & Arrow Greenway Project) who were considering a route near Welford Chase to Luddington although there were difficulties over land ownership. The Councillors felt that cycle routes would be of benefit to local residents.</p> <p>Cllr Pertgehella reported that the Boundary Commission had published its recommendation for new political boundaries. There were 36 wards at present each having one councillor. The recommendation was for 39 wards with 2 wards having 2 councillors. Welford Ward would be split into two to accommodate the Long Marston Garden Village.</p>																	
6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table border="1" data-bbox="276 1106 1426 1912"> <thead> <tr> <th data-bbox="276 1106 517 1144">REFERENCE</th> <th data-bbox="517 1106 1161 1144">ADDRESS – PROPOSAL</th> <th data-bbox="1161 1106 1426 1144">SDC DECISION</th> </tr> </thead> <tbody> <tr> <td data-bbox="276 1144 517 1727">21/01556/VARY</td> <td data-bbox="517 1144 1161 1727">Avon Bank House, (Plot 1), Church Bank, Binton Road - Variation of Condition 1 of planning permission 20/01277/VARY to allow for the removal of the previously approved detached triple garage and garden machinery store, lowering of the ground level to part of the rear elevation, external material amendments, minor elevational changes, and various internal alterations. Planning permission 20/01277/VARY is an approved variation of condition 2 of planning permission 19/00804/VARY dated 4th.October 2019, which is an approved variation of condition of planning permission 18/00892/VARY, which is an approved variation of condition of planning permission 17/00181/VARY, which is an approved variation of condition of planning permission 15/02660/FUL. Original description of development: Construction of 2 no. dwellings</td> <td data-bbox="1161 1144 1426 1727">Permission with conditions</td> </tr> <tr> <td data-bbox="276 1727 517 1845">22/00110/TREE</td> <td data-bbox="517 1727 1161 1845">Chellow Dene Chapel Street -T1: Lawson Conifer: reduce in height by approximately 4.5 metres and reshape -T2: Lawson Conifer: reduce in height by approximately 4.5 metres and reshape</td> <td data-bbox="1161 1727 1426 1845">Granted</td> </tr> <tr> <td data-bbox="276 1845 517 1912">21/03229/FUL</td> <td data-bbox="517 1845 1161 1912">19 Barton Meadow – single storey side and rear extension</td> <td data-bbox="1161 1845 1426 1912">Permission with conditions</td> </tr> </tbody> </table> <p>6.2 Planning Applications Previously Considered</p> <table border="1" data-bbox="276 1912 1426 2004"> <thead> <tr> <th data-bbox="276 1912 517 1951">REFERENCE</th> <th data-bbox="517 1912 1161 1951">ADDRESS – PROPOSAL</th> <th data-bbox="1161 1912 1426 1951">PC RESPONSE</th> </tr> </thead> <tbody> </tbody> </table>			REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	21/01556/VARY	Avon Bank House, (Plot 1), Church Bank, Binton Road - Variation of Condition 1 of planning permission 20/01277/VARY to allow for the removal of the previously approved detached triple garage and garden machinery store, lowering of the ground level to part of the rear elevation, external material amendments, minor elevational changes, and various internal alterations. Planning permission 20/01277/VARY is an approved variation of condition 2 of planning permission 19/00804/VARY dated 4th.October 2019, which is an approved variation of condition of planning permission 18/00892/VARY, which is an approved variation of condition of planning permission 17/00181/VARY, which is an approved variation of condition of planning permission 15/02660/FUL. Original description of development: Construction of 2 no. dwellings	Permission with conditions	22/00110/TREE	Chellow Dene Chapel Street -T1: Lawson Conifer: reduce in height by approximately 4.5 metres and reshape -T2: Lawson Conifer: reduce in height by approximately 4.5 metres and reshape	Granted	21/03229/FUL	19 Barton Meadow – single storey side and rear extension	Permission with conditions	REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
REFERENCE	ADDRESS – PROPOSAL	SDC DECISION																
21/01556/VARY	Avon Bank House, (Plot 1), Church Bank, Binton Road - Variation of Condition 1 of planning permission 20/01277/VARY to allow for the removal of the previously approved detached triple garage and garden machinery store, lowering of the ground level to part of the rear elevation, external material amendments, minor elevational changes, and various internal alterations. Planning permission 20/01277/VARY is an approved variation of condition 2 of planning permission 19/00804/VARY dated 4th.October 2019, which is an approved variation of condition of planning permission 18/00892/VARY, which is an approved variation of condition of planning permission 17/00181/VARY, which is an approved variation of condition of planning permission 15/02660/FUL. Original description of development: Construction of 2 no. dwellings	Permission with conditions																
22/00110/TREE	Chellow Dene Chapel Street -T1: Lawson Conifer: reduce in height by approximately 4.5 metres and reshape -T2: Lawson Conifer: reduce in height by approximately 4.5 metres and reshape	Granted																
21/03229/FUL	19 Barton Meadow – single storey side and rear extension	Permission with conditions																
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE																

	22/00191/FUL	East View Barton Road – first floor extension	SUPPORT		
	22/00327/TREE	Chellow Dene Chapel Street -T1: Lawson Conifer: reduce in height by approximately 4.5 metres and reshape -T2: Lawson Conifer: reduce in height by approximately 4.5 metres and reshape	SUPPORT, subject to view of Tree Officer		
	22/00277/LBC	Cleavers Church Lane - Internal alterations to form a studio/bedroom in the roof space, including new rooflights - and replacement of the south-east side windows - all in the 2003 rear wing extension - amended scheme design of 21/02725/LBC	SUPPORT, subject to view of Listed Building Officer		
	22/00260/FUL	Acorns Barton Road – proposed single storey rear extension	SUPPORT		
6.3 Planning Applications Received From SDC for Consideration at Mar 2022 Parish Council Meeting					
	REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE		
	22/00351/TREE	Cherrycroft Church Street - -T1: Spruce: crown lift to 3.66 metres and reduce the height from 17.3 metres to approx. 13 metres	SUPPORT		
	22/00414/COUQ	Home Farm Barton Road - Prior approval notification for conversion of 2no. agricultural units to 5no. dwellings and associated operational development under Class Q(a) and Class Q(b)	OBJECT		
	22/00362/VARY	2 Rivermeade Barton Road - Variation of condition 3 (material amendments) on planning permission 19/01960/FUL	OBJECT		
	22/00359/FUL	Tally-ho 3 Chapel Row Chapel Street - Proposed rear single storey extension (previous application withdrawn)	SUPPORT		
	22/00360/LBC	Tally-ho 3 Chapel Row Chapel Street - Proposed rear single storey extension (previous application withdrawn)	SUPPORT *		
	22/00605/TREE	T1 – pine – fell	OBJECT unless unsafe **		
* subject to LBC Officer comments ** subject to Tree Officer comments					
6.4 Enforcement Issues There were none discussed.					
6.5 Other Planning Matters There were none discussed.					
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
		£596.34	£2.03	£598.37	
	Receipts – £nil				
	Transfer - £650.00				
	Proposed – Cllr M Lake		Seconded – Cllr D Jones		

	<p>7.2 Any Other Finance Matters</p> <p>Cllr Lake reported that the bank reconciliations had now been resolved. He emphasized the need to plan to spend money on Synder Meadow and the playground early in the new financial year.</p> <p>The clerk was asked to follow up on the latest VAT reclaim.</p>
8.	<p>Project Updates from Councillors</p> <p>Cllr Jones was obtaining a quotation for repairing the bench on Headland Rise and also the village gateway beyond Hunt Hall Lane which needed painting.</p> <p>Cllr Appleton was looking at playground equipment, having picked up the matter from Cllr Kennedy.</p> <p>Councillors asked the Clerk to the ownership of the verges on Boat Lane by obtaining WCC maps.</p> <p>The Councillors also queried who currently owned the allotments, believing it to be owned by a family trust. They emphasized the importance of protecting this land in the forthcoming Local Plan.</p>
9.	<p>Review Previous Actions – None</p>
10.	<p>Any Other Business</p> <p>Councillors considered what might be done in the village to commemorate the Queen's Platinum Jubilee. They had already agreed to plant trees (possibly 7 statement trees, one for each decade) and considered whether a memorial bench might be appropriate if a location could be agreed. The main issue was to find villagers willing to organize something. A village street party or a combined event with the school's WOAFest were considered. It was agreed that it might be appropriate to include an article in Welford Matters.</p> <p>Councillors agreed to support renewal of the WALC subscription.</p> <p>An article about the Parish Precept increase would appear in Welford Matters. Cllr Lake had drafted something which Cllr Carter was reviewing.</p> <p>The clerk advised that there had been no applications for the role of councillor and that the PC could therefore co-opt a new member.</p>
11.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 22nd Mar 2022 - Planning Committee Meeting, Memorial Hall • 5th Apr 2022 – Full Parish Council Meeting, Memorial Hall
	Meeting closed at 9.20 pm