

Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 5th Apr 2022 at 7:15 p.m.

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

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

Public: 1

Public Participation:

Item	
1.	Acceptance of Apologies – Cllr M Lake
2.	Declarations of Interest – None
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 1 st Mar 2022 and signed by the Chairman. Proposed – Cllr D Jones Seconded – Cllr N Appleton
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 drew councillors’ attention to the information issued regarding the 123 rubbish collection, noting that food caddys would be issued in April together with a calendar and explanatory booklet. Cllr Carter confirmed that this information had been posted on the Parish Council notice board.</p> <p>Cllr Perteghella advised that a free trial of e-cargo bikes would commence at the end of April and that businesses and voluntary organisations could register for this scheme and borrow the bikes for 3 months. She would arrange for information to be included in Welford Matters.</p> <p>Cllr Perteghella drew attention to the support that SDC and WCC were offering to families hosting Ukrainian refugees, observing that there would be families coming to Welford. Discussions included welcome packs, offering 2nd hand uniform, issuing an invitation to the annual parish meeting, having a Ukrainian ambassador for the village, posting a “are you new to the village?” section on the Parish Notice board alongside the Ukrainian flag. Cllr Perteghella offered support to councillors if they needed it. This matter was further discussed later in the meeting.</p> <p>Cllr Perteghella had contacted WCC about the biodiversity registration scheme and passed information on. Cllr Stanley was reviewing this with particular regard to Cress Hill. Cllr Carter observed that. Colin Barber might be able to help with the history.</p> <p>It was observed that a biodiversity scheme would be needed for the new</p>

	<p>Kehlstein application. The Clerk was requested to ask the Planning Officer how they were going to deal with biodiversity assessment on this site and to send a copy of the previous report. £140k was attached to previous assessment.</p> <p>Cllr Perteghella reported that it had been reported at the Climate Change Planning Meeting that the Council had received some funding “UK100”. Climate change training (20 places) was available so councils could become champions. If anyone was interested she would be happy to nominate them. Cllr Carter observed that Colin Winston might be interested and he would liaise with Cllr Perteghella on this matter.</p>																																								
6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table border="1"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>SDC DECISION</th> </tr> </thead> <tbody> <tr> <td>22/00605/TREE</td> <td>Darcy House, High Street - T1 – pine - fell</td> <td>No objection</td> </tr> <tr> <td>22/00277/LBC</td> <td>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</td> <td>Consent refused</td> </tr> <tr> <td>22/00149/FUL</td> <td>Land to the south of Mill Lane, Welford on Avon – erection of two dwellings and all associated works</td> <td>Permission with conditions</td> </tr> <tr> <td>22/00351/TREE</td> <td>Cherrycroft Church Street -T1: Spruce: crown lift to 3.66 metres and reduce the height from 17.3 metres to approx. 13 metres</td> <td>No objection</td> </tr> <tr> <td>22/00327/TREE</td> <td>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>No objection</td> </tr> <tr> <td>21/04020/VARY</td> <td>Garages at Headland Rise - Variation of Condition 2 (approved plans) of application 20/00375/FUL approved 15/07/2020 to incorporate design changes (original description of development: Demolition of 15 lock up garages and construction of two dwellings, car port and associated works)</td> <td>Permission with conditions</td> </tr> <tr> <td>22/00359/FUL 22/00360/LBC</td> <td>Tally-ho 3 Chapel Row Chapel Street - Proposed rear single storey extension (previous application withdrawn)</td> <td>Application withdrawn</td> </tr> <tr> <td>22/00247/TREE</td> <td>Appletrees, High Street – T1 laburnum remove</td> <td>No objection</td> </tr> <tr> <td>22/00248/TREE</td> <td>The Wynns, Chapel Street – T1 – lawson cypress - fell</td> <td>No objection</td> </tr> </tbody> </table> <p>6.2 Planning Applications Previously Considered</p> <table border="1"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>PC RESPONSE</th> </tr> </thead> <tbody> <tr> <td>22/00628/VARY</td> <td>Rose Cottage High Street Welford-On-Avon - Variation of condition 2 of planning permission 18/00945/FUL dated 16 July 2018 for the inclusion of gates set inboard of driveway entrance. Original description of development: Demolition of existing dwelling and construction of single replacement dwelling and amendment to existing vehicular access</td> <td>OBJECT</td> </tr> <tr> <td>22/00609/TREE</td> <td>Weston Close Frog Lane Welford-on-Avon - T1 maple, reduce by 1/3, removing approximately 3-4 metres. -G1, Lawson x2no. (T2, T3) - Fell. -T4 oak - Fell. -T5 birch - Fell.</td> <td>OBJECT</td> </tr> </tbody> </table>		REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	22/00605/TREE	Darcy House, High Street - T1 – pine - fell	No objection	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	Consent refused	22/00149/FUL	Land to the south of Mill Lane, Welford on Avon – erection of two dwellings and all associated works	Permission with conditions	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	No objection	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	No objection	21/04020/VARY	Garages at Headland Rise - Variation of Condition 2 (approved plans) of application 20/00375/FUL approved 15/07/2020 to incorporate design changes (original description of development: Demolition of 15 lock up garages and construction of two dwellings, car port and associated works)	Permission with conditions	22/00359/FUL 22/00360/LBC	Tally-ho 3 Chapel Row Chapel Street - Proposed rear single storey extension (previous application withdrawn)	Application withdrawn	22/00247/TREE	Appletrees, High Street – T1 laburnum remove	No objection	22/00248/TREE	The Wynns, Chapel Street – T1 – lawson cypress - fell	No objection	REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE	22/00628/VARY	Rose Cottage High Street Welford-On-Avon - Variation of condition 2 of planning permission 18/00945/FUL dated 16 July 2018 for the inclusion of gates set inboard of driveway entrance. Original description of development: Demolition of existing dwelling and construction of single replacement dwelling and amendment to existing vehicular access	OBJECT	22/00609/TREE	Weston Close Frog Lane Welford-on-Avon - T1 maple, reduce by 1/3, removing approximately 3-4 metres. -G1, Lawson x2no. (T2, T3) - Fell. -T4 oak - Fell. -T5 birch - Fell.	OBJECT
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22/00005/FUL	Kehlstein Barton Road Welford-on-Avon - Demolition of existing dwelling and associated outbuildings and erection of 24 dwellings (Class C3), including associated access, public open space, sustainable drainage and landscaping	DECISION ON HOLD pending discussions with developer
23/00362/VARY	2 Rivermeade, Welford on Avon - Variation of condition 3 (material amendments) on planning permission 19/01960/FUL	OBJECT, further comments submitted
20/00277/LBC	Cleavers, Church Lane, Welford on Avon - 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	OBJECT, based on LBC officer recommendation
6.3 Planning Applications Received From SDC for Consideration at Mar 2022 Parish Council Meeting		
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
20/00606/REM	Long Marston Airfield, Campden Rd, Lower Quinton - Submission of Reserved Matters (internal access, appearance, landscaping, layout and scale) for a Community Hub (containing Class E(a) (retail) and Class E(f) (Nursery) and Class F.2(b) Community Building uses), and Employment Hub (Class E(g)(i) Offices), including all associated works, pursuant to planning permission 14/03579/OUT (Outline application (with all matters reserved (access, appearance, landscaping, layout and scale) for future determination) for the erection of up to 400 dwellings (Class C2/C3), up to 4,000m2 employment hub (Class B1(a)-(c)) and a community hub (Class A1-A5/B1(a)/C3/D1/D2). Provision of new open space including parks and amenity space. Upgrading of existing access junction and provision of new emergency access off Campden Road and associated infrastructure, engineering and landscaping works including a new pedestrian/cycle link from Campden Road to the Stratford Greenway, sustainable urban drainage systems and all ancillary enabling works including demolition of existing buildings and structures) dated 28th February 2017.	No representation
22/00635/LDP	16 Samantha Close, Welford on Avon - The proposed project comprises a number of changes to the downstairs internal layout and window arrangements of one wing of an existing detached residential dwelling. The principle changes include (a) Forming a new downstairs room by the addition of internal studwork partitioning (b) Modification of an existing rear downstairs window to make it into a French door (c) Addition of a new single downstairs window to rear (d) Expansion of an existing single rear downstairs window to a double window (e) Conversion of an existing "faux" garage door to a four panel front window (and infill of masonry to match line of existing building) (f) Addition of a personnel door to the rear of an attached garage	No representation
22/00765/LDP	Chestnut Cottage, Chapel Lane, Welford on Avon - Proposed single storey side extension	SUPPORT subject to comments
22/00854/FUL	Tally Ho, Chapel Row, Chapel Street - Proposed rear single storey extension (previous two applications withdrawn)	OBJECT

	22/00850/COUQ	Nissoria, Binton Rd, Welford on Avon - Prior approval notification for the change of use of an agricultural building to one dwelling including associated operational development under Class Q.	OBJECT																																													
	22/00868/FUL	The Field House, Welford Pastures, Binton Rd, Welford on Avon - Proposed single storey side extension and first floor over existing garage.	OBJECT																																													
<p>6.4 Planning Enforcement There were no planning enforcement matters discussed.</p> <p>6.5 Other Planning Matters An email had been received from the applicants of the Field House development (22/00868/FUL). Cllr Carter noted that councillors had already considered this matter and submitted an objection.</p> <p>Cllr Hockaday reported that he had been approached for the council to meet a Stansgate Planning about a proposed development in the village. A suitable date to meet had yet to be agreed.</p> <p>The meeting with the developer of Kehlstein was due to take place in the next week.</p>																																																
7.	<p>Finance 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>WALC subscription 2022-23</td> <td>£570.00</td> <td>£91.00</td> <td>£661.00</td> <td>14</td> </tr> <tr> <td>SOA District Council (website)</td> <td>£233.10</td> <td>£46.62</td> <td>£279.72</td> <td>17</td> </tr> <tr> <td>WALC training</td> <td>£150.00</td> <td>£30.00</td> <td>£180.00</td> <td>19</td> </tr> <tr> <td>Clerks expenses (printing supplies)</td> <td>£72.97</td> <td>£0.00</td> <td>£72.79</td> <td>8</td> </tr> <tr> <td></td> <td>£1622.41</td> <td>£169.65</td> <td>£1792.06</td> <td></td> </tr> </tbody> </table> <p>Receipts – £nil Transfer - £1900.00 Proposed – Cllr D Jones Seconded – Cllr M Stanley</p> <p>7.2 Any Other Finance Matters None</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	WALC subscription 2022-23	£570.00	£91.00	£661.00	14	SOA District Council (website)	£233.10	£46.62	£279.72	17	WALC training	£150.00	£30.00	£180.00	19	Clerks expenses (printing supplies)	£72.97	£0.00	£72.79	8		£1622.41	£169.65	£1792.06	
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8.	<p>Project Updates from Councillors Cllr Jones advised that she was organising the Annual Parish Meeting and would include information about the support in the village for Ukrainian refugees.</p> <p>Cllr Stanley reported that he had ordered signs for the permitted footpath alongside the river regarding control of dogs when sheep were in the fields. He reported that the footpath audit had been completed and would be presented at the next full Parish Council meeting. He advised that Richard Barnard of WCC had confirmed that the pathway resurfacing and replacement of rails etc on the footpath to Cress Hill was WCC's liability and cost.</p>																																															

9.	Review Previous Actions – None
10.	<p>Any Other Business</p> <p>10.1 Queens Platinum Jubilee – it was agreed that 7 substantial trees would be purchased, one for each decade. Former Cllr Kennedy had prepared a map of suitable locations which Cllr Carter would try to obtain. She also had a list of suitable native species. The Clerk suggested a memorial plaque and this was agreed. She was asked to source. It was agreed that the trees should be planted in the autumn however details of location should be published in Welford Matters.</p> <p>10.2 Ukranian support – Cllr Jones and Cllr Stanley agreed to lead this project and would submit a response to the WCC questionnaire. They were asked to identify what support they needed from other councillors and from villagers. The matter would be added to the agenda for the Annual Parish Meeting. Cllr Hockaday suggested that a ukranian flag could be purchased and flown and the clerk was asked to liaise with the flagmaster, Peter Deakin, to arrange this.</p> <p>10.3 Councillor training – Cllr Jones and Cllr Appleton expressed interest in attending the playground assessment training in May and the clerk was asked to arrange this. Cllr Appleton and the clerk had attended the training on the Model Code of Conduct and would report on this at the next meeting. Cllr Stanley and the clerk had attended training on the planning process and would report on this at the next meeting.</p>
11.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 19th Apr 2022 - Planning Committee Meeting, Memorial Hall • 3rd May 2022 – Full Parish Council Meeting, Memorial Hall
	Meeting closed at 8.50 pm