

Welford-on-Avon Parish Council
MINUTES

Meeting	Planning Committee Meeting
Date, Venue	Tuesday 19 April 2022, Welford Memorial Hall
Attendees	Cllr S Carter, Cllr M Lake, Cllr M Stanley, Mrs I M Wibberley (Clerk)

Public Forum – 0

ITEM																										
1	Apologies – Cllr J Hockaday, Cllr D Jones, Cllr N Appleton																									
2	Declarations of Interest and Dispensations – None																									
3	Approval of Previous Minutes - It was agreed that the Minutes of the previous Planning Committee meeting (22nd March 2022) were a true and accurate record. Proposed – Cllr M Lake Seconded – Cllr M Stanley																									
4	<p>Planning Applications To consider the current planning applications listed by Stratford District Council. To include (but not exclusive to):</p> <table border="1"> <thead> <tr> <th><u>Reference</u></th> <th><u>Consultation Expiry Date</u></th> <th><u>Address</u></th> <th><u>Proposal</u></th> <th><u>PC Response</u></th> </tr> </thead> <tbody> <tr> <td><u>22/00952/LDP</u></td> <td>N/A</td> <td>Norcombe House Binton Road Welford-On-Avon</td> <td>Replace first floor windows/redesign ground floor windows</td> <td>SUPPORT</td> </tr> <tr> <td><u>22/00986/FUL</u></td> <td>05/05/2022</td> <td>Hill Crest Barton Road Welford-on-Avon</td> <td>Application for change of use of first floor accommodation above garage from holiday let (Granted under application 07/00870/FUL) to ancillary residential accommodation linked to the host property Hill Crest.</td> <td>SUPPORT</td> </tr> <tr> <td><u>22/01003/LBC</u></td> <td>06/05/2022</td> <td>Tally Ho, 3 Chapel Row Chapel Street Welford on Avon</td> <td>Proposed rear single storey extension</td> <td>SUPPORT subject to LBO</td> </tr> <tr> <td><u>22/01065/FUL</u></td> <td>10/05/2022</td> <td>Polruan Binton Road Welford-on-Avon</td> <td>Construction of two-storey rear extension and extension to garage</td> <td>SUPPORT</td> </tr> </tbody> </table>	<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Response</u>	<u>22/00952/LDP</u>	N/A	Norcombe House Binton Road Welford-On-Avon	Replace first floor windows/redesign ground floor windows	SUPPORT	<u>22/00986/FUL</u>	05/05/2022	Hill Crest Barton Road Welford-on-Avon	Application for change of use of first floor accommodation above garage from holiday let (Granted under application 07/00870/FUL) to ancillary residential accommodation linked to the host property Hill Crest.	SUPPORT	<u>22/01003/LBC</u>	06/05/2022	Tally Ho, 3 Chapel Row Chapel Street Welford on Avon	Proposed rear single storey extension	SUPPORT subject to LBO	<u>22/01065/FUL</u>	10/05/2022	Polruan Binton Road Welford-on-Avon	Construction of two-storey rear extension and extension to garage	SUPPORT
<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Response</u>																						
<u>22/00952/LDP</u>	N/A	Norcombe House Binton Road Welford-On-Avon	Replace first floor windows/redesign ground floor windows	SUPPORT																						
<u>22/00986/FUL</u>	05/05/2022	Hill Crest Barton Road Welford-on-Avon	Application for change of use of first floor accommodation above garage from holiday let (Granted under application 07/00870/FUL) to ancillary residential accommodation linked to the host property Hill Crest.	SUPPORT																						
<u>22/01003/LBC</u>	06/05/2022	Tally Ho, 3 Chapel Row Chapel Street Welford on Avon	Proposed rear single storey extension	SUPPORT subject to LBO																						
<u>22/01065/FUL</u>	10/05/2022	Polruan Binton Road Welford-on-Avon	Construction of two-storey rear extension and extension to garage	SUPPORT																						
5	Other Planning Matters (incl enforcement issues)																									
6	<p>Any Other Business <u>22/00628/VARY</u> - Rose Cottage High Street Welford-on-Avon - The gates have been amended to a five bar design. The Parish Council agreed to SUPPORT the change.</p> <p>Cllr Carter updated councillors on discussions with the Kehlstein developer – a footpath link to Samantha Close may not be possible because of the adjacent drain & 3rd party ownership. The developer is willing to provide hit and miss fencing in public areas The development plans have changed since reviewed by the Parish Council because ecological provision is required on site not off site. Donation to Sports Club requested by Parish Council. The total project cost is £250k and councillors suggested a donation of £40k/£50k would not be unreasonable. The developer observed that parking of all vehicles on site during the development phase may be difficult if the affordable housing has to be occupied before the development is complete.</p> <p>Councillors noted that they had received a letter from the owner of Field House in support</p>																									

	of their application - <u>22/00868/FUL</u> . Cllr Lake reminded the clerk to submit the Parish Council's application for a VAT rebate.
7	Dates of Future Meetings <ul style="list-style-type: none">• 3rd May 2022 – Full Parish Council Meeting, Memorial Hall• 24th May 2022 - Planning Committee Meeting, Memorial Hall

Meeting Closed – 8.00 pm