

## Welford-on-Avon Parish Council

### Minutes of the Meeting held on Tuesday 3<sup>rd</sup> May 2022 at 7:15 p.m.

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

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

Public: 1

Item	
1.	<b>Acceptance of Apologies – Cllr J Hockaday</b>
2.	<b>Declarations of Interest – None</b>
3.	<b>Approval of Minutes –</b> The minutes were accepted as a true record of the meeting of 5 <sup>th</sup> Apr 2022 and signed by the Chairman. Proposed – Cllr M Stanley                      Seconded – Cllr N Appleton
4.	<b>Matters arising not covered elsewhere on the agenda – None</b>
5.	<p><b>County Councillor’s Report:</b> Absent.</p> <p><b>District Councillor’s Report:</b> Cllr Perteghella reported that the District Council unanimously backed the Lib Dem motion in support of Ukrainian refugees which asked the leader to write to the Home Secretary to ease the rigid entry requirements, do more to enable councils to be part of a resettlement scheme, and reiterate the readiness of SDC to welcome refugees.</p> <p>Cllr Perteghella updated the meeting on charges for green bin collections and the new “123plus” new waste collection which would start in August 2022.</p> <p>Cllr Perteghella advised that the merger between Warwick and Stratford District Councils had been called off. She explained some of the reasons why and the Parish Councillors expressed disbelief that these should have emerged at such a late time after months of hard work from the officers of both councils and considerable wasted expense. They expressed concern at the likely effect on cuts to essential services, cost savings and the SDC budget. They encouraged Cllr Perteghella to continue to question SDC how they would deal with these matters and why the barriers to the merger had only become apparent at such a late stage.</p> <p>Cllr Perteghella advised that some residents had contacted her regarding overgrown footpaths, including from High Street to Fraser Way and the one from Bell Green to Duck Lane. The Parish Council would check when Limebridge were next due to carry out their maintenance work.</p> <p>With regard to planning applications, Cllr Perteghella noted the recent appeal against the council’s decision to refuse planning permission for Weston House and observed that she would be commenting on this, and would also be</p>

	<p>commenting on the Kehlstein application once she had seen the Biodiversity Impact assessment calculation, and other missing information.</p> <p>She drew attention to the Infrastructure Funding List and the need to apply for CIL funding for infrastructure projects.</p>	
6.	<p><b>Planning</b></p> <p><b>6.1 Report of Planning Notices received from Stratford DC</b></p>	
	<p><b>REFERENCE</b></p>	<p><b>ADDRESS – PROPOSAL</b></p>
	<p>21/04015/FUL</p>	<p><b>Churchbank House, Church Bank, Binton Road, Welford-on-Avon</b> - Proposed new detached dwelling and garage with home office over</p>
	<p>22/00260/FUL</p>	<p><b>Acorns, Barton Road, Welford-On-Avon</b> - Proposed single storey rear extensions</p>
	<p>22/00609/TREE</p>	<p><b>Weston Close, Frog Lane, Welford-on-Avon</b> -T1 maple, reduce by 1/3, removing approximately 3-4 metres. -G1, Lawson x2no. (T2, T3) - Fell. -T4 oak - Fell. -T5 birch - Fell.</p>
	<p>22/00850/COUQ</p>	<p><b>Nissoria, Binton Road, Welford-on-Avon</b> - prior approval notification for the change of use of an agricultural building to one dwelling including associated operational development under Class Q.</p>
	<p>22/00885/FUL</p>	<p><b>The Ridge House, Bunkers Hill, Barton Road, Welford-on-Avon</b> - Alteration and extension to form residential annex and new detached double garage</p>
	<p>21/04046/FUL</p>	<p><b>Darcy And Demis, Two Acre Lane, Welford-on-Avon</b> - Erection of new dwelling and all associated works (part retrospective)</p>
	<p>22/00628/VARY</p>	<p><b>Rose Cottage, High Street, Welford-On-Avon</b> - 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</p>
	<p><b>SDC DECISION</b></p>	<p>APPROVED subject to conditions</p>
		<p>APPROVED subject to conditions</p>
		<p>NO OBJECTION</p>
		<p>APPLICATION WITHDRAWN</p>
		<p>APPLICATION WITHDRAWN</p>
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<b>6.2 Planning Applications Previously Considered</b>		
<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>	<b>PC RESPONSE</b>
<a href="#">22/00952/LDP</a>	<b>Norcombe House Binton Road Welford-On-Avon</b> - Replace first floor windows/redesign ground floor windows	SUPPORT
<a href="#">22/00986/FUL</a>	<b>Hill Crest Barton Road Welford-on-Avon</b> - 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
<a href="#">22/01003/LBC</a>	<b>Tally Ho, 3 Chapel Row Chapel Street Welford on Avon</b> - Proposed rear single storey extension	SUPPORT subject to LBO
<a href="#">22/01065/FUL</a>	<b>Polruan Binton Road Welford-on-Avon</b> - Construction of two-storey rear extension and extension to garage	SUPPORT
<b>6.3 Planning Applications Received From SDC for Consideration at Mar 2022 Parish Council Meeting</b>		
<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>	<b>PC RESPONSE</b>
<a href="#">22/01167/TREE</a>	<b>Chestnut Cottage Church Lane Welford-on-Avon</b> - T1 - norway maple - Reduce crown height from approx 9metres to 6metres and reshape crown. T2 - deodar cedar - Reduce crown height from approx 11metres to 8metres and reshape crown. T3 - leylandii - Fell	OBJECT
<a href="#">22/00941/FUL</a>	<b>Land South of The Milcote Road Milcote Road Weston-on-Avon</b> - Proposed agricultural grain storage building with concrete apron and access drive.	OBJECT
<a href="#">22/01060/FUL</a>	<b>Ashgrove Long Marston Road Welford-on-Avon</b> - Proposed alterations to existing room over garage to increase headroom. Also to include 2No. rooflights to rear elevation	SUPPORT
<a href="#">22/00958/TREE</a>	<b>Coppers Chapel Street Welford-on-Avon</b> - T1 x2 Apple - Fell. T2 Holly - Fell. T3 x3 Apple - to be pruned 4m height to top crown and 3 metres spread T4 x1 Apple to be pruned 4m height to top crown 4 metre spread	SUPPORT, subject to Tree Officer's views
<a href="#">22/01162/COUQ</a>	<b>Home Farm Barton Road Welford-on-Avon</b> Prior approval notification for conversion of 2no. agricultural buildings to 5no. dwellings (comprising 2 larger dwellinghouses and 3 smaller dwellinghouses) and associated operational development under Class Q(a) and Class Q(b)	OBJECT
<a href="#">22/01123/LBC</a>	<b>Cleavers Church Lane Welford-on-Avon</b> - Internal alterations to the utility and 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. Amendments to Listed Building Consent 21/02725/LBC for replacement glazing to extension and revised toilet/shower layout	SUPPORT subject to LBO
<a href="#">APP/J3720/W/22/3 293556</a>	<b>Weston House , Milcote Road, Welford-On-Avon</b> - Construction of four dwellings and alterations to the existing retained dwelling (including demolition of the later additions and attached garage) with associated works including revised access arrangements and landscaping	OBJECT
<a href="#">22/00905/LDP</a>	<b>Milham Meadow Binton Road Welford-on-Avon</b> - Erection of single storey, oak framed conservatory to rear.	OBJECT

	<b>6.4 Planning Enforcement</b>			
	The clerk was asked to follow up regarding the signs at Welford Chase.			
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>
	Clerk Salary	£486.20	£0.00	£486.20
	Clerks Phone O2 (paid by DD)	£10.14	£2.03	£12.17
	Donation Millennium Trust - monthly	£100.00	£0.00	£100.00
	Doug Lewis	£45.00	£0.00	£45.00
	DM Payroll Services	£120.00	£0.00	£120.00
	Signs Express	£119.85	£23.97	£143.82
	ICO annual data protection fee	£40.00	£0.00	£40.00
	Bank charges	£8.00	£0.00	£8.00
		<b>£929.19</b>	<b>£26.00</b>	<b>£955.19</b>
	<p><b>Receipts</b> – £18,240 (precept)  <b>Transfer</b> - £1000.00  Proposed – Cllr M Lake Seconded – Cllr D Jones</p> <p><b>7.2 Any Other Finance Matters</b>  Cllr Lake would circulate a summary of the 2021-22 expenditures to councillors. Income for the year was £31k with expenditure of £25k giving a £5k surplus. Reserves stood at £1k for the defibrillators, £10k for playground equipment and £20k general reserves. He emphasized the need to spend the money set aside for playground equipment. Half of the precept money had been received in the month.</p> <p>Cllr Lake and the clerk would deal with preparation of the final accounts and the audit and would report back to the Parish Council.</p> <p>Cllr Lake noted that there was a £1700 grant which needed to be claimed for tree planting.</p>			
8.	<b>Project Updates from Councillors</b>			
	<p>Cllr Appleton reported that he would be meeting the Evesham Freight Partnership the following week and asked councillors to let him know if there were matters to be raised. Cllr Carter queried weight limit signs on the Barton Road and Cllr Appleton agreed to check. The increasing number of heavy vehicles going over the bridge into Welford was discussed.</p> <p>Cllr Appleton and the clerk had attended Councillor Code of Conduct training. A model document had been adopted by SDC and local councils were being encouraged to also adopt this. If the Code is adopted by WPC then they need to report this to the SDC monitoring officer. Further training was available for councillors interested at the end of the week.</p> <p>Cllr Appleton observed that the Church Street granite setts were not yet in place and he had followed up about the £10k funding for this with Alan</p>			

	<p>Caldwell Jones and Cllr Daren Pemberton.</p> <p>Cllr Stanley reported on the footpath survey/audit he had carried out. He had identified priorities for remedial action. He had reported the blockage of SD39 footpath by Rummer Stud Farm to Richard Barnard at WCC. Not cleared as path. His other concerns were the path from Barton Road up to the farm on Hunt Hall Lane which needed stoning and the path along the river from River Meade to Barton Lock which needed strimming. Generally the footpaths were in good condition. It was agreed that the information should be included in Welford Matters and on the village website. Whilst footpaths were the responsibility of WCC rather than WPC the Parish Council agreed to get quotes from Limebridge to carry out the improvements/maintenance needed. This is not the PC responsibility. Cllr Stanley and the clerk would facilitate this. Cllr Carter noted that he had 6 waypost signs available which could be installed once a handyman was available to do this.</p> <p>Cllr Stanley reported that he was investigating what needed to be done to register Cress Hill as a project for biodiversity funding.</p> <p>Cllr Jones updated the meeting regarding the organisation of the Annual Parish Meeting.</p> <p>Cllr Jones advised on what support she and Cllr Stanley had set up (with IT support from Cllr Appleton) for those hosting Ukrainians who were arriving in the village and immediate surrounding area. A private facebook group had been established. An article would be placed in Welford Matters to inform the community. The clerk confirmed she would be ordering a Ukrainian flag.</p> <p>Cllr Jones raised the matter of the school playground. It was noted that this field was owned by WCC rather than the school. It was agreed that a larger area was needed for playground equipment and that a plan/proposal for the location and type of equipment would be prepared which could then be discussed with the school and WCC.</p>
9.	<b>Review Previous Actions – None</b>
10.	<p><b>Any Other Business</b></p> <p>The clerk noted the recent letter received from Michael Brockington regarding traffic in the village. Cllr Carter confirmed he was happy to meet Mr Brockington to discuss his concerns. It was also noted that WCC Highways were unwilling to approach residents to secure additional land to widen the footpath on the Long Marston road.</p> <p>It was agreed that the next meeting would take place at 6pm on 19<sup>th</sup> May and the agenda would include review of procedures.</p> <p>Cllr Carter advised that Alan Caldwell Jones had been in touch about street closure at the Bell for 1 week to dig up the road to try to sort the drains and the Parish Council had been asked to notify any dates to avoid. It was agreed that</p>

	<p>school term time was probably more difficult than school holidays. Cllr Carter would respond accordingly.</p> <p>Cllr Jones confirmed that the ID number had been re-marked on the village defibrillators.</p>
11.	<p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>• 24th May 2022 - Planning Committee Meeting, Memorial Hall</li> <li>• 7<sup>th</sup> June 2022 – Full Parish Council Meeting, Memorial Hall</li> </ul>
	<p>Meeting closed at 9.39 pm</p>