

## Welford-on-Avon Parish Council MINUTES

**Minutes of the Meeting held on  
Tuesday 7<sup>th</sup> June 2022 at 7:15 p.m.**

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

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

Public: 5

Presentations were made by residents and the developer in relation to Rosslyn  
([22/01252/FUL](#))

Item	
1.	<b>Acceptance of Apologies</b> – Cllr S Carter, Cllr J Hockaday
2.	<b>Declarations of Interest</b> – None
3.	<b>Approval of Minutes</b> – The minutes were accepted as a true record of the meeting of 3 <sup>rd</sup> May 2022 and signed by the Chairman. Proposed – Cllr D Jones                      Seconded – Cllr M Stanley
4.	<b>Matters arising not covered elsewhere on the agenda</b> – None
5.	<p><b>County Councillor’s Report:</b> Absent</p> <p><b>District Councillor’s Report:</b> Cllr Perteghella thanked residents for attending the Platinum Jubilee picnic in the village hall which had been a great success, and she also thanked the village hall committee for organising. Photos would appear in The Herald this week.</p> <p>The Task and Finish Group for self build and Custom Housing policy, of which Cllr Perteghella was a member, had finished its work and produced lots of recommendations. These included a split of the register with the first part being for those with local connections. They also proposed charges for entry onto the register (nationally these ranged between £20 and £125) and that plots of land should be marketed as self build for a period of time (in other Local Authorities this varies from 9 to 24 months). The register is used by the Council to justify housing development, Cllr Perteghella would send the Parish Council a copy of the recommendations. The recommendations would be considered by Cabinet.</p> <p>The revised Preferred Options Site Allocation Plan will be out for public consultation in June after which it would go to the Inspector and become policy. It was noted that Millers Close was still included. It was suggested that a working group might be set up to review this. It was noted that Welford was second of all local service villages for the highest percentage of houses completed or committed, in relation to the core strategy allocation for local service villages. It might be that this evidence could be used to argue against further development with reference to</p>

	policies CS15 and CS16.	
	The £150 rebate is being paid to council tax payers in bands A to D. Cllr Perteghella asked to be notified if any resident had not received this.	
6.	<b>Planning</b>	
	<b>6.1 Report of Planning Notices received from Stratford DC</b>	
	<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>
	<a href="#">22/00854/FUL</a>	<b>Tally-ho, 3 Chapel Row, Chapel Street, Welford-on-Avon</b> – proposed rear single storey extension
	<a href="#">22/01003/LBC</a>	<b>Tally-ho, 3 Chapel Row, Chapel Street, Welford-on-Avon</b> – proposed rear single storey extension
	<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
	<a href="#">22/01167/TREE</a>	<b>Chestnut Cottage Church Lane Welford-on-Avon</b> -T1 Norway maple - Reduce crown height from approximately 9metres to 6metres and reshape crown. -T2 Deodar cedar - Reduce crown height from approximately 11metres to 8metres and reshape crown. -T3 Leyland cypress - Fell.
	<b>6.2 Planning Applications Previously Considered</b>	
	<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>
	<a href="#">22/01362/TREE</a>	<b>Pear Tree House High Street Welford-on-Avon</b> -T1 ash - Reduce height by 25-30%, approximately 5.5metres and remove lowest limb over grassed area. -T2 holly - Reduce height by 40%, approximately 4metres
	<a href="#">22/01293/TREE</a>	<b>Cherrycroft Church Street Welford-on Avon</b> -T1 conifer - Reduce to ground level.
	<a href="#">22/01206/LDE</a>	<b>Boat Cottage Duck Lane Welford-on-Avon</b> - The existing use of the curtilage land surrounding boat cottage for which this certificate of lawfulness is ought is for residential purposes falling within use class C3 of the use classes order.
	<a href="#">22/01265/VARY</a>	<b>Avonside Caravan Site Binton Road Welford-On-Avon</b> - Variation of condition 1 of planning permission 15/04459/VARY (date of decision 17/03/2016) to allow the caravans to be occupied for the purpose of holiday occupation throughout the year
	<b>6.3 Planning Applications Received From SDC for Consideration at June 2022 Parish Council Meeting</b>	
	<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>
	<a href="#">22/01366/FUL</a>	<b>Chestnut Cottage Chapel Street Welford-on-Avon</b> - Proposed single storey rear/side extension
	<a href="#">22/01252/FUL</a>	<b>Rosslyn Binton Road Welford-On-Avon</b> - Modifications to existing house to include demolition of existing garage, rear and side extensions and construction of new dwelling in rear garden of existing house
	<a href="#">22/01314/FUL</a>	<b>Bunkers Hill, The Ridge House Barton Road Welford-On-Avon</b> - Alteration and extension to form residential annex and new detached double garage.
	<b>SDC DECISION</b>	<b>PC RESPONSE</b>
	04/05/2022 Permission with conditions	SUPPORT
	13/05/2022 Permission with conditions	SUPPORT
	20/05/2022 No objection	NO REPRESENTATION
	26/06/2022 No objection	OBJECT
		SUPPORT
		OBJECT
		SUPPORT

	<a href="#">22/00114/OUT</a>	<p><b>Willicote Farm Campden Road Clifford Chambers Stratford-upon-Avon</b> - Hybrid planning application for the change of use of land and existing buildings from equestrian / employment use, to a wildlife park visitor attraction comprising A) full planning application for change of use of 4 existing buildings into a staff building, a storage /workshop building, covered picnic area and a cafe and indoor play building; erection of a new admissions building, amphitheatre, seasonal artificial ice rink, 2 x tobogganing slopes, 4 x retail huts, animal houses, enclosures and associated exhibits, amenity buildings, walk through time dinosaur exhibit and 2 units of overnight staff accommodation; the installation of a new main vehicle access, car parking facilities and internal roads and paths, animal fencing and perimeter service track, the creation of ponds and boating lake; and B) outline planning permission to enlarge the wildlife park visitor attraction to include further animal paddocks, ancillary animal houses, enclosures and exhibits and play areas, up to 45 units of overnight visitor accommodation, the creation of ponds, landscape features and planting.</p>	DECISION ON HOLD PENDING FURTHER REVIEW		
<p><b>6.4 Planning Enforcement and other planning matters</b> Application <a href="#">22/00362/VARY</a> (2 Rivermeade) was going to committee on 8 June with a recommendation to approve. The Parish Council had objected and would be attending to present its reviews.</p>					
7.	<p><b>Finance</b> <b>7.1 Approval of items requiring payment</b></p>				
<b>Item</b>		<b>Base</b>	<b>VAT</b>	<b>Total</b>	<b>Bdgt.</b>
Clerk Salary		£486.20	£0.00	£486.20	7
Clerks Phone O2 (paid by DD)		£10.93	£2.19	£13.12	8
Donation Millennium Trust - monthly		£100.00	£0.00	£100.00	15
WALC training ( M Stanley)		£30.00	£6.00	£36.00	19
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WALC training ( N Appleton)		£17.50	£3.50	£21.00	19
WALC training ( D Jones)		£17.50	£3.50	£21.00	19
Bank charges		£8.00	£0.00	£8.00	8
SLCC membership		£134.00	£0.00	£134.00	14
Limebridge		£986.00	£197.20	£1183.20	21,22,23
Community First (insurance)		£732.66	£0.00	£732.66	13
Christopher Noble (handyman)		£134.40	£0.00	£134.40	
		<b>£2687.19</b>	<b>£218.39</b>	<b>£2905.58</b>	
<p><b>Receipts</b> – £0.00</p>					
<p><b>Transfer</b> - £2700.00</p>					
<p>Proposed – Cllr M Lake                      Seconded – Cllr D Jones</p>					
<p><b>7.2 Any Other Finance Matters</b></p>					
<p>Cllr Lake reminded the meeting of the need to spend the money agreed on playground equipment and noted the addition CiL money received. The internal audit fees were £150 last year and it was agreed that a small increase might be acceptable as requested by the auditor. Cllr Lake and the Clerk would progress this.</p>					

8.	<p><b>Project Updates from Councillors</b></p> <p>Cllr Jones reported that the bench on Headland Rise had been repaired. Cllr Stanley queried whether the handyman would be able to assist with putting up additional 4 finger posts, and it was noted that there was other work to be done including the village gateway on the Barton Road, painting the scout hut doors, notice boards needed sanding &amp; treating as did the bench by church and benches in the park.</p> <p>Cllr Stanley would be meeting Limebridge to discuss work on the footpaths as identified in the footpath audit. It was noted that a footbridge on the permissive river path which was on the Church land was rotten and needed repair. Cllr Stanley would talk to the land agent about getting this repaired. The signs for Synder Meadow, taken down over a year ago to be painted, were still with the former handyman. Residents had asked for them to be re-instated. Cllr Carter would follow up on this.</p> <p>Cllrs Jones and Appleton had carried out a visual inspection of the Playground equipment. The clerk was asked to find previous inspection reports.</p> <p>The information provided by Cllr Jones about caravan parks planning and licensing conditions was noted.</p>
9.	<b>Review Previous Actions</b> – None
10.	<b>Any Other Business</b>
11.	<p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>• 21st June 2022 - Planning Committee Meeting, Memorial Hall</li> <li>• 5<sup>th</sup> July 2022 – Full Parish Council Meeting, Memorial Hall</li> </ul>
	Meeting closed at 9.39 pm