

## Welford-on-Avon Parish Council

### Minutes of the Meeting held on Tuesday 5<sup>th</sup> July 2022 at 7:15 p.m.

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

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

Public: 1

**Public Participation:** A member of the public attended and spoke on flood and drainage issues in the Pool Close/Chapel Street area of Welford and her attempts to resolve these matters. Cllr Jones agreed to help assist with pursuing solutions to these long standing problems.

Item	
1.	<b>Acceptance of Apologies</b> – Cllr S Carter
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 7 <sup>th</sup> Jun 2022 and signed by the Chairman. Proposed – Cllr M Stanley                      Seconded – Cllr N Appleton
4.	<b>Matters arising not covered elsewhere on the agenda</b> – None
5.	<p>Cllr Perteghella advised that the next full district council meeting would take place on 11 July and that her Group had submitted 2 motions once of which was requesting that FOI requests be published on the SDC website as they are on the WCC website. The group has also tabled a number of questions including information about how council services that use a lot of energy (eg leisure centre) will be affect by inflation and whether a new budget will be prepared (the current budget was based on 2% inflation). They had also queried whether the council has applied for the Levelling Up Round 2 funds available from 6 July.</p> <p>At her recent surgery the footpath on Long Marston road arose as an issue particularly for mobility equipment and pushchairs. Cllr Pemberton has said he will look at it again. Cllr Appleton advised that he was also discussing this matter with residents and WCC. An inspection was done a year ago and WCC officers agreed that the footpath needed improvements. The process is costly and therefore lower on the list of WCC priorities. Highways will top dress or reconstruct (but at least 7 years time for reconstruction).</p> <p>Cllr Perteghella advised that the Council tax rebate had now been paid to those residents who pay by direct debit and that others could now apply online by the 31 July deadline. SDC have written to those who are eligible</p> <p>Consultation on the Walking and cycling infrastructure is ongoing at the present. This would be incorporated into the County Council's strategy. It was suggested that the Parish Council might submit comments to this strategy.</p>

	<p>The Parish Council had raised recent issues concerning the planning application for The Hive (22/00036/FUL) and its referral to planning committee with Cllr Perteghella. She would assist the Parish Council with resolving these matters and advised that there was a formal complaints process which should be followed if the Parish Council were unhappy with procedures.</p> <p>Cllr Perteghella observed in connection with the recent Weston House appeal decision that SDC do not hold a list of designed heritage assets. A motion/question on this matter will be submitted to the SDC October full council meeting.</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><b>SDC DECISION</b></p>
	<p>22/00362/VARY</p>	<p><b>2 Rivermeade, Barton Road, Welford-on-Avon</b> - Vary conditions 2 (approved plans) and 3 (materials) of planning permission 19/01960/FUL (Erection of single storey rear extension and detached garage) (date of decision 18.10.2019) to allow for changes to external materials, eaves height of rear extension, changes to rear window and velux rooflights and the siting and design of the garage doors</p>	<p>Refused</p>
	<p>22/01162/COUQ</p>	<p><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)</p>	<p>Granted with conditions</p>
	<p>22/01293/TREE</p>	<p><b>Cherrycroft, Church Street, Welford-on-Avon</b> - T1 conifer - Reduce to ground level.</p>	<p>No objection</p>
	<p>22/00986/FUL</p>	<p><b>Hill Crest , Barton Road, Welford-On-Avon</b> – application for change of use for 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</p>	<p>Granted with conditions</p>
	<p>22/00941/FUL</p>	<p><b>Land south of the Milcote Road, Weston on Avon</b> – proposed agricultural grain storage building with concrete apron and access drive</p>	<p>Application withdrawn</p>
	<p><b>6.2 Planning Applications Previously Considered</b></p>		
	<p><b>REFERENCE</b></p>	<p><b>ADDRESS – PROPOSAL</b></p>	<p><b>PC RESPONSE</b></p>
	<p>22/0005/FUL</p>	<p><b>Kehlstein Barton Road</b> - Amended application - Demolition of existing dwelling and associated outbuildings and erection of 24 dwellings (Class C3), including associated access, public open space, sustainable drainage and landscaping</p>	<p>Support</p>

22/00114/OUT	<b>Willicote Farm Campden Road Clifford Chambers</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.	Object
22/01548/FUL	<b>Elm Leys Hunt Hall Lane Welford-on-Avon</b> - Erection of new agricultural building, alteration and extension of existing agricultural building, relocation of agricultural building	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="#">22/01780/TREE</a>	Calthorpe Cottage Boat Lane Welford-on-Avon - -T1 walnut - Fell	Support subject to Tree Officer
<a href="#">22/01765/TREE</a>	Laurel House Church Street Welford-On-Avon - G1 - leylandi x5 - Fell	Support subject to Tree Officer
<a href="#">22/01771/TREE</a>	Lumiere High Street Welford-On-Avon T1 - laurel - Reduce to 2metres	Support subject to Tree Officer
<a href="#">22/01354/FUL</a>	Macbeth Cottage Evesham Road Lower Binton Stratford-Upon-Avon - Formation of new vehicular access and provision of associated on-site car parking spaces	Object
<a href="#">22/01782/FUL</a>	Brookwood Binton Road Welford-on-Avon Stratford-upon-Avon - New roof dormers to side elevations and rear balcony	Object
<a href="#">22/01755/LBC</a>	Weston Close Frog Lane Welford-on-Avon Stratford-upon-Avon - Replacing three sets of non-original windows with single-pane, steel-coated windows with leaded lights.	support subject to LBC
<b>6.4 Planning Enforcement</b> The Headland Road garages (21/04020/VARY) had been sold by the original developer. It was noted that the footpath was closed at present but no one was working on site. It was agreed that the clerk should raise this matter with planning enforcement.		
<b>6.5 Other planning matters</b> <a href="#">22/01206/LDE</a> - Boat Cottage Duck Lane – part of the gravel drive had been replaced. Councillors queried whether this formed part of their land ownership. The clerk was asked to check the minutes from a year ago.		
7.	<b>Finance</b> <b>7.1 Approval of items requiring payment</b>	

Item	Base	VAT	Total	Bdgt.
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
Bank charges	£8.00	£0.00	£8.00	
SDC dog waste bin collection charge	£442.00	£73.80	£369.00	27
Christopher Noble (handyman)	£364.00	£0.00	£364.00	27
Limebridge	£986.00	£197.2	£1183.20	27
PIRMS playground inspection	£71.00	£0.00	£71.00	20
Insurance annual premium (additional)	£15.13	£0.00	£15.13	13
	<b>£2,683.85</b>	<b>£273.19</b>	<b>£2,410.66</b>	
<p><b>Receipts</b> – £nil  <b>Transfer</b> - £2,000.00  Proposed – Cllr M Lake Seconded – Cllr M Stanley</p> <p><b>7.2 Any Other Finance Matters</b>  The Parish Council had now received CiL money for Rose Cottage.  Cllr Lake will look at the spreadsheet and bank reconciliations.</p>				
8.	<p>Project Updates from Councillors</p> <p>Cllr Lake reported that the beavers and the cubs had been advised that they could not use the playing field in the future as it was a school asset and the gates would be locked. The wooden gate has been replaced by a large green padlocked gate and signs had now been put on the gate advising that no one can use the field. The gate was currently being locked during day time. Cllr Appleton wanted to be clear on the playground ownership as the Parish Council was looking to put up further playground equipment. Cllr Pemberton had suggested the Parish Council might take ownership of the playing field. In principle the Parish Council would be interested in taking this on as a parish asset. Cllr Appleton would pursue discussions with WCC. Cllr Carter will contact the school once the relevant information is to hand.</p> <p>Cllr Appleton is looking at the footpaths on the Long Marston Road past the Maypole. An inspection was done a year ago and WCC officers agreed that the footpath needed improvements. Highways will top dress or reconstruct but the timetable for reconstruction is at least 7 years. Cllr Appleton has informed the local residents of this but they are seeking full footpath reconstruction. The camber is not good and the telegraph pole is not ideally located. There may be a wayleave for the telegraph pole so perhaps it could be moved to a wider place on the footpath. Cllr Appleton will ask WCC about the pole.</p> <p>Cllr Appleton drew attention to the possible footpath connection between Samantha Close and the Kehlstein development. The applicant was not keen on this but it might be something that S106 funds from this development might be used for. Councillors were keen to pursue such an option.</p> <p>Cllr Appleton had reviewed the traffic data from surveys 5 years ago. It was agreed that it would be helpful to have a comparison at the same time of year</p>			

(November). Doing surveys more regularly would provide useful data to see trends.

A request has been made to WCC to implement traffic surveys at 5 points in the village to assess the traffic situation within the village. Directional and speed flows will be monitored 24/7. It was hoped this would commence before the school holidays however if that was not possible then the agreed traffic survey should be done in November instead. The survey would be done using strips across the road rather than cameras as these were the best for base line data. Councillors also agreed that traffic surveys would be carried out regularly, every year or every other year. Cllr Appleton would check the previous locations for the survey to ensure consistency of data. A local resident had offered to pay for a speed camera. Councillors decided to accept this offer and also pay for one further speed camera. Several poles would be required so that the location of the cameras could be changed.

Cllr Stanley advised that the dog walker signs recently purchased for the permissive footpath by River Avon appeared to be working well. The WhatsApp group and the farmer were happy that the system was running smoothly. The wooden bridge nearest the weir was showing signs of wear and tear and contact had been made with Chris Smith at Gloucester Diocese to investigate speedy repairs.

No progress was being made with the remedial work agreed for the Cress Hill footpath despite the efforts of Cllr Stanley to follow up on his meeting with Richard Barnard at WCC. He was now also logging issues regarding paths directly to WCC through their online system. This will provide regular updates and a permanent record of issues and action taken. Hopefully the overhanging trees, broken handrails and uneven surface will gain greater priority since they have accepted it is their responsibility. Cllr Stanley met with Limebridge and was assured that the overgrown areas of the walk nearer to Barton will be a priority which they will start early in July.

Cllr Stanley reported that the 3 paths identified as areas off concern following the audit in February and March this year have been discussed with Limebridge. These were the path to Long Marston, Binton road to Church Street and the bottom of Boat lane to the steps alongside the weir. Limebridge will supply appropriate quotes within the coming month and would expect to undertake the work in October this year. The surface of the footpath opposite Headland Road needs improving and this will be done in October.

The path alongside rumour Stud to Long Marston has been reported to WCC using their online system.

Following the Inspectorate report on Weston House which outlined reasons to reject including reference to school capacity, Cllr Stanley had undertaken some research to look at school numbers and the impact on class sizes. At present he was awaiting full details from Welford school. Interesting enough they have details of children who have failed to gain entry to the feeder secondary school (Stratford High) which will hopefully provide further evidence

	to limit house building in the village.
9.	<b>Review Previous Actions</b> – None
10.	<p><b>Any Other Business</b></p> <p>Cllr Appleton queried whether anyone knew of properties in the village which might be available for a Ukranian family temporary living in the village but now expecting to be here for some time and looking for some more independence for 2 adults and 2 children. Councillors observed that there were 2 empty properties in the village to their knowledge.</p> <p>It was agreed that discussions on the Annual Meeting would be postponed to August.</p>
11.	<p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>• 19th July 2022 - Planning Committee Meeting, Memorial Hall</li> <li>• 2<sup>nd</sup> August 2022 – Full Parillors Council Meeting, Memorial Hall</li> </ul>
	Meeting closed at 9.21 pm