

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 6th September 2022 at 7:15 p.m.**

Present: Cllr S Carter, Cllr N Appleton, Cllr M Stanley, Cllr D Jones, Cllr R Brown

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

Public: 6

Public Participation: Prior to the meeting residents spoke on two applications Rosslyn (22/02304/FUL) and One Acre (22/02351/FUL). In both instances residents were opposed to the proposed developments.

Item	
1.	Acceptance of Apologies – Cllr J Hockaday, Cllr M Lake
2.	Declarations of Interest – None
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 2 nd August 2022 subject to minor amendments for signature by the Chairman. Proposed – Cllr N Appleton Seconded – Cllr R Brown
4.	Matters arising not covered elsewhere on the agenda – None
5.	<p>Report from County and District Councillors</p> <p>Cllr Perteghella reported that there were still some issues with the 123+ waste collection, some residents had not received their caddys and there had been complaints about maggots.</p> <p>Cllr Perteghella noted that residents had experienced difficulties in contacting the Council because of an increase in 123+ waste telephone queries. She observed that the Council offices were open from 8.30 – 2pm and were not yet back to pre covid hours, also that SDC would be trialling hybrid working.</p> <p>A grant of £50k towards advice for residents relating to energy costs had been agreed and the local charity Act on Energy has now been tasked with administering the fund. It was suggested and agreed that the Parish Council might organise a surgery. The Parish Council agreed to cover the cost of hiring the Memorial Hall for such an event.</p> <p>The Minor Injuries Unit hours was now open on Tue and Wed 9-5pm. Cllr Perteghella was seeking 5 days a week opening hours but the Unit presently had a shortage of staff.</p> <p>SDC had been conditionally allocated £3.5m from the UK Shared Prosperity Fund. The funding would cover a 3 year period with an annual call for projects. There were 3 investment priorities for this funding:</p> <ul style="list-style-type: none"> • Communities and Place

	<ul style="list-style-type: none"> Supporting Local Business People and Skills <p>The criteria for project selection had not yet been determined.</p> <p>A polling station review was underway with the Memorial Hall being suggested for Welford.</p> <p>Cllr Perteghella had submitted comments to the Appeal against Non Determination relating to Land North of Millers Close and also objected again to its inclusion on the SDC Site Allocation Plan.</p> <p>Cllr Perteghella noted the dates for the Community flooding event being held on Thursday 8th September and also the Macmillan Coffee morning she was hosting on 30th September. Cllr Carter observed that the Parish Council now had a data sharing agreement with WCC so should be able to get information about the affected properties.</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>22/01838/TREE</td> <td>Chestnut Cottage, Church Lane, Welford-On-Avon -T1 Norway maple - Fell. -T2 Deodar cedar - Reduce crown height from approximately 11metres, to approximately 8metres and re-shape crown. -T3 Leyland cypress- Fell.</td> <td>No objection</td> </tr> <tr> <td>22/02037/FUL</td> <td>Willow Vale Church Lane Welford-on-Avon - Installation of 13 no. solar PV panels to south, west & east facing roof of property all of which are not visible from the public highway.</td> <td>Granted with conditions</td> </tr> <tr> <td>22/01548/FUL</td> <td>Elm Leys Hunt Hall Lane Welford-on-Avon - Erection of new agricultural building, alteration and extension of existing agricultural building, relocation of agricultural building</td> <td>Granted with conditions</td> </tr> <tr> <td>22/01755/LBC</td> <td>Weston Close Frog Lane Welford-on-Avon - Replacing three sets of non-original windows with single-pane, steel-coated windows with leaded lights.</td> <td>Granted with conditions</td> </tr> <tr> <td>22/02114/FUL</td> <td>Cleavers Church Lane Welford on Avon - Conversion and extension of existing outbuilding to form 1no. dwelling, erection of a 2-car open garage and store for Cleavers, and all associated works (revised scheme to that approved under 21/01346/FUL).</td> <td>Application withdrawn</td> </tr> <tr> <td>22/02278/TREE</td> <td>Cress Farm House High Street Welford on Avon -T1 spruce - Reduce height by 1-1.2metres on shorter stem, and reduce 3no. remaining sections to leave them all at 4-4.5metres</td> <td>No objection</td> </tr> <tr> <td>22/02058/FUL</td> <td>27 Chapel Close Welford on Avon - single storey conservatory extension</td> <td>Granted with conditions</td> </tr> </tbody> </table> <p>6.2 Planning Applications Previously Considered at August Planning Committee Meeting</p> <table border="1"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>PC RESPONSE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	22/01838/TREE	Chestnut Cottage, Church Lane, Welford-On-Avon -T1 Norway maple - Fell. -T2 Deodar cedar - Reduce crown height from approximately 11metres, to approximately 8metres and re-shape crown. -T3 Leyland cypress- Fell.	No objection	22/02037/FUL	Willow Vale Church Lane Welford-on-Avon - Installation of 13 no. solar PV panels to south, west & east facing roof of property all of which are not visible from the public highway.	Granted with conditions	22/01548/FUL	Elm Leys Hunt Hall Lane Welford-on-Avon - Erection of new agricultural building, alteration and extension of existing agricultural building, relocation of agricultural building	Granted with conditions	22/01755/LBC	Weston Close Frog Lane Welford-on-Avon - Replacing three sets of non-original windows with single-pane, steel-coated windows with leaded lights.	Granted with conditions	22/02114/FUL	Cleavers Church Lane Welford on Avon - Conversion and extension of existing outbuilding to form 1no. dwelling, erection of a 2-car open garage and store for Cleavers, and all associated works (revised scheme to that approved under 21/01346/FUL).	Application withdrawn	22/02278/TREE	Cress Farm House High Street Welford on Avon -T1 spruce - Reduce height by 1-1.2metres on shorter stem, and reduce 3no. remaining sections to leave them all at 4-4.5metres	No objection	22/02058/FUL	27 Chapel Close Welford on Avon - single storey conservatory extension	Granted with conditions	REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE			
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22/01782/FUL	Brookwood Binton Road Welford-on-Avon - New roof dormers to side elevations and rear balcony (AMENDMENT)	Support
22/01931/FUL	Polruan Binton Road Welford-on-Avon -Construction of two-storey rear extension and extension to garage and widening of driveway (AMENDMENT)	Support
22/02299/FUL	Rosslyn Binton Road Welford-On-Avon - demolition of existing garage, modifications/extensions to existing house and new store outbuilding/garage	Object
22/02303/LBC	1 Chapel Row Chapel Street Welford-On-Avon - Proposed replacement windows to the front elevation	Support
22/02114/FUL	Cleavers Church Lane Welford-On-Avon - Conversion and extension of existing outbuilding to form 1no. dwelling, erection of a 2-car open garage and store for Cleavers, and all associated works (revised scheme to that approved under 21/01346/FUL).	Object
22/02443/FUL	Polruan Binton Road Welford-On-Avon - New dormer window and rooflights to rear roof slope. New attic level window to existing gable (AMENDMENT)	Support
22/02058/FUL	27 Chapel Close Welford-On-Avon - Single storey conservatory extension.	Support
22/00036/FUL	Land Adjacent To The Hive Barton Road Welford-on-Avon – local need dwelling	Object
22/02348/TREE	Comptons House High Street Welford-on-Avon T1 - western red cedar - Reduce height by approx 1.5metres and spread by 1metre to previous pruning points T2 - cypress - Reduce height to 9metres and sides by approx 0.5metres to 6metres spread	Support
6.3 Planning Applications Received From SDC for Consideration at Sept 2022 Parish Council Meeting		
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22/02443/FUL	Polruan Binton Road Welford-on-Avon - New dormer window and rooflights to rear roof slope. New attic level window to existing gable	Support
22/02483/FUL	Polruan Binton Road Welford-on-Avon - Construction of two-storey rear extension and extension to garage and widening of driveway	On hold
22/02569/FUL	Polruan Binton Road Welford-on-Avon - Demolition of large conservatory linking the original house to the later constructed annex. Alterations to the existing annex including front gable roof to match existing main roof ridge combined with Construction of rear two storey extension to original dwelling with addition of rear dormer at attic level and other minor fenestration changes. Widening of driveway	On hold
22/02304/FUL	Rosslyn Binton Road Welford-On-Avon - Construction of new 2 bedroom bungalow on land at rear of Rosslyn, with new garage and extended access driveway and addition of blockwork wall and gate	Object
22/02623/TREE	Comptons House High Street Welford-on-Avon - T1 - conifer - Reduce overhanging limbs to property boundary of Sherbourne Cottage T4 - unspecified - Remove overhanging limbs to property boundary of Sherbourne Cottage	Follow Tree Officer's advice
22/00114/OUT	Willicote Farm Campden Road Clifford Chambers 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	Object

	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 Amendment Application: Additional Drainage information Ecological Note Transport Note																																														
22/02351/FUL	One Acre Barton Road Welford-on-Avon - Demolition of dwellinghouse "One Acre" and construction of nine dwellings with garages and private gardens, creation of new vehicular access and all other associated works.	On hold																																													
22/02532/FUL	Thorn Cottage High Street Welford-On-Avon - Proposed Garage in lieu of 89/01063/FUL part implemented.	Object																																													
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22/02523/FUL	6 Rivermeade Barton Road Welford-on-Avon - Extension to dwellinghouse	Support subject to conditions																																													
<p>6.3 Other Planning Matters The planning application for Rainbow nurseries (22/00051/OUT) was going to Committee on 14 September and the Parish Council would speak in support.</p> <p>Comments had been submitted to the appeal for non determination relating to Millers Close (APP/J3720/W/22/3297821)</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>£10.93</td> <td>£2.19</td> <td>£13.12</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>Bank charges</td> <td>£8.00</td> <td>£0.00</td> <td>£8.00</td> <td>8</td> </tr> <tr> <td>Eventbrite training (NALC) – 2 people</td> <td>£86.18</td> <td>£17.24</td> <td>£103.42</td> <td>19</td> </tr> <tr> <td>Eventbrite training (NALC) – 1 person</td> <td>£43.09</td> <td>£8.62</td> <td>£51.71</td> <td>19</td> </tr> <tr> <td>Limebridge</td> <td>£986.00</td> <td>£197.20</td> <td>£1183.20</td> <td>27</td> </tr> <tr> <td></td> <td>£1,720.40</td> <td>£225.25</td> <td>£1,945.65</td> <td></td> </tr> </tbody> </table> <p>Receipts – £nil Transfer - £2,000.00 Proposed – Cllr D Jones Seconded – Cllr M Stanley</p> <p>Cllr Stanley noted that Limebridge had not yet done the work to the footpath towards the lock/Cress Hill.</p> <p>7.2 Any Other Finance Matters</p>		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	8	Eventbrite training (NALC) – 2 people	£86.18	£17.24	£103.42	19	Eventbrite training (NALC) – 1 person	£43.09	£8.62	£51.71	19	Limebridge	£986.00	£197.20	£1183.20	27		£1,720.40	£225.25	£1,945.65	
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	None
8.	<p>Project Updates from Councillors</p> <p>The Chair circulated a draft revised report on Councillor responsibilities which was discussed. It was agreed that Cllrs Stanley and Brown would take joint responsibility for the Annual Parish Meeting. Cllrs Jones and Appleton would retain responsibility for playground equipment as they had received training in this matter. Subject to the changes outlined above the responsibilities were agreed. Cllr Carter would circulate a revised version and would prepare an article about this for Welford Matters. A separate committee would be required for the Synder Meadow Sports Pavilion project and also for preparation of a new Neighbourhood Plan. This latter work would need to be developed with members of the village community and the timing would need to mirror the South Warwickshire Local Plan currently being prepared.</p> <p>Other articles for Welford Matters would include the Chair's report to the Annual Parish Meeting, Cllr Stanley's footpath review and actions, appointment of Robert Brown as new Councillor, traffic survey and speeding in the village, Remembrance Day. Subsequent articles would be on playground equipment and Millenium Tree planting.</p> <p>The flood action group was holding a public meeting on Thursday 8th October attended by WCC and the Environment Agency. The Parish Council was seeking to identify the properties being offered flood protection. It was noted that the culvert running from One Acre to the river was currently blocked at the river end.</p> <p>Councillors had enquired about pupil numbers at the school. It was noted that no one in the catchment had been refused a place in reception. Any spare places were then filled with non-catchment children, however the increasing numbers of new houses could lead to individual classes being full. Enquiries would continue.</p> <p>Cllr Jones had been in touch with the former maintenance man and would pick up the Synder Meadow signs from him.</p>
9.	Review Previous Actions – None
10.	Any Other Business
11.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 20th September 2022 - Planning Committee Meeting, Memorial Hall • 4th October 2022 – Full Parish Council Meeting, Memorial Hall
	Meeting closed at 9.43 pm