

## Welford-on-Avon Parish Council

**Minutes of the Meeting held on  
Tuesday 4<sup>th</sup> October 2022 at 7:15 p.m.**

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

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

**Public:** 4

**Public Participation:** A resident gave a presentation about One Acre (22/02351/FUL), representing 55 residents. Councillors confirmed they had seen his letter of objection. He drew particular attention to flooding issues making reference to a drainage plan relating to Kehlstein.

| Item                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                    |              |                              |                                                          |              |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------|--------------|------------------------------|----------------------------------------------------------|--------------|
| 1.                           | <b>Acceptance of Apologies – Cllr S Carter</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 6 <sup>th</sup> September 2022 for signature by the Chairman.<br>Proposed – Cllr N Appleton Seconded – Cllr M Stanley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                    |              |                              |                                                          |              |
| 4.                           | <b>Matters arising not covered elsewhere on the agenda – None</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |                    |              |                              |                                                          |              |
| 5.                           | <p><b>Report from County and District Councillors</b></p> <p>Cllr Perteghella reported that according to the 5YLS calculation as at March 2022 SDC had significantly exceeded its 5 year housing land supply target. Housing land supply stood at 10.06 years compared to the 5 years required by government. for 6 years the council has exceeded its target. The report refers to a ‘persistent oversupply’ and also states that, ‘the Council has now achieved six consecutive years of housing delivery in excess of 1,000 completions per annum’.</p> <p>The Kehlstein application was still persisting with technical difficulties relating to highways and forestry preventing determination.</p> <p>There were continuing problems with Headland Rise garages and both Cllr Perteghella and the Clerk had been in touch with Enforcement about removing the rubble and making the footpath safe and open. The developer appeared to be currently in breach of planning conditions.</p> <p>Cllr Perteghella’s recent Macmillan coffee morning had raised £348 for the charity. She would report on this in Welford Matters.</p> |              |                    |              |                              |                                                          |              |
| 6.                           | <p><b>Planning</b></p> <p><b>6.1 Report of Planning Notices received from Stratford DC</b></p> <table border="1"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>SDC DECISION</th> </tr> </thead> <tbody> <tr> <td><a href="#">22/01782/FUL</a></td> <td>Brookwood Binton Road Welford-on-Avon - New roof dormers</td> <td>Consent with</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | REFERENCE    | ADDRESS – PROPOSAL | SDC DECISION | <a href="#">22/01782/FUL</a> | Brookwood Binton Road Welford-on-Avon - New roof dormers | Consent with |
| REFERENCE                    | ADDRESS – PROPOSAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SDC DECISION |                    |              |                              |                                                          |              |
| <a href="#">22/01782/FUL</a> | Brookwood Binton Road Welford-on-Avon - New roof dormers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Consent with |                    |              |                              |                                                          |              |

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|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|                                                                                                         | to side elevations and rear balcony (AMENDMENT)                                                                                                                                                                                                                                                                                                                                                                             | conditions                           |
| <a href="#">22/01931/FUL</a>                                                                            | <b>Polruan Binton Road Welford-on-Avon</b> -Construction of two-storey rear extension and extension to garage and widening of driveway (AMENDMENT)                                                                                                                                                                                                                                                                          | Consent with conditions              |
| <a href="#">22/02348/TREE</a>                                                                           | <b>Comptons House High Street Welford-on-Avon</b> 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                                                                                                                                                                        | Consent with conditions              |
| <a href="#">22/02144/TREE</a>                                                                           | <b>The Limes High Street, Welford on Avon</b> – G1 row of limes, repollard back to previous pollard points, T2 beech hedgerow remove                                                                                                                                                                                                                                                                                        | Consent with conditions              |
| <b>6.2 Planning Applications Previously Considered</b>                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                      |
| <b>REFERENCE</b>                                                                                        | <b>ADDRESS - PROPOSAL</b>                                                                                                                                                                                                                                                                                                                                                                                                   | <b>PC DECISION</b>                   |
| <a href="#">22/01560/TREE</a>                                                                           | <b>Sherbourne Cottage High Street Welford-On-Avon</b> -G2, hazel x2no. - Coppice to ground level. -T3 ash x1no. - Remove 1no. limb at 3.1metres above ground level, for the ash tree in back centre of garden                                                                                                                                                                                                               | Support                              |
| <a href="#">22/02467/TREE</a>                                                                           | <b>The Spinney Church Street Welford-on-Avon</b> -G1, mixed hedging and trees alongside footpath - Reduce height by approx 0.75metre and thin by approx5 0%.                                                                                                                                                                                                                                                                | Support                              |
| <b>6.3 Planning Applications Received From SDC for Consideration at Oct 2022 Parish Council Meeting</b> |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                      |
| <b>REFERENCE</b>                                                                                        | <b>ADDRESS – PROPOSAL</b>                                                                                                                                                                                                                                                                                                                                                                                                   | <b>PC RESPONSE</b>                   |
| <a href="#">22/02351/FUL</a>                                                                            | <b>One Acre Barton Road Welford-on-Avon</b> - Demolition of dwelling house 'One Acre' and construction of nine dwellings with garages and private gardens, creation of new vehicular access and all other associated works                                                                                                                                                                                                  | Object                               |
| <a href="#">22/02483/FUL</a>                                                                            | <b>Polruan Binton Road Welford-on-Avon</b> - Construction of two-storey rear extension and extension to garage and widening of driveway                                                                                                                                                                                                                                                                                     | Object                               |
| <a href="#">22/02569/FUL</a>                                                                            | <b>Polruan Binton Road Welford-on-Avon</b> - 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 | Object                               |
| <a href="#">22/02752/TREE</a>                                                                           | <b>Jasmine Cottage High Street Welford-on-Avon</b> - T3 hazel x1no. (noted as ash) - Reduce overhanging limb at 2.4metres above ground level back from property boundary with Sherbourne Cottage.                                                                                                                                                                                                                           | Object                               |
| <a href="#">22/02593/FUL</a>                                                                            | <b>Jasmine Cottage High Street Welford-on-Avon</b> - Installation of conservation rooflights, alterations to fenestrations and the relocation of solar panels from north elevation roof to south elevation roof.                                                                                                                                                                                                            | Support                              |
| <a href="#">22/02534/FUL</a>                                                                            | <b>Vine Cottage High Street Welford-On-Avon</b> - Proposed Boundary wall separating Vine cottage from Thone and Thornette Cottages                                                                                                                                                                                                                                                                                          | Object                               |
| <a href="#">22/02535/LBC</a>                                                                            | <b>Vine Cottage High Street Welford-On-Avon</b> - Proposed Boundary wall separating Vine cottage from Thone and Thornette Cottages                                                                                                                                                                                                                                                                                          | Object                               |
| <a href="#">22/02713/TREE</a>                                                                           | <b>The Limes High Street Welford-on-Avon</b> -CB1 copper beech - reduce crown height by 2metres and spread by 1metre. Thin canopy by 10-15% to increase light levels.                                                                                                                                                                                                                                                       | On hold pending tree officer's views |
| <a href="#">22/02061/FUL</a>                                                                            | <b>Manor Farm Duck Lane Welford-on-Avon</b> - Change of use of small area of agricultural land to accommodate siting of a new Garage to be used in association with existing dwelling.                                                                                                                                                                                                                                      | Support                              |
| <a href="#">22/02546/FUL</a>                                                                            | <b>Home Farm Barton Road Welford-on-Avon</b> - Demolition of existing Poultry sheds and the construction of 4no. new dwellings, upgraded access and associated landscaping works                                                                                                                                                                                                                                            | Object                               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <a href="#">22/02670/VARY</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Land To The South Of, Mill Lane, Welford-on-Avon</b> - Variation of conditions 2, 3, 4, 5, 6, 7 and 9 of planning permission 22/00149/FUL date of decision 24th March 2022 to allow for alterations to plot 1 including addition of side extension, alterations to internal layout, removal of two ground floor and one first floor east elevation windows, addition of air source heat pump, and chimney alterations. Alterations to plot 2 to include revised siting of dwelling and garage. Changes to landscaping scheme. Original description of development: Erection of two detached dwellings and all associated works | Support |      |      |     |       |      |              |         |       |         |   |                              |        |       |        |   |                                     |         |       |         |    |              |       |       |       |   |                               |        |        |         |   |                            |       |       |       |   |                                |         |        |         |   |  |  |  |  |  |
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| <p><b>6.4 Other Planning Matters</b><br/>                 Cllr Hockaday reported on his conversations with Emma Vergette, the developer of Rosslyn, and planning officers dealing with the two applications. The applicant had offered to remove the driveway from the application for the existing house (22/02299/FUL) and asked if in the light of this the Parish Council would consider removing its objection. Planning Officers had advised Cllr Hockaday that they were minded to support the changes to the existing house and object to the new bungalow. Councillors discussed the basis of their previous objection and considered options available to them. They agreed that, subject to seeing satisfactory plans, they were in principle prepared to remove their objection. Cllr Hockaday was authorised to advise the parties involved on this basis.</p> <p>Rainbow nurseries – Cllr Hockaday would be attending Committee the following day to speak in favour of this application for employment land.</p> <p>Cllr Appleton had attended Committee to speak in opposition to The Hive self build bungalow. The application had been approved with weight being attached to the self build element rather than the local needs application.</p> <p>A new application had been submitted for Weston House which would be considered at the meeting on 18<sup>th</sup> October. Cllr Hockaday recommended that councillors read the previous appeal decision before the next meeting.</p> <p><b>6.4 Enforcement Issues</b><br/>                 The clerk was asked to make a submission to Enforcement relating to the lack of Heras fencing round trees at the development to the south of Mill Lane (22/00149/FUL).</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |      |      |     |       |      |              |         |       |         |   |                              |        |       |        |   |                                     |         |       |         |    |              |       |       |       |   |                               |        |        |         |   |                            |       |       |       |   |                                |         |        |         |   |  |  |  |  |  |
| 7.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Finance</b><br/> <b>7.1 Approval of items requiring payment</b></p> <table border="1" data-bbox="220 1592 1511 1921"> <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>Clerks expenses (printer ink)</td> <td>£89.33</td> <td>£17.66</td> <td>£105.99</td> <td>8</td> </tr> <tr> <td>Chair's expenses (key cut)</td> <td>£6.77</td> <td>£1.33</td> <td>£8.00</td> <td>8</td> </tr> <tr> <td>Chair's expenses (printer ink)</td> <td>£130.80</td> <td>£26.16</td> <td>£156.96</td> <td>8</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Receipts</b> – £nil<br/> <b>Transfer</b> - £2,000.00<br/>                 Proposed – Cllr M Stanley Seconded – Cllr R Brown</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 | Clerks expenses (printer ink) | £89.33 | £17.66 | £105.99 | 8 | Chair's expenses (key cut) | £6.77 | £1.33 | £8.00 | 8 | Chair's expenses (printer ink) | £130.80 | £26.16 | £156.96 | 8 |  |  |  |  |  |
| 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    |      |     |       |      |              |         |       |         |   |                              |        |       |        |   |                                     |         |       |         |    |              |       |       |       |   |                               |        |        |         |   |                            |       |       |       |   |                                |         |        |         |   |  |  |  |  |  |
| Clerks expenses (printer ink)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | £89.33                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | £17.66                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | £105.99 | 8    |      |     |       |      |              |         |       |         |   |                              |        |       |        |   |                                     |         |       |         |    |              |       |       |       |   |                               |        |        |         |   |                            |       |       |       |   |                                |         |        |         |   |  |  |  |  |  |
| Chair's expenses (key cut)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | £6.77                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | £1.33                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | £8.00   | 8    |      |     |       |      |              |         |       |         |   |                              |        |       |        |   |                                     |         |       |         |    |              |       |       |       |   |                               |        |        |         |   |                            |       |       |       |   |                                |         |        |         |   |  |  |  |  |  |
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|     | <p><b>7.2 Any Other Finance Matters</b><br/> Cllr Lake noted that the 2<sup>nd</sup> part of the precept had been received that there was currently £48.5k available to spend. Some of this would be spent on the playing fields equipment and footpath work was due to start in October. In addition funds had been allocated for tree planting, traffic surveys and traffic cameras. Cllr Lake would put together a forecast for the next meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 8.  | <p><b>Project Updates from Councillors</b><br/> There was a dates conflict with roadworks in the village and the proposed traffic survey. The clerk was asked to check with WCC whether the roadworks could be postponed and if this was not possible then Cllr Appleton would re-arrange the date for the traffic survey so that it was as close as possible to the date the previous survey had been carried out in order to maintain confidence in data comparisons.</p> <p>Cllr Jones offered to obtain an alternative quotation for internal audit subject to the Clerk informing her of information provided to the internal auditor. She reported on her investigations into the history of the allotments and playing fields and would continue to investigate this matter. The handyman should be available by the end of the month to carry out various maintenance work.</p> <p>Discussions were ongoing with the school and WCC about a new agreement and the future ownership of the playing fields.</p> <p>Cllr Stanley noted that Limebridge should be starting work on 5<sup>th</sup> or 6<sup>th</sup> October on the footpaths.</p> |
| 9.  | <p><b>Review Previous Actions</b> – None</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 10. | <p><b>Any Other Business</b><br/> The clerk noted that meeting dates had been circulated.</p> <p>Councillors would review annual parish meeting arrangements in November.</p> <p>Cllr Carter would follow up with Synder Meadow Sports Club regarding the pavilion project</p> <p>The amended Roles &amp; Responsibilities was still to be circulated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 11. | <p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>• 1<sup>st</sup> November 2022 - Planning Committee Meeting, Memorial Hall</li> <li>• 22<sup>nd</sup> November 2022 – Full Parish Council Meeting, Memorial Hall</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | Meeting closed at 9.28 pm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |