

# **Welford-on-Avon Parish Council**

## **MINUTES**

|                    |   |
|--------------------|---|
| <b>Meeting</b>     | Planning Committee Meeting  |
| <b>Date, Venue</b> | Tuesday 18 <sup>th</sup> October 2022, Welford Memorial Hall  |
| <b>Attendees</b>   | Cllr S Carter, Cllr D Jones, Cllr M Stanley, Cllr J Hockaday, Cllr M Lake, Cllr R Brown, Cllr N Appleton, Mrs I M Wibberley (Clerk) |

### **Public Forum – 2**

| <b>ITEM</b>   |   |  |   |   |          |             |              |            |   |   |        |               |            |  |   |   |              |            |                                 |  |        |               |            |  |   |         |              |            |   |                                   |         |
|---------------|---|--|---|---|----------|-------------|--------------|------------|---|---|--------|---------------|------------|--|---|---|--------------|------------|---------------------------------|--|--------|---------------|------------|--|---|---------|--------------|------------|---|-----------------------------------|---------|
| <b>1</b>      | <b>Apologies – None</b>   |  |   |   |          |             |              |            |   |   |        |               |            |  |   |   |              |            |                                 |  |        |               |            |  |   |         |              |            |   |                                   |         |
| <b>2</b>      | <b>Declarations of Interest and Dispensations – None</b>  |  |   |   |          |             |              |            |   |   |        |               |            |  |   |   |              |            |                                 |  |        |               |            |  |   |         |              |            |   |                                   |         |
| <b>3</b>      | <p><b>Approval of Previous Minutes</b> - It was agreed that the Minutes of the previous Planning Committee meeting (23<sup>rd</sup> August 2022) were a true and accurate record, subject to correcting the attendees to note that Cllr Jones had not been in attendance.<br/>Proposed – Cllr J Hockaday                      Seconded – Cllr R Brown</p>   |  |   |   |          |             |              |            |   |   |        |               |            |  |   |   |              |            |                                 |  |        |               |            |  |   |         |              |            |   |                                   |         |
| <b>4</b>      | <p><b>Planning Applications</b><br/>To consider the current planning applications listed by Stratford District Council.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #e0e0e0;"> <th style="width: 15%;">Reference</th> <th style="width: 15%;">Consultation Expiry Date</th> <th style="width: 20%;">Address</th> <th style="width: 40%;">Proposal</th> <th style="width: 10%;">PC Decision</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">22/02698/FUL</td> <td style="text-align: center;">21/10/2022</td> <td style="text-align: center;">Weston House Milcote Road Welford-on-Avon</td> <td>Construction of four dwellings and alterations to the existing retained dwelling (including demolition of the later additions and attached garage) with associated works including revised access arrangements and landscaping (revised scheme)</td> <td style="text-align: center;">Object</td> </tr> <tr> <td style="text-align: center;">22/02874/TREE</td> <td style="text-align: center;">24/10/2022</td> <td style="text-align: center;">Badsey Cottage High Street Welford-on-Avon</td> <td>T1 - cherry -Crown thinning 30% T9 - cherry -Crown thinning 30% T7 - pear - Crown thinning 30% T8 - pear - Crown thinning 30%</td> <td style="text-align: center;">Support subject to advice from Tree Officer</td> </tr> <tr> <td style="text-align: center;">22/02739/TPO</td> <td style="text-align: center;">25/10/2022</td> <td style="text-align: center;">1 Orchard Close Welford-On-Avon</td> <td>T1 - purple beech - reduce height and width of the canopy by 2.5 metres both ways.</td> <td style="text-align: center;">Object</td> </tr> <tr> <td style="text-align: center;">22/02742/TREE</td> <td style="text-align: center;">18/10/2022</td> <td style="text-align: center;">Avondale Church Street Welford-on-Avon</td> <td>-T1 plum - Fell. -T2 pear - Fell. -T3 bay - Fell.</td> <td style="text-align: center;">Support</td> </tr> <tr> <td style="text-align: center;">22/02738/FUL</td> <td style="text-align: center;">31/10/2022</td> <td style="text-align: center;">The Spinney Church Street Welford-on-Avon</td> <td>Erection of free standing pergola</td> <td style="text-align: center;">Support</td> </tr> </tbody> </table> | Reference                                  | Consultation Expiry Date  | Address                                     | Proposal | PC Decision | 22/02698/FUL | 21/10/2022 | Weston House Milcote Road Welford-on-Avon | Construction of four dwellings and alterations to the existing retained dwelling (including demolition of the later additions and attached garage) with associated works including revised access arrangements and landscaping (revised scheme) | Object | 22/02874/TREE | 24/10/2022 | Badsey Cottage High Street Welford-on-Avon | T1 - cherry -Crown thinning 30% T9 - cherry -Crown thinning 30% T7 - pear - Crown thinning 30% T8 - pear - Crown thinning 30% | Support subject to advice from Tree Officer | 22/02739/TPO | 25/10/2022 | 1 Orchard Close Welford-On-Avon | T1 - purple beech - reduce height and width of the canopy by 2.5 metres both ways. | Object | 22/02742/TREE | 18/10/2022 | Avondale Church Street Welford-on-Avon | -T1 plum - Fell. -T2 pear - Fell. -T3 bay - Fell. | Support | 22/02738/FUL | 31/10/2022 | The Spinney Church Street Welford-on-Avon | Erection of free standing pergola | Support |
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| 22/02738/FUL  | 31/10/2022  | The Spinney Church Street Welford-on-Avon  | Erection of free standing pergola   | Support                                     |          |             |              |            |   |   |        |               |            |  |   |   |              |            |                                 |  |        |               |            |  |   |         |              |            |   |                                   |         |
| <b>5</b>      | <p><b>Other Planning Matters (incl enforcement issues)</b><br/>Headland Rise garages – there were ongoing issues with the blocked footpath. Cllr Jones would visit, take photographs and report back.<br/>Mill Lane development – Herring fencing was not being used to safeguard the root protection zone of trees in accordance with planning conditions. The clerk was asked to raise this with Enforcement.</p>   |  |   |   |          |             |              |            |   |   |        |               |            |  |   |   |              |            |                                 |  |        |               |            |  |   |         |              |            |   |                                   |         |
| <b>6</b>      | <p><b>Any Other Business</b><br/>Cllr Stanley updated the meeting on progress with footpath improvements/maintenance. He had continued to chase WCC for the work they had agreed to carry out on the path to Cress Hill (SD26) and blocked path SD39. The work agreed with Limebridge planned for October had been postponed by them but should take place by January 2023. He was in the process of handing over footpath responsibilities to Cllr Brown.<br/>He noted that the land at Cress Hill across which the Avon Valley Way footpath goes was on the market for public auction on 15 November. When sold the Parish Council would need to write to the</p>   |  |   |   |          |             |              |            |   |   |        |               |            |  |   |   |              |            |                                 |  |        |               |            |  |   |         |              |            |   |                                   |         |

new owners to remind them of their responsibilities.

Cllr Stanley was also checking items for village maintenance including grit bins. Cllr Jones confirmed that she had compiled a list of village maintenance projects and would add any requirements identified by other councillors. The maintenance man was currently off sick.

The Queens Jubilee trees were scheduled to be planted this autumn.

Cllr Jones outlined the arrangements for the Remembrance Service. She was still looking for traffic marshalls. The clerk agreed to help with refreshments.

Cllr Appleton reported that the village roadworks near Quinneys Leys could not be moved so it was necessary to postpone the traffic survey. The November week had been chosen because it was as close as possible to the "neutral" months of April, May, June & September. The two options of later in November or April 2023 were discussed and it was agreed this should be done as soon as possible. Cllr Appleton was investigating the most appropriate speed signs to buy. These would probably be similar to those in Binton but it was important to ensure they could record data. He would also follow up on the offer received from a local resident. Cllr Stanley would assist with obtaining cost and specification details. The intention was to purchase these in the current financial year.

Cllr Appleton was preparing a list with costs of suitable playing field equipment, within the £15k budget.

Cllr Hockaday reported that the Parish Council owned the freehold of Holland Meadow (developed as share ownership housing) and had taken legal advice regarding notices received from the residents who wished to purchase the freehold. Wright Hassell were dealing with the matter at a cost of £150 per notice (total £1050). If legally permitted, the Parish Council would be asking the purchasers to reimburse the PC's fees. The Parish Council have until 19<sup>th</sup> October to formally respond. The only grounds for an objection to the purchase would be if the Parish Council wished to redevelop the site and had shown an intention to do so. Cllr Jones queried what happened to the ground rent payable. Solicitors were obtaining the deeds.

A discussion about the 2023 Annual Parish and General Meetings would take place on Tuesday 8<sup>th</sup> November.

It was suggested that Multi Disciplinary Agency Meeting with the Flood Action Group should take place on a Tuesday afternoon in person. The clerk would check availability of the memorial hall and reply to the WCC Flood Management Group.

Cllr Lake encouraged councillors to spend the available funds. It was agreed that £1k be authorised to purchase a new computer for the clerk.

Cllr Carter would talk to Dereck Tribe about future funding for the Millenium Trust following a request from them to increase the Parish Council donation.

Synder Meadow project – Cllr Carter was continuing to try to liaise with the Sports Club to progress this project.

Neighbourhood plan review - Cllr Carter was speaking to a number of villagers who might be prepared to join a working party on this.

## 7 Dates of Future Meetings

- 1st November 2022 – Full Parish Council Meeting, Memorial Hall
- 22nd November 2022 - Planning Committee Meeting, Memorial Hall

Meeting Closed – 8.50 pm