

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 1st November 2022 at 7:15 p.m.**

Present: Cllr S Carter, Cllr M Stanley, Cllr D Jones, Cllr R Brown, Cllr J Hockaday, Cllr M Lake

In attendance: Clerk - Mrs I Wibberley

Public Participation: 1

Item		
1.	Acceptance of Apologies – Cllr N Appleton, District Councillor M Perteghella	
2.	Declarations of Interest – None	
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 4 th October 2022 for signature by the Chairman. Proposed – Cllr J Hockday Seconded – Cllr M Lake	
4.	Matters arising not covered elsewhere on the agenda – None	
5.	Report from County and District Councillors - None	
6.	Planning	
	6.1 Report of Planning Notices received from Stratford DC	
	REFERENCE	ADDRESS – PROPOSAL
	SDC DECISION	
	20/00606/REM	Long Marston Airfield, Campden Road, Lower Quinton - Submission of Reserved Matters (internal access, appearance, landscaping, layout and scale) for a Community Hub (containing Class E(a) (retail) and Class E(f) (Nursery) and Class F.2(b) Community Building uses), and Employment Hub (Class E(g)(i) Offices), including all associated works, pursuant to planning permission 14/03579/OUT (Outline application (with all matters reserved (access, appearance, landscaping, layout and scale) for future determination) for the erection of up to 400 dwellings (Class C2/C3), up to 4,000m2 employment hub (Class B1(a)-(c)) and a community hub (Class A1-A5/B1(a)/C3/D1/D2). Provision of new open space including parks and amenity space. Upgrading of existing access junction and provision of new emergency access off Campden Road and associated infrastructure, engineering and landscaping works including a new pedestrian/cycle link from Campden Road to the Stratford Greenway, sustainable urban drainage systems and all ancillary enabling works including demolition of existing buildings and structures) dated 28th February 2017
	Approved with conditions	
	22/02623/TREE	Comptons, High Street, Welford on Avon -T1 cypress - Reduce north side overhanging limbs back by 0.5-1metre towards property boundary, pruning back to appropriate growth points. (alternative specification agreed with the applicant). -T4 mixed holly, hazel, field maple and hawthorn (noted as unspecified tree) - Remove north side overhanging limbs back to property boundary
	Consent with conditions	
	22/02476/TREE	The Spinney, Church Street, Welford-on-Avon -G1, mixed hedging and trees alongside footpath - Reduce height by approx 0.75metre and thin by approx 50%.
	Consent with conditions	
	22/02560/TREE	Sherbourne Cottage, High Street, Welford-on-Avon -G2, hazel x2no. - Coppice to ground level. -T3 ash x1no. - Remove 1no. limb at
	Consent with conditions	

	3.1metres above ground level, for the ash tree in back centre of garden.	
22/02752/TREE	Jasmine Cottage, High Street, Welford-on-Avon -T3 hazel x1no. (noted as ash) - Reduce overhanging limb at 2.4metres above ground level back from property boundary with Sherbourne Cottage.	Consent with conditions
22/02713/TREE	The Limes, High Street, Welford-on-Avon -CB1 copper beech - remove two lowest branches from the north of the canopy extending towards the neighbouring rear garden. Reduce canopy height by 2metres and spread by 1metre. Thin canopy by 10-15% to increase light levels.	Consent with conditions
22/02472/TREE	Avondale, Church Street, Welford-on-Avon -T1 plum - Fell. -T2 pear - Fell. -T3 bay - Fell	Consent with conditions
22/02299/FUL	Rosslyn, Binton Road, Welford-on-Avon Demolition of existing garage, modifications/extensions to existing house and new store outbuilding/garage	Consent with conditions
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	Refusal
22/02739/TPO	1 Orchard Close, Welford-On-Avon T1 - purple beech - reduce height and width of the canopy by 2.5 metres both ways.	Consent with conditions
22/02874/TREE	Badsey Cottage, High Street, Welford-on-Avon T1 - cherry plum - Crown thinning 30%. T9 - cherry plum - Crown thinning 30%. T7 - pear - Crown thinning 30%. T8 - pear - Crown thinning 30%	Consent with conditions
6.2 Planning Applications Previously Considered		
REFERENCE	ADDRESS - PROPOSAL	PC DECISION
22/02698/FUL	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	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%	No response
22/02739/TPO	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	Avondale, Church Street Welford-On-Avon – T1 plum – Fell, T2 pear – Fell, T3 Bay - Fell	Support
22/02738/FUL	The Spinney Church Street Welford-on-Avon erection of free standing pergola	Support
6.3 Planning Applications Received From SDC for Consideration at Nov 2022 Parish Council Meeting		
REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
22/03046/TREE	Avonvale, Church Street, Welford-on-Avon – T4 – oak – remove 3 lower limbs as per annotated photographs and reduce canopy buy 1 metre	Support subject to Tree Officer's comments
22/02832/LDE	Welford Pastures, The Field House, Barton Road, Welford-on-Avon – lawful development certificate to establish the property The Field House as a C3 dwelling house and its associated curtilage	No representation
22/02825/FUL	Brookwood, Binton Road, Welford-on-Avon – side roof dormers to match existing and rear balcony	Pending SDC site visit
22/02483/FUL	Polruan, Binton Road, Welford-on-Avon - Construction of two-storey rear extension and extension to garage/annex and widening of driveway. AMENDMENT - Increased width of glass link between annex and main dwelling. Change of windows to anthracite.	Support
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	Support

	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 AMENDMENT - Increased width of glass link between annex and main dwelling. Change of windows to anthracite																																									
	<p>Other Planning Matters Headland Garages - The Chair noted that Cllr Perteghella was approaching WCC highways/ROW about the blocked footpath near Headland garages. The clerk confirmed that no response had yet been received from Enforcement.</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>Limebridge Rural Services</td> <td>£986.00</td> <td>£197.20</td> <td>£1183.20</td> <td>21,22,23</td> </tr> <tr> <td>Walc (training)</td> <td>£6.00</td> <td></td> <td>£6.00</td> <td>19</td> </tr> <tr> <td>TOTALS</td> <td>£1597.13</td> <td>£199.39</td> <td>£1796.52</td> <td></td> </tr> </tbody> </table> <p>Receipts – £nil Transfer - £1,800.00 Proposed – Cllr J Hockaday Seconded – Cllr D Jones</p> <p>7.2 Any Other Finance Matters Cllr Carter had discussed a possible donation increase with the Millennium Trust in response to their request for increased funding (by 10%). It was agreed that this would be considered as part of the 2023/24 budget.</p> <p>Cllr Lake would prepare a forecast for the year to be discussed next month. At the end of October £10,600 had been allocated for playground equipment and £5,307 for Synder Meadow. It was noted that some of the available funds were time limited and the clerk was asked to locate the relevant S106 agreements. The general reserve stood at £47k with estimated costs as follows: footpaths £3.5k, speed cameras £10k, trees £1700, laptop £2k, outstanding maintenance £2k. The possibility of installing bike racks near the village shop was discussed.</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	Limebridge Rural Services	£986.00	£197.20	£1183.20	21,22,23	Walc (training)	£6.00		£6.00	19	TOTALS	£1597.13	£199.39	£1796.52	
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8.	<p>Project Updates from Councillors Cllr Jones updated the meeting on the work being carried out on the drains by The Bell. A new 225mm pipe was being installed above the existing damaged pipe. As a result of Cllr Jones' intervention the manholes had been lifted and checked and a jetting machine was arriving the next day to jet the drains which were not currently functioning properly. The route of the drainage was also being checked so far as possible.</p> <p>During the downpour in the week a house at end of Binton Road (Brockwood) was flooded. This was probably the result of the drain by Church Bank being full of rubble and therefore blocked so that the water flows on down Binton Road. Cllr Perteghella had been to visit. It was noted that Church Bank was the responsibility of the various owners. Cllr Hockaday and Carter would discuss the matter with the individual who owned half of the road, however it was noted that this was a matter for WCC Highways. Cllr Jones agreed to contact them to clarify understanding about liabilities and responsibilities in respect of Church Bank. The importance of the Parish Council and</p>																																									

	<p>residents reporting blocked drains was emphasised and it was suggested that a note be included in Welford Matters advising residents of the link for reporting such incidents.</p> <p>Cllr Jones reported that she was still short of marshalls for the village Remembrance Service. The clerk would follow up on traffic order.</p> <p>Footpath SD39 – WCC had confirmed that this was on their list to do.</p> <p>The Handyman was still out of action for a further 2 weeks. The Parish Council needs an alternative and it was suggested that an advert could be put in Welford Matters.</p>
9.	Review Previous Actions – None
10.	<p>Any Other Business</p> <p>The Memorial hall were looking for a trustee from the Parish Council – Cllr Hockaday volunteered.</p> <p>Yvette Grundy was looking for a Parish Councillor to attend the remembrance church service on Sunday 13th @ 10.45am to read out the names of the fallen. Cllr Brown agreed to attend, Cllr Jones would provide him with the list of names.</p> <p>Cllrs Appleton and Carter would collate and submit a response to the Consultation on the Local Transport Plan. It was noted that the current plan objectives appeared very urban, and not rural. Cllrs were asked to provide comments.</p> <p>Sports club – Cllr Carter would attend the meeting being held the next day and discuss progress with the pavilion development.</p> <p>2023 meeting dates were discussed and it was agreed that the Planning Committee meetings would be held 2 weeks before the main meeting.</p> <p>Councillors would meet on 8th November at 7pm to discuss the annual parish meeting for 2023.</p> <p>Holland Meadow – Cllr Hockaday noted that the Parish Council costs would be refunded by the applicants. It was noted that the expenditure had been agreed by Cllrs Lake, Carter and Hockaday in accordance with the Parish Council's procedures. The clerk would complete the relevant due diligence/client ID documentation on behalf of the Parish Council.</p>
11.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 22nd November 2022 - Planning Committee Meeting, Memorial Hall • 6th December 2022 – Full Parish Council Meeting, Memorial Hall
	Meeting closed at 8.15 pm