

Welford-on-Avon Parish Council

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

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

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

Public Participation: 0

Item	
1.	Acceptance of Apologies – Cllr R Brown
2.	Declarations of Interest – None
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 4 th Nov 2022 and signed by the Chairman. Proposed – Cllr M Lake Seconded – Cllr M Stanley
4.	Matters arising not covered elsewhere on the agenda – None
5.	<p>District Councillors Report</p> <p>Cllr Perteghella report that both Cress Hill and Synder Meadow were back on list of Council projects for CiL money. The Parish requested that Cllr Perteghella press for all the money in the CiL pot to be spent in the year on the projects listed rather than leaving funds unspent. Cllr Carter confirmed the priority would be Synder Meadow.</p> <p>Cllr Perteghella had recently included in Welford Matters a report on the state of the district which included population graphs and information which Cllr Perteghella observed could be used to support planning submissions. After Meon Vale the village has had the biggest growth in houses.</p> <p>The Audit and Standards Committee have a list of Parish Councils which have not adopted the new Councillor Code of Conduct. It was noted that this matter was on the agenda of the parish meeting.</p> <p>New legislation was due to come into effect in May 2023 requiring voters to provide ID when they go to vote. The Audit and Standards Committee had some concerns about the restrictive nature of the ID on the list which they felt could disenfranchise some groups (for example youth) and the Committee had unanimously voted to write to Michael Gove to suggest that the polling card be the ID.</p> <p>Public Open Space consultation is currently taking place (ends 16 December 2022). All Public Open Spaces will be adopted by either the local Parish Council or by Stratford-on-Avon District Council. The Councillors were of the view that such spaces should generally be adopted by SDC rather than the Parish Council.</p> <p>Act on Energy (local charity which gives impartial advice on energy costs) will attend Welford Memorial Hall on 11 January 2023 during the Warm Space</p>

	<p>meeting. Cllr Perteghella has asked them to focus on grants available.</p> <p>Cllr Perteghella has been contacted by residents about Hunt Hall Lane, would requesting a dog bin at junction of Barton Road and Hunt Hall Lane. It was noted that there was a bin where Hunt Hall Lane joins the footpath. Cllr Hockaday owns the road and will monitor the situation.</p> <p>Public consultation on SWLP was about to commence. There were two briefing sessions to discuss issues and options. One of the options was dispersal but this hadn't previously worked for Welford. Cllr Perteghella believed that developments needed to be near to infrastructure.</p>																																		
6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table border="1"> <thead> <tr> <th>REFERENCE</th> <th>ADDRESS – PROPOSAL</th> <th>SDC DECISION</th> </tr> </thead> <tbody> <tr> <td>22/02593/FUL</td> <td>Jasmine Cottage High Street Welford-On-Avon - Installation of conservation rooflights, alterations to fenestrations and the relocation of solar panels from north elevation roof to south elevation roof.</td> <td>Consent with conditions</td> </tr> <tr> <td>22/00051/OUT</td> <td>Land off Long Marston Road, Welford-On-Avon - Outline planning application (all matters reserved) for commercial development (Use Class E (G), B2 and B8) including upgrading the existing access</td> <td>Consent with conditions</td> </tr> <tr> <td>22/01265/FUL</td> <td>Avonside Caravan Site , Binton Road, Welford-On-Avon - Variation of condition 1 of planning permission 15/04459/VARY (date of decision 17/03/2016) to allow the caravans to be occupied for the purpose of holiday occupation throughout the year</td> <td>Refusal</td> </tr> <tr> <td>22/02523/FUL</td> <td>6 Rivermeade Barton Road Welford-on-Avon - Extension to dwellinghouse</td> <td>Consent with conditions</td> </tr> <tr> <td>22/04046/TREE</td> <td>Avondale, Church Street, Welford-on-Avon – T4 oak, remove 3 lower limbs as per annotated photographs and reduce canopy by 1m</td> <td>Consent with conditions</td> </tr> <tr> <td>22/02670/FUL</td> <td>Land To The South Of, Mill Lane, Welford-on-Avon - 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. 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22/03294/TPO	Green Acres Barton Road Welford-On-Avon Warwickshire CV37 8HG - T1 - sycamore - height - 10 metres - reduce by 2 metres, spread is approx 16 metres reduce by 2 metres. reason for work is leaf fall obstructs view over the hill from traffic and encroaches on the drive and gateway.	Support
22/02979/LBC	STREET RECORD Binton Road Welford-on-Avon - Repairs to bridge including repointing, stitching, part and whole replacements of brick and stone, rebuilding full width parapet sections, replacement of pattresses and tie-bars, grout repairs of scour at invert level below structural foundations and carriageway resurfacing	Support
22/03230/FUL	Cleavers Church Lane Welford-On-Avon Warwickshire CV37 8EL - Proposed conversion and extension of existing outbuilding to form new dwelling, erection of a 2-car open garage and store for Cleavers, and all associated works (revised scheme to that approved under 21/01346/FUL).	Object
22/03190/TPO	1 Orchard Close Welford-On-Avon Warwickshire CV37 8HA -T1 copper beech - 1.8metre height reduction - a reduction of 20%. 1.5metre width reduction to shape/balance.	Support
22/02351/FUL	One Acre, Barton Road, Welford-on-Avon, Stratford-upon-Avon CV37 8EZ - amendment application - Amended elevation plans for plots 4, 5 and 6, Amended flood risk assessment and drainage detail, Highways detail (swept path analysis, trip generation detail), Biodiversity net gain / biodiversity impact assessment, Amended landscape proposals, Separation distance plan	Object

6.3 Planning Applications Received From SDC for Consideration at December 2022 Parish Council Meeting

REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
20/02315/FUL	Phase 1A, Long Marston Airfield, Campden Road, Lower Quinton, Stratford-upon-Avon - Proposed development of 124 dwellings, including 43 Affordable Homes and all ancillary enabling works including demolition of an existing air hanger building associated highway, drainage and landscape works and associated amendments to the area of public open space and Community Orchard as approved under application 17/03258/REM for 400 dwellings at Long Marston Airfield	No representation
22/03374/FUL	Dormer House , Long Marston Road, Welford-On-Avon - Proposed rear extensions, rebuilt and extended utility, re-roofed garage, partial loft conversion with dormer windows, replacement rear dormer, removal of chimney and internal/external alterations.	Object
22/00005/FUL	Kehlstein, Barton Road, Welford-on-Avon - Demolition of existing dwelling and associated outbuildings and erection of 24 dwellings (Class C3), including associated access, public open space, sustainable drainage and landscaping An amendment/additional information has been received for the application shown above as follows: 80-751-R1-7 - Biodiversity Metric Report (3.0) - Barton Road Welford 80-751-R3-4 Barton Road, Welford on Avon - AIA Report 376-01-01 F - Proposed Site Layout 376-02-110 P11 - Landscaping + Boundary Treatments Layout 376-02-729 P3 - S106 Areas Layout	Support

	376-02-730-P1-Parking Standards Layout 376-02-731-P2-Parking Auto Tracking Layout 376-02-750 P1 - Highway Adoption Plan 376-16-02 A - Single Garage Barton Road - Planting Schedule - P3 Biodiversity Metric 3.0 Barton Road, Welford - Revision 7																																				
22/03107/FUL	Hillcrest , Binton Road, Welford-On-Avon -New 5-bed residential dwelling to the rear of Hillcrest, Binton Road. Property designed as an accessible dwelling	Object																																			
22/02825/FUL	Brookwood Binton Road Welford-On-Avon - Further consultation - Side roof dormers to match existing and rear balcony	Object																																			
22/02546/FUL	Home Farm, Barton Road, Welford-on-Avon - Demolition of existing Poultry sheds and the construction of 4no. new dwellings, upgraded access and associated landscaping works - Amendment application - The Ecological report has been updated to reflect WCC Ecology comments. Updated plans have been received to reflect changes to the proposed material and design of the buildings. Drainage will now be to pond. The associated plans for the Tree report have been provided	Object																																			
22/03325/FUL	12 Millers Close, Welford-On-Avon - Proposed single storey rear and front extensions	Support																																			
<p>6.4 Planning Enforcement Headland Rise garages – clearance of waste from site and blocking of footpath. Enforcement have closed the case as they think the condition agreed by the PC doesn't apply as development is being carried out even though there is no working on site at present.</p> <p>Land to the south of Mill Lane – 22/00149/FUL - Heras fencing – the Clerk advised that this was referred to Enforcement on 19.10.22.</p> <p>Polruan – the Parish Council has queried if this is being built in accordance with planning permission. Enforcement advise that it is.</p> <p>Rose Cottage – the clerk has referred to enforcement the work on the drive which is being tarmacked with granite setts. Cllr Hockaday has spoken to the builder today.</p> <p>Croptorne Cottage – they have taken out the hedge on Mill Lane and put a fence in which is contrary to planning permission.</p> <p>6.5 Other planning matters Cllr Carter advised that an outline planning application had been submitted for the Orchard to be determined by 30 January.</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>TSO Host Welfordward.org domain</td> <td>£29.88</td> <td>£5.98</td> <td>£35.86</td> <td>17</td> </tr> <tr> <td>HP Online (clerks laptop)</td> <td>£541.66</td> <td>£108.33</td> <td>£649.99</td> <td>10</td> </tr> </tbody> </table>		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	TSO Host Welfordward.org domain	£29.88	£5.98	£35.86	17	HP Online (clerks laptop)	£541.66	£108.33	£649.99	10
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Limebridge - churchyard	£694.00	£138.80	£832.80	23
Limebridge – Synder Meadow	£830.00	£166.00	£996.00	21
Limebridge - Maypole	£224.00	£44.80	£268.80	22
	£2,924.67	£466.10	£3,390.77	
<p>Receipts – £6,048.39 Transfer - £4,000.00 Proposed – Cllr J Hockaday Seconded – Cllr D Jones</p> <p>7.2 Any Other Finance Matters Cllr Appleton reported on options for improving online storage and connectivity within the Parish Council. The purchase of software at a cost of £59.99 for the new laptop was authorised, this could be upgraded later to “small business”. The cost for base level was £4.50 per user per month, the next level was £9 per user per month. This expenditure was agreed in principle.</p> <p>Cllr Stanley reported that Limebridge had still not done the agreed work on Cress Hill.</p> <p>Cllr Lake reported that the budget for the year was £54k but the Parish has only spent £16.5k to date. Cllr Lake and the Clerk to liaise ref reporting on 2021-22 CiL expenditure.</p> <p>The Clerk was asked to find details of the public liability insurance ref the school playing fields and send to Cllrs Appleton and Carter.</p>				
<p>Project Updates from Councillors Cllr Appleton had circulated a written report. Councillors expressed some concern about the fencing being proposed by the School round the playing field. It was also noted that vehicular access to the fields was being considered.</p> <p>Cllr Jones would talk to Vanessa Lowe regarding the deeds for the playing fields and allotment to try to ascertain the history of ownership. It was noted that the Freehold was held by WCC. There were likely to be rights contained in the historical documents. Cllr Appleton has copies of the title deeds, which date from 1948.</p> <p>There will be a tripartite agreement between the School, WPC and WCC regarding use of the playing fields. This will need to include provisions if school is no longer in existence or using the land so that the land can come back to the community. The land is publicly funded land because it has Parish Council equipment on it. The Clerk was asked to investigate if the land could be registered as a community asset. Councillors noted that access at “all times” for pre school children was important but it might be difficult to ensure this was in place. A further meeting was being held next week.</p> <p>The Synder Meadow Sports Club was happy with the PC proposal presented to them regarding development of a new sports pavilion. It was now necessary to find a Chair for the new committee and to recruit people onto it. Cllr Hockaday to consider if he wanted to be Chair then the Parish Council could seek to recruit other volunteers. The project will need community support. Cllr Perteghella</p>				

	<p>offered to help with funding applications. There was a vision of what will be provided, namely a pavilion for football, cricket, tennis and a café. The proposed hard surface would be multi functional – similar to Pebworth – so could include netball, basketball, hockey etc. Cllr Perteghella observed that Synder Meadow signs still missing – they are awaiting return by the handyman.</p> <p>Cllr Stanley reported that he had now had a FOI response from WCC regarding school places which he would circulate to councillors.</p> <p>Cllr Hockaday observed that Binton had erected new gateway signs and suggested that those for Welford might be improved. These normally go by the 30mph signs. Councillors considered where it might be possible to erect a gateway sign on the Binton Road.</p> <p>The Clerk reported that she had drafted an advert for a handyman which would be posted on village notice boards and the website.</p> <p>Cllr Appleton will seek to obtain the traffic data from the A439 following recent monitoring either side of the Binton Road.</p>
9.	Review Previous Actions – None
10.	<p>Any Other Business</p> <p>It was agreed that Councillors would adopt the latest WALC Code of Conduct. Cllr Perteghella agreed to provide a summary of the differences between the old and the new code.</p>
11.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 23rd December 2022 - Planning Committee Meeting, Memorial Hall • 3rd January 2023 – Full Parish Council Meeting, Memorial Hall
	Meeting closed at 8.50 pm