

## Welford-on-Avon Parish Council

### Minutes of the Meeting held on Tuesday 3<sup>rd</sup> January 2023 at 7:15 p.m.

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

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

**Public:** 5

**Public Participation:** Presentations were made on behalf of the applicants for Boat Cottage (outline permission) and The Orchard (outline permission)

Boat Cottage – the presentation noted that the existing building was in flood zone 2 and as such was not suitable for extension/replacement because of Environment Agency policies. The property is outside the village boundary. The proposed replacement dwelling will be above the 1 in 1000 years flooding area. Whilst the new building will be bigger than the existing it will be in keeping with the surrounding properties. Pre application advice was sought from the SDC case officer. Benefits were the existing tree screening and it was asserted that the new building would not affect adjacent properties, other than Willowmere where the applicant resides.

The Orchard – the applicants live opposite in Manor Farm and are mindful of their own outlook and the street scene. They observed that there had been no adverse comments from statutory consultees, drawing attention to responses from highways. The commented that the tree report indicated there was little/no impact on boundary trees/hedges and that there would not be a significant adverse impact on the tree population or visual amenity. Attention was drawn to the Heritage statement which indicated that the impact on the conservation area would be negligible, and also to the Ecology report which stated the site was of low value to wildlife. Applicants noted they had some local support including CPRE.

Item	
1.	<b>Acceptance of Apologies – None</b>
2.	<b>Declarations of Interest –</b> Cllr Carter declared interest on Boat Cottage and The Orchard as a neighbour Cllr Hockaday noted that he knows the applicants for Boat cottage, the Orchard and Cleavers
3.	<b>Approval of Minutes –</b> The minutes were accepted as a true record of the meeting of 6 <sup>th</sup> December 2022 and signed by the Chairman. Proposed – Cllr Martyn Stanley                      Seconded – Cllr N Appleton
4.	<b>Matters arising not covered elsewhere on the agenda – None</b>
5.	<b>District Councillor's Report</b> IM to circulate report Voter ID – SDC will raise awareness of the legislation. Will contact town and parish councils about it and will offer training to the clerks to help vulnerable voters who do not have photographic ID.

	<p>Details of events for prospective parish councillors – first event is 26<sup>th</sup> Jan                  Drainage for new developments/housing fix/infrastructure funding statement for 2021-22 was adopted, waiting to hear about allocations for projects.                  Act on energy 11 January event.                  Shakespear Inn previously registered as asset of community value – expired dec 2020. Only on list for 5 years. NA will circulate the list. Registered by friends of the shakespeare inn (Roger dipple). – need to make note to renew.                  SC to speak to roger dipple</p>	
6.	<b>Planning</b>	
	<b>6.1 Report of Planning Notices received from Stratford DC</b>	
	<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>
		<b>SDC DECISION</b>
	<b>6.2 Planning Applications Previously Considered</b>	
	<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>
		<b>PC RESPONSE</b>
	<b>6.3 Planning Applications Received From SDC for Consideration at Jan 2023 Parish Council Meeting</b>	
	<b>REFERENCE</b>	<b>ADDRESS – PROPOSAL</b>
		<b>PC RESPONSE</b>
	<a href="#">22/03316/OUT</a>	Boat Cottage How is building being used currently – rental property but
		Support

	<p>will not be used as that going forward. Applicant will intend to downsize to it from existing property. JH no reference to CiL in this application – why? Can not be calculated because they are outline application and cil is calculated based on floor area. Pre application advice was to seek full application but seeking outline to reduce costs. Replacement dwelling is in the same curtilage. Being asked to consider <u>principle</u> for whether a replacement dwelling is acceptable or not. A replacement is being supported at SDC level. Falls within WA1 landscape sensitivity area – guidance is to the impact on the public views (from river and footpath). Plans as they are suggest significant removal of trees.</p> <p>There are no policy reasons regarding an outline application but noted that pre application advice was for a full planning application and WR12 is relevant. Note that it removes an existing property from the flood zone. The existing property will need to be demolished – to be conditioned</p>	
<a href="#">22/02889/OUT</a>	<p><b>The Orchard</b> – this is only about the principle of a house on the orchard.designated green space for the villate – applicant states that it is not. It is identified in the SW local plan as green space. In terms of numbers we have exceeded our target by 200% and therefore we will object to all increases in numbers (based on Weston House appeal). There is no reason why we would change this view. PC identified this piece of land as a local green space which we wanted to be protected, supported by SDC and is in the emerging SW local plan. 3<sup>rd</sup> point in the impact on the conservation area – it is in the conservation area, historic orchard which does contribute to the area, biodiversity net gain. SDC has declared a climate emergency and has adopted approach to achieve 10% net biodiversity gain – this does not assist – references to Orchards. Was originally part of manor farm and would have been a concern of the LBO – heritage statement talks about the impact on the building. There will be an impact. If we get rid of all the space then the characteristic of the village disappears – it is in the conservation area. The village is open developments. The owners have stated that they <u>have</u> to sell the Orchard but would like to put a covenant on it that only one dwelling can be put on the land. We tend to take the advice of the LBO but they have not been consulted in this instance – reserve our position about the conservation area. If the conservation area decides differently. Numbers/green space/impact on conservation are/ would like conservation officer consulted/biodiversity net gain/housing needs survey (4 bed property)</p>	object
<a href="#">22/00114/OUT</a>	Willicote Farm	object
<a href="#">22/03067/FUL</a>	<p><b>Coppers</b> –green space in the conservation area. It is the footprint of a 4 car garage – roof ridge is higher than the gutter level of the 2 storey house. Large scale building ancillary to the house which has an impact on the conservation area. Concerned about what may happen in the future. Do not understand what the change of use referred to is.</p>	
<a href="#">22/02698/FUL</a>	<p>Weston House – two front plots are now proposed as 2 2xbed bungalows. We originally said that we didn't think the mix was appropriate which seems to have led to the amendment. Our objection was about numbers and the</p>	Object

		<p>impact on the heritage asset (demolishing 50%) which has not changed. Houses at the back overlook Orchard Close – plots 2 and 4 HLU4 and HLU5 require obscure glazing on east and west elevations. Roadside hedge has been left in place. Lots of lights on the estate contrary to Dark Skies policy. Still contrary ref school places and housing numbers. Positioning of heat pumps close to neighbours in Milcote Close – tend to be noisy. Request that permitted development rights be removed from the development.</p> <p>Can we re-submit the pack on information about the heritage asset. Request that ridge heights be reduced where possible if minded to accept. Whilst accept that changed to bungalows does not meet the housing need <b>for the village</b>. But still got more than we need overall</p>			
	<b>6.4 Planning Enforcement</b>				
	<b>6.5 Other planning matters</b>				
7.	<b>Finance</b>				
	<b>7.1 Approval of items requiring payment</b>				
	<b>Item</b>	<b>Base</b>	<b>VAT</b>	<b>Total</b>	<b>Bdgt.</b>
	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	
	SDC dog waste bin collection charge	£442.00	£73.80	£369.00	27
	Christopher Noble (handyman)	£364.00	£0.00	£364.00	27
	Limebridge	£986.00	£197.2	£1183.20	27
	PIRMS playground inspection	£71.00	£0.00	£71.00	20
	Insurance annual premium (additional)	£15.13	£0.00	£15.13	13
		<b>£2,683.85</b>	<b>£273.19</b>	<b>£2,410.66</b>	
	<p><b>Receipts</b> – £63.20  <b>Transfer</b> - £750.00  Proposed – <b>Cllr M Lake</b>      Seconded – <b>Cllr M Stanley</b></p>				
	<b>7.2 Any Other Finance Matters</b>				
	ML would prepare a budget and forecast on the basis that there would be no change in the precept				
8.	<b>Project Updates from Councillors</b>				
9.	<b>Review Previous Actions</b> – None				
10.	<b>Any Other Business</b> Ray Sellers				
11.	<b>Dates of Future Meetings</b>				
	<ul style="list-style-type: none"> <li>24th January 2023 - Planning Committee Meeting, Memorial Hall</li> </ul>				

	<ul style="list-style-type: none"><li>• 2<sup>nd</sup> February 2023 – Full Parish Council Meeting, Memorial Hall</li></ul>
	Meeting closed at 9.21 pm