

## Welford-on-Avon Parish Council

**Minutes of the Meeting held on  
Tuesday 7<sup>th</sup> February 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:** 4

**Public Participation:** The owner of Hillcrest and his agent made representations to the meeting and explained the reasons for the application and the discussions which had taken place with SDC.

Item		Action
1.	<b>Acceptance of Apologies – None</b>	
2.	<b>Declarations of Interest –</b> Cllr Carter declared an interest regarding the Riverbank application and did not participate in the discussion on this planning application.	
3.	<b>Approval of Minutes –</b> The minutes were accepted as a true record of the meeting of 6 <sup>th</sup> January 2023 and signed by the Chairman. Proposed – Cllr J Hockaday    Seconded – Cllr Martyn Stanley	
4.	<b>Matters arising not covered elsewhere on the agenda</b> Cllr Appleton had posted the results of the traffic survey on the Shared Drive. The Synder Meadow sign was not yet in place, the invoice for the cricket club pitch had been received.	
5.	<b>District Councillor’s Report</b> Cllr Perteghella drew attention to the SW local plan public consultation and in particular the 2 <sup>nd</sup> call for sites and the HEDNA which showed SDC as having the highest housing needs. The various options being considered were reviewed. Cllr Perteghella was meeting planners on 20 <sup>th</sup> February and offered to raise any questions the Parish Council might have. The Plan will run from 2031 to 2050.  An application for the Shakespeare Inn to become a community asset has been made and 31 March is the target decision date.  Cllr Perteghella’s group has had their cost of living/energy advice funding motion recommended for acceptance which means that there will be money in the budget for this. The new budget covers a 5 year period.  The Synder Meadow Sports Pavilion has been recommended for CiL Infrastructure funding . If approved £357k will be allocated to this. Cllr Carter will prepare a note for MP to read at the council meeting. There are 10 other projects under consideration. Cllr Perteghella observed that matching funding, eg with Sports England, might be available.  Cllr Perteghella noted recent discussions with the enforcement team regarding the footpath to Headland Rise/Headland Close and the Parish Council agreed it was appropriate to start the process to register this as a PROW. Cllr Jones offered to lead the process.	SC          DJ

Cllr Perteghella noted that an appeal for Rosslyn had been submitted (20<sup>th</sup> Feb deadline). The Millers Close self build appeal had been allowed although SDC had not yet issued its decision. She noted that the Long Itchington appeal had been dismissed and would send a copy of the decision to the Parish Council. It was agreed that the Parish Council would take some legal advice (up to £2k authorised) about the differences between Long Itchington and Welford applications which might prove useful when reserved matters came forward for consideration.

Binton Bridges would be closed for repair works so this was good opportunity to improve safety issues at this location. Cllr Perteghella would raise concerns with the relevant individuals.

Cllr Perteghella was doing a survey of residents concerns and would feed the results back to Parish Council.

**6. Planning**

**6.1 Report of Planning Notices received from Stratford DC**

Item	Reference	Decision Date	SDC Decision
<b>Green Acres, Barton Road, Welford-on-Avon, Warwickshire, CV37 8HG.</b> arboricultural work: T1 - sycamore - height - 13metres (noted as 10metres) - reduce by 2metres, spread is approx. 16metres - reduce by 2metres.	<a href="#">22/03294/TPO</a>	4 January 2023	Granted with conditions
<b>Binton Bridge South, Binton Road, Welford-on-Avon</b> - 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	<a href="#">22/02979/LBC</a>	10 January 2023	Granted with conditions
<b>Dormer House , Long Marston Road, Welford-On-Avon, Warwickshire CV37 8EG</b> Proposed rear extensions, rebuilt and extended utility, re-roofed garage, partial loft conversion with dormer windows, replacement rear dormer, removal of rear chimney and internal/external alterations.	<a href="#">22/03374/FUL</a>	13 January 2023	Granted with conditions
<b>Cleavers , Church Lane, Welford-On-Avon, Warwickshire CV37 8EL</b> 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).	<a href="#">22/03230/FUL</a>	25 January 2023	Granted with conditions

Chestnut Cottage, Church Lane, Welford-on-Avon, Stratford-upon-Avon, CV37 8EL – T1 Cedar Fell	<a href="#">22/03736/TREE</a>	1 February 2023	Granted with conditions
--	-------------------------------	-----------------	-------------------------

**6.2 Planning Applications Previously Considered (in January)**

Reference	Consultation Expiry Date	Address	Proposal	PC Decision
<a href="#">22/03756/FUL</a>	25/01/2023	Thorn Cottage High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF	Proposed garage in lieu of 89/01063/FUL part implemented	Support
<a href="#">22/03757/LBC</a>	25/01/2023	Thorn Cottage High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF	Proposed garage in lieu of 89/01063/FUL part implemented	Support
<a href="#">22/03755/LBC</a>	25/01/2023	Vine Cottage High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF	Proposed boundary wall separating Vine Cottage from Thorn and Thornette Cottages (Replacing 22/02534/FUL)	Support
<a href="#">22/03754/FUL</a>	25/01/2023	Vine Cottage High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF	Proposed boundary wall separating Vine Cottage from Thorn and Thornette Cottages (Replacing 22/02534/FUL)	Support
<a href="#">22/03613/LDE</a>	31/01/2023	Chalet Binton Road Welford-on-Avon Stratford-upon-Avon CV37 8PR	Lawful development certificate to confirm the property, including previous enlargement of the property, The Chalet, as a C3 dwelling house and its associated garden	No representation
<a href="#">23/00048/FUL</a>	03/02/2023	Welford Pastures, The Field House , Barton Road, Welford-On-Avon, Warwickshire CV37 8HD	Proposed Single Storey Side Extension & Carport Conversion.	Support

**6.3 Planning Applications Received From SDC for Consideration at Feb 2023 Parish Council Meeting**

Reference	Address	Proposal	PC
-----------	---------	----------	----

				<b>Decision</b>																																													
	<a href="#">23/00106/FUL</a>	Riverbank Duck Lane Welford-On-Avon Warwickshire CV37 8QD	Erection of new wooden log cabin in rear garden.	Support																																													
	<a href="#">23/00123/FUL</a>	Hillcrest Binton Road Welford-on-Avon Stratford-upon-Avon CV37 8PP	New 4-bed in-fill residential dwelling to the rear of Hillcrest, Binton Road. Property designed as an accessible dwelling.	Object																																													
	<a href="#">23/00231/LBC</a>	Weston Close Frog Lane Welford-On-Avon Warwickshire CV37 8EQ	Create new external door with canopy over to west elevation, reconfigure ground and first floor layout including removal and installation of new partitions and doors, create new WC and kitchen to ground floor, install new staircase between ground and first floor	Support																																													
	<a href="#">22/03482/FUL</a>	Little House Church Lane Welford-On-Avon Warwickshire CV37 8EL	Demolition of previously added rear extension and construction of new single storey extension with partial conversion of existing garage space to form Utility Room	Support																																													
	<a href="#">22/02825/FUL</a>	Brookwood , Binton Road, Welford-On-Avon, Warwickshire CV37 8PP	Side roof dormers to match existing and rear balcony AMENDED PLANS – RECONSULTATION	Support																																													
	<a href="#">21/02483/VARY</a>	Land Adjacent To Tokoloshe, Long Marston Road, Welford-on-Avon,	Variation of condition 2 and 9 of planning permission 16/01317/VARY dated 15.08.2016 to revise the landscaping layout.	Object																																													
<b>6.4 Planning Enforcement</b>																																																	
Cllr Appleton noted the ongoing enforcement action ref Mill Lane where tree protection was being requested																																																	
<b>6.5 Other planning matters</b>																																																	
Millers Close Self Build appeal was noted																																																	
The SWLP consultation expired on 6 March – Cllr Carter was drafting a response.																																																	
<b>7. Finance</b>																																																	
<b>7.1 Approval of items requiring payment</b>																																																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Item</th> <th style="width: 15%;">Base</th> <th style="width: 15%;">VAT</th> <th style="width: 15%;">Total</th> <th style="width: 15%;">Bdgt</th> </tr> </thead> <tbody> <tr> <td>Clerk Salary</td> <td>£495.73</td> <td></td> <td>£495.73</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>Parish Online</td> <td>£45.00</td> <td>£9.00</td> <td>£54.00</td> <td>14</td> </tr> <tr> <td>WCC (traffic surveys)</td> <td>£1052.25</td> <td>£210.45</td> <td>£1262.70</td> <td>10</td> </tr> <tr> <td>WALC (R Brown training)</td> <td>£30.00</td> <td>£6.00</td> <td>£36.00</td> <td>19</td> </tr> <tr> <td>Limebridge (PROW resurfacing)</td> <td>£1350.00</td> <td>£270.00</td> <td>£1,620.00</td> <td>25</td> </tr> </tbody> </table>					Item	Base	VAT	Total	Bdgt	Clerk Salary	£495.73		£495.73	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	Parish Online	£45.00	£9.00	£54.00	14	WCC (traffic surveys)	£1052.25	£210.45	£1262.70	10	WALC (R Brown training)	£30.00	£6.00	£36.00	19	Limebridge (PROW resurfacing)	£1350.00	£270.00	£1,620.00	25
Item	Base	VAT	Total	Bdgt																																													
Clerk Salary	£495.73		£495.73	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																																													
Parish Online	£45.00	£9.00	£54.00	14																																													
WCC (traffic surveys)	£1052.25	£210.45	£1262.70	10																																													
WALC (R Brown training)	£30.00	£6.00	£36.00	19																																													
Limebridge (PROW resurfacing)	£1350.00	£270.00	£1,620.00	25																																													

	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Limebridge (churchyard)</td> <td style="width: 10%;">£347.00</td> <td style="width: 10%;">£69.40</td> <td style="width: 10%;">£416.40</td> <td style="width: 10%;">23</td> </tr> <tr> <td>Limebridge (Synder Meadow)</td> <td>£415.00</td> <td>£83.00</td> <td>£498.00</td> <td>21</td> </tr> <tr> <td>Limebridge (Maypole)</td> <td>£224.00</td> <td>£44.80</td> <td>£268.80</td> <td>22</td> </tr> <tr> <td>Welford Matters</td> <td>£500.00</td> <td></td> <td>£500.00</td> <td>18</td> </tr> <tr> <td><b>TOTALS</b></td> <td><b>£4577.91</b></td> <td><b>£694.84</b></td> <td><b>£5272.75</b></td> <td></td> </tr> </table> <p><b>Receipts</b> – £ 0.00  <b>Transfer</b> - £5,000.00  Proposed – Cllr J Hockaday      Seconded – Cllr M Stanley</p>	Limebridge (churchyard)	£347.00	£69.40	£416.40	23	Limebridge (Synder Meadow)	£415.00	£83.00	£498.00	21	Limebridge (Maypole)	£224.00	£44.80	£268.80	22	Welford Matters	£500.00		£500.00	18	<b>TOTALS</b>	<b>£4577.91</b>	<b>£694.84</b>	<b>£5272.75</b>			
Limebridge (churchyard)	£347.00	£69.40	£416.40	23																								
Limebridge (Synder Meadow)	£415.00	£83.00	£498.00	21																								
Limebridge (Maypole)	£224.00	£44.80	£268.80	22																								
Welford Matters	£500.00		£500.00	18																								
<b>TOTALS</b>	<b>£4577.91</b>	<b>£694.84</b>	<b>£5272.75</b>																									
	<p><b>7.2 Any Other Finance Matters</b></p> <p>The Clerk confirmed that the precept application had been submitted.</p>																											
<b>8.</b>	<p><b>Project Updates from Councillors</b></p> <p>Cllr Stanley reported that the grit bill on Mill Lane had been replaced. Residents had requested a grit bin by the Memorial Hall because of bus stop. This would need to be fairly small. It could be put in grounds of the Memorial Hall provided it was accessible for re-filling. Cllr Stanley to pursue. Alan Caldwell-Jones at WCC has to approve and record the locations.</p> <p>Cllr Stanley updated the meeting regarding tree planting to celebrate the Platinum Jubilee. Bureaucratic difficulties were being encountered with WCC which might affect the locations and necessitate planting on Synder Meadow instead of throughout the village. Cllrs Carter and Stanley would pursue.</p> <p>Cllr Carter reported that jetting had taken place in Duck Lane and Cllr Jones advised that further jetting was due to be carried out on 14 February in Binton Road and Church Lane.</p> <p>Cllr Brown was arranging for hedge/verge cutting near Cress Hill to be carried out before 28 February and was obtaining a quotation. Cllr Hockaday advised that he might be able to assist with this next year.</p> <p>Cllr Hockaday reported that the first meeting of the Synder Meadow sports pavilion committee had taken place and that there were currently 4/5 volunteers for the committee. Darren Pemberton had supported the Cll application.</p> <p>Cllr Appleton reported that WCC were not supportive of vehicle activated speed signs but had agreed to fund a feasibility study re a possible roundabout at the junction of Long Marston and Milcote Road (FOC). Changing vehicle priorities at other junctions along Barton Road and Long Marston road to reduce traffic speeds could also be considered.</p> <p>Cllr Carter noted that a meeting would take place on 17<sup>th</sup> February with Alan Caldwell Jones, DP, MS, SC, NA. The intention was to identify options for reducing traffic speed and schedule all the highway works which need doing (grids, kerbs, etc).</p> <p>Cllr Appleton asked if councillors were experiencing any issues with the migration to Microsoft. These seemed to be gradually resolved and the intention was to begin to migrate old emails across from the Yahoo server and forwards to Microsoft.</p> <p>Cllr Carter scheduled a new draft of Councillors responsibilities and asked for any comments before the next meeting.</p>		<p>MS</p> <p>SC/M S</p> <p>RB</p>																									

	<p>National arrangements for the Coronation were discussed, these being 6<sup>th</sup> May coronation, 7<sup>th</sup> May big lunch, 8<sup>th</sup> May community help out. It was suggested that a “bring your own” street party on Sunday might be appropriate. This could be a joint event with the Memorial Hall and arrangements could be made to close Chapel Street. Cllr Carter would include something in Welford Matters. It was agreed that this was best resolved with a separate meeting.</p> <p>The provisional date for the Annual parish meeting is 18<sup>th</sup> May. Given the Coronation councillors need to consider whether to hold an “event” as previously discussed.</p>	<p>SC</p> <p>SC</p> <p>SC</p>
9.	<b>Review Previous Actions</b> – None	
10.	<b>Any Other Business</b>	
11.	<b>Dates of Future Meetings</b>	
	<ul style="list-style-type: none"> <li>• 24th January 2023 - Planning Committee Meeting, Memorial Hall</li> <li>• 7<sup>th</sup> February 2023 – Full Parish Council Meeting, Memorial Hall</li> </ul>	

Meeting closed at 21:32