

Welford-on-Avon Parish Council

MINUTES

Meeting	Planning Committee Meeting
Date, Venue	Tuesday 24th January 2023, Welford Memorial Hall
Attendees	Cllr S Carter, Cllr D Jones, Cllr M Stanley, Cllr M Lake, Cllr R Brown, Cllr N Appleton, Cllr J Hockaday, Mrs I M Wibberley (Clerk)

Public Forum – 0

	ITEM				
1	Apologies – None				
2	Declarations of Interest and Dispensations – None				
3	Approval of Previous Minutes - It was agreed that the Minutes of the previous Planning Committee meeting (22 nd November 2022) were a true and accurate record Proposed – Cllr N Appleton Seconded – Cllr R Brown				
4	Planning Applications To consider the current planning applications listed by Stratford District Council.				
	Reference	Consultation Expiry Date	Address	Proposal	PC Decision
	22/03756/FUL	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
	22/03757/LBC	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
	22/03755/LBC	25/01/2023	Vine Cottage High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF	Proposed boundary wall seperating Vine Cottage from Thorn and Thornette Cottages (Replacing 22/02534/FUL)	Support
	22/03754/FUL	25/01/2023	Vine Cottage High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF	Proposed boundary wall seperating Vine Cottage from Thorn and Thornette Cottages (Replacing 22/02534/FUL)	Support
	22/03613/LDE	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.
	23/00048/FUL	03/02/2023	Welford Pastures, The Field House , Barton Road, Welford-On-Avon, Warwickshire CV37 8HD	Proposed Single Storey Side Extension & Carport Conversion.	Support

5	<p>Other Planning Matters (incl enforcement issues)</p> <p>22/02546/FUL Home Farm, Barton Road (demolition of existing poultry sheds and the construction of 4no. new dwellings, upgraded access and associated landscaping works) – to Committee on 08.02.22 with recommendation for approval - it was agreed to maintain the Parish Council's objection. Cllr Appleton would represent the Council at Committee.</p> <p>South Warwickshire Local Plan (SWLP) Issues and Options Consultation – open from 9 January to 6 March 2023 - Cllr Carter would review and circulate a draft response to councillors. ACTION: SC</p> <p>Weston House – this application was going to Committee on 08.02.22 with a recommendation for approval. Cllr Appleton would represent the Council at Committee. The clerk to notify the Planning Officer that the Parish had made an application to English Heritage for listing and to provide details of the application to Cllr Appleton. ACTION: IW</p> <p>Appeal by written representations APP/J3720/W/22/3311067 - Rosslyn , Binton Road, Welford-On-Avon, Warwickshire CV37 8PP. 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. Submissions required by 20 February 2023 – the Clerk to submit a further response to the Planning Inspector. ACTION: IW</p> <p>Mill Lane enforcement ref heras fencing – the developer has not taken any action despite the involvement of Enforcement. Cllr Appleton is monitoring.</p>
6	<p>Any Other Business</p> <p><u>Finance forecast 2022/23 and budget 2023/24</u></p> <p>Cllr Lake circulated the forecast for 2022/23 and the budget for 2023/24. He went through the detail which was discussed by councillors. The timing of expenditure for road improvements was reviewed. The level of reserves at the end of the year (£47k) was noted. It was agreed that the precept would remain the same for 2023/24. The clerk to complete the appropriate return to SDC. ACTION: IW to complete precept form</p> <p>It was noted that the cricket pitch would cost £7k and that the Parish Council would pay £5k received from a S106 agreement with the balance being contributed by the Sports Club. Parish Councillors wanted to understand how the cricket pitch would benefit the village as a whole. ACTION: SC to talk to Sports Club.</p> <p>Councillors discussed various changes to the 2022/23 forecast and 2023/24 budget and it was agreed that ML would re-draft and re-circulate this. ACTION: ML to re-draft and circulate 2022/23 forecast and 2023/24 budget</p> <p>ML encouraged councillors to spend the money available.</p> <p><u>Other Matters</u></p> <p>Councillors queried whether the bollards on Bell Green were a WPC asset. This needs to be checked. ACTION: IW/SC to check ownership of Bell Green bollards</p> <p>It was suggested that we might look at replacing the tarmac on the footpath from the shop to Headland Road. Cllr Brown to ask Limebridge if he does this sort of thing. ACTION: RB to contact Limebridge</p> <p>A Sports Pavilion Committee was being set up, JH had volunteered to be chair and a team was being set up. As a result of this it would be necessary to move the Planning Portfolio from JH to NA, SC would prepare a new version of councillors roles and responsibilities and circulate it for consideration. ACTION: SC to prepare Councillors Roles & Responsibilities Schedule</p> <p>Neighbourhood Plan – SC would try to get those people who were involved last time to participate again. It was noted that the Welford website still contained relevant data. ACTION: SC to pull together team to prepare Neighbourhood Plan update</p> <p>Cllr Hockaday noted that the house in the middle of the village with 2.5acres garden/land was still for</p>

	sale. It had been suggested to WCC that they might consider buying this land as Open Space for the village. ACTION: NA/SC to follow up with WCC. JH to ask if owner would consider selling the land separately
7	Dates of Future Meetings <ul style="list-style-type: none"> • 7th February 2023 – Full Parish Council Meeting, Memorial Hall • 21st February 2023 - Planning Committee Meeting, Memorial Hall

Meeting Closed – 8.50 pm