

Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 7th March 2023 at 7:15 p.m.

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

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

Public: 6

Public Participation: A presentation was given by developers looking to develop a site on Headland Road, this being at present occupied by a bungalow. The developers sought and were given feedback from the Parish Council on their current proposals.

Item		Action
1.	Acceptance of Apologies – Cllr J Hockaday, Cllr R Brown	
2.	Declarations of Interest – Cllrs Lake, Carter, Appleton noted that the owner of Laurel House was an ex councillor and therefore well known to them,	
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 7 th February 2023 and signed by the Chairman. Proposed – Cllr M Stanley Seconded – Cllr M Lake	
4.	Matters arising not covered elsewhere on the agenda Will Gough gave a presentation on behalf of the cricket club outlining the club's proposals for use of the new artificial cricket pitch. He highlighted the difficulties with the existing grass pitches. He also explained the current club finances. He identified the club's future plans to set up a junior team and promote use of the artificial pitch for villagers. On the basis that the cricket club would commit to introduce a junior club once the sports pavilion was constructed the Parish Council agreed to fund the whole of the cost of the cricket pitch.	
5.	County and District Councillors' Reports Cllr Pemberton gave details of the council tax bands for 2023-24, noting the increases of 3-5% in the different components. Services at County level were being maintained by using reserves. WCC were establishing a levelling up fund. Cllr Pemberton had attended the meeting between the Parish Council and WCC Highways dept which had identified 23 highways type projects in the village. Initial priorities had been provisionally agreed, some of which could be dealt with through maintenance/existing budgets. It was likely to be 3-5 year plan to complete the projects. The Parish Council would promote the list and ask residents for their views about prioritisation. Cllr Pemberton was looking to promote similar schemes in Long Marston and Bidford. It was noted that a key issue remained the speed of traffic through the village and that reduction could be achieved in three ways - education, enforcement, engineering. Cllr Pemberton suggested there might be some County resource to assist with education, for example via the school. Cllr Stanley reported that some analysis/assessment work was being carried out by WCC to assess the feasibility of a mini roundabout at the junction of Milcote Rd/Long Marston Rd. Councillors were asked to pass any comments or suggestions on the project	

	<p>list to MS. DJ to speak to MS ref specifics on potential footpath on Binton Rd.</p> <p>Cllr Perteghella reported that she had submitted her consultation response on the SWLP and had supported option 1 (future development near rail transport). She had objected to option 4 which is dispersal (as set out in the current Core Strategy). She had objected to a proposed new settlement between the garden village and Meon Vale as there is no servicing of this in terms of rail or road. All submitted sites will have to undergo technical assessment. Cllr Pemberton advised that work was being done on what other sustainable options there might be for Long Marston. She also disagreed with the findings of the HEDNA which showed SDC needed to provide the highest number of houses for the region. The HEDNA noted that the Coventry population growth had been overestimated. It appears that South Warwickshire have been providing for both local and Coventry housing needs. The Plan would start in 2025.</p> <p>Cllr Perteghella observed that council tax would rise by £5 for Band D property. 48% of county funding came from council tax, 24% from business rates with the balance coming from central government. Various budget amendments had been proposed by her group, including climate change funding. Only the enforcement amendment was agreed. The budget was now signed off with £50k pa approved for enforcement.</p> <p>Cllr Perteghella noted the need to raise awareness of voter ID. Details would be included on the website.</p> <p>Purdah period for Council elections starts on 15 March and ends on 4 May.</p>	<p>DJ</p> <p>IM</p>
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6. Planning

6.1 Report of Planning Notices received from Stratford DC

Item	Reference	Decision Date	SDC Decision
<p>Home Farm, Barton Road, Welford on Avon, CV37 8HG – demolition of existing poultry sheds and the construction of 4no new dwellings, upgraded access and associated landscaping works</p>	<p>22/02546/FUL</p>	<p>13/02/2023</p>	<p>Granted with conditions</p>
<p>Brookwood , Binton Road, Welford-On-Avon, Warwickshire CV37 8PP - Side roof dormers to match existing and rear balcony</p>	<p>22/02825/FUL</p>	<p>13/02/2023</p>	<p>Granted with conditions</p>
<p>Weston House, Milcote Road, Welford-on-Avon, Stratford-upon-Avon CV37 8EH – 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)</p>	<p>22/02698/FUL</p>	<p>16/02/2023</p>	<p>Granted with conditions</p>
<p>Vine Cottage High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF -Proposed boundary wall seperating Vine Cottage from Thorn and Thornette</p>	<p>22/03754/FUL</p>	<p>16/02/2023</p>	<p>Granted with conditions</p>

Cottages (Replacing 22/02534/FUL)			
Vine Cottage High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF -Proposed boundary wall seperating Vine Cottage from Thorn and Thornette Cottages (Replacing 22/02535/LBC)	22/03755/LBC	16/02/2023	Granted with conditions
Welford Pastures, The Field House , Barton Road, Welford-On-Avon, Warwickshire CV37 8HD - Proposed Single Storey Side Extension & Carport Conversion.	23/00048/FUL	23/02/2023	Granted with conditions

6.2 Planning Applications Previously Considered (in February)

Reference	Address	Proposal	PC Decision
23/00235/FUL	Churchbank House Church Bank Binton Road Welford-On-Avon Warwickshire CV37 8PS	Proposed new dwelling and detached garage	Object
23/00305/FUL	Kelmara 19 Quineys Leys Welford-on-Avon Stratford-upon-Avon CV37 8PU	Proposed two storey front side and rear extensions	Support
23/00398/TREE	Priors Lee Cottage Frog Lane Welford-on-Avon Stratford-upon-Avon CV37 8EQ	T1 - larch - Fell T2 - beech - Crown lift by approx 2 metres and leave 5 metre canopy	Support
23/00417/TREE	The Shakespeare Chapel Street Welford-On-Avon Warwickshire CV37 8PX	T1 & T2 - laburnums – Remove	Support
22/00114/OUT	Willicote Farm, Campden Road, Clifford Chambers, Stratford-upon-Avon CV37 8LN	Hybrid planning application for the change of use of land and existing buildings from equestrian / employment use, to a wildlife park visitor attraction comprising A) full planning application for change of use of 4 existing buildings into a staff building, a storage /workshop building, covered picnic area and a cafe and indoor play building; erection of a new admissions building, amphitheatre, seasonal artificial ice rink, 2 x tobogganing slopes, 4 x retail huts, animal houses, enclosures and associated exhibits, amenity buildings, walk through time dinosaur exhibit and 2 units of overnight staff accommodation; the installation	Object

			<p>of a new main vehicle access, car parking facilities and internal roads and paths, animal fencing and perimeter service track, the creation of ponds and boating lake; and B) outline planning permission to enlarge the wildlife park visitor attraction to include further animal paddocks, ancillary animal houses, enclosures and exhibits and play areas, up to 45 units of overnight visitor accommodation, the creation of ponds, landscape features and planting.</p> <p>An amendment/additional information has been received for the application shown above as follows</p> <p>Highway and Transport Technical Note 3</p>		
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6.3 Planning Applications Received From SDC for Consideration at March 2023 Parish Council Meeting

Reference	Cons Exp Date	Address	Proposal	PC Decision
23/00510/FUL	20/03/2023	Dormer House Long Marston Road Welford-On-Avon Warwickshire CV37 8EG	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	Support
23/00504/FUL	20/03/2023	Laurel House Church Street Welford-On-Avon Warwickshire CV37 8EJ	Demolition of existing garage and rebuild of replacement garage further into the site towards the southern site boundary. The new garage will have a larger footprint to accommodate two cars on the ground floor and will provide a room above for an office with storage. The office will remain ancillary to the main house.	Object
23/00055/FUL	21/03/2023	Avondale Church Street Welford-on-Avon Stratford-upon-Avon CV37 8EJ	Erection of wooden octagonal gazebo in rear garden.	Support

6.4 Planning Enforcement

Enforcement action taken regarding 2 Rivermeade was noted.

	Councillors observed that the Headland Rise development site was not secure as required by CDM 15 regulations and that the site was dangerous. The clerk was asked to refer to Enforcement again.	IM																																			
	<p>6.5 Other planning matters</p> <p>The SWLP consultation expired on 6 March.</p> <p>The SW draft economic strategy had been published for consultation. Cllr Perteghella would circulate her draft response to councillors for information.</p>																																				
7.	Finance																																				
	<p>7.1 Approval of items requiring payment</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="text-align: left;">Item</th> <th style="text-align: right;">Base</th> <th style="text-align: right;">VAT</th> <th style="text-align: right;">Total</th> <th style="text-align: right;">Bdgt</th> </tr> </thead> <tbody> <tr> <td>Clerk Salary</td> <td style="text-align: right;">£495.73</td> <td></td> <td style="text-align: right;">£495.73</td> <td style="text-align: right;">7</td> </tr> <tr> <td>Clerks Phone O2 (paid by DD)</td> <td style="text-align: right;">£10.93</td> <td style="text-align: right;">£2.19</td> <td style="text-align: right;">£13.12</td> <td style="text-align: right;">8</td> </tr> <tr> <td>Donation Millennium Trust - monthly</td> <td style="text-align: right;">£100.00</td> <td style="text-align: right;">£0.00</td> <td style="text-align: right;">£100.00</td> <td style="text-align: right;">15</td> </tr> <tr> <td>Bank charges</td> <td style="text-align: right;">£8.00</td> <td style="text-align: right;">£0.00</td> <td style="text-align: right;">£8.00</td> <td style="text-align: right;">8</td> </tr> <tr> <td>Dura Sport (cricket pitch)</td> <td style="text-align: right;">£2385.00</td> <td style="text-align: right;">£477.00</td> <td style="text-align: right;">£2,862.00</td> <td style="text-align: right;">10</td> </tr> <tr> <td>TOTALS</td> <td style="text-align: right;">£2999.66</td> <td style="text-align: right;">£479.19</td> <td style="text-align: right;">£3478.85</td> <td></td> </tr> </tbody> </table> <p>Receipts – £ 0.00 Transfer - £3,600.00 Proposed – Cllr M Lake Seconded – Cllr M Stanley</p>	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	Dura Sport (cricket pitch)	£2385.00	£477.00	£2,862.00	10	TOTALS	£2999.66	£479.19	£3478.85		
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	<p>7.2 Any Other Finance Matters</p> <p>ML to consider whether a further bank account is required for the pavilion project or what other arrangements for monitoring costs need to be made.</p>	ML																																			
8.	<p>Project Updates from Councillors</p> <p>SC reported that Cllr Brown had arranged for the hedge cutting on Cress Hill to be completed.</p> <p>NA reported that most emails had now been migrated and document sharing was in place.</p> <p>DJ reported that there was a flood box for the Parish which she was trying to retrieve.</p> <p>MS would prepare a schedule of the priorities for traffic improvements.</p>	MS																																			
9.	Review Previous Actions – None																																				
10.	<p>Any Other Business</p> <p>NA reported that the dog bin located at the bottom of Boat Lane appeared inadequate for its use. MS was considering possible new locations.</p> <p>Trees had been removed along the school/field boundary at the back of the playing fields and a new fence had gone up on back boundary. NA had contacted the school</p>	MS																																			

	<p>and been advised this was for safeguarding purposes. All hedging had been removed but some trees left. There were plans to put in some new hedging. DJ had contacted the school about leaving gaps in the fencing for wildlife.</p> <p>NA reported that there had been no feedback yet from WCC/the school on discussions about the playground and school and access for villagers.</p> <p>Sports Club – a sub committee was being set up. A community focused person was required on it. The SDC contract/S106 agreement relating to the money had been received for review. Quotes were being obtained for various assessments and the plans were being re-done so that an application for planning permission could be made. There was a need to check on easements etc running across Synder Meadow as part of this process.</p> <p>A query was raised about possible additional signage at the entrance to Boat Lane (eg access to frontages only, no turning space etc). An increasing number of cars were driving down and having to turn round.</p>	
11.	Dates of Future Meetings	
	<ul style="list-style-type: none"> • 21st March 2023 - Planning Committee Meeting, Memorial Hall • 7th February 2023 – Full Parish Council Meeting, Memorial Hall 	

Meeting closed at 21:37