Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 4th April 2023 at 7:15 p.m.

Present: Clir S Carter, Clir N Appleton, Clir M Stanley, Clir M Lake, Clir J Hockaday

In Attendance: District Councillor M Perteghella

Public: 3

Public Participation: The applicant for Laurel House (23/00504/FUL) presented the changes that he proposed to make to his application in order to satisfy the concerns previously raised by the Parish Council.

Item		Action
1.	Acceptance of Apologies –Cllr R Brown, Cllr D Jones, Mrs I Wibberley (Clerk)	
2.	Declarations of Interest – None	
3.	Approval of Minutes – The minutes were accepted as a true record of themeeting of 7th March 2023 and were signed by the Chairman.Proposed – Cllr N AppletonSeconded – Cllr M Lake	
4.	Matters arising not covered elsewhere on the agenda None	
5.	District Councillors report	
	Cllr Perteghella advised that she was tasked with coordinating her group's response to the South Warwickshire Economic Strategy, and would circulate a copy.	
	SDC has awarded the Shakespeare Inn the status of Asset of Community Value. Following the news that the managers had been given notice, and following the Chair's letter, Cllr Perteghella has written to the owners to ask what their plans are, to highlight our disappointment and reminding them that May is a busy social month for the village, with Coronation events and other community events, and it would be a shame to have The Shakespeare closed during this time.	
	There has been a recent accident involving two vehicles at the junction of Barton Road/High Street/Long Marston road. Further, other incidents have occurred which resulted in damaged bollards. These will be replaced. Residents have informed Cllr Perteghella of concerns about the acute angle of the junction between High Street and Barton Road which causes problems for large vehicles which have to drag their wheels round the corner resulting in the road surface being broken up, creating a dangerous surface with layers of tyre rubber. Residents have witnessed cyclists falling off their bikes. Cllr Pertgehella asked that this location be added to the traffic calming scheme being drawn up by the PC and WCC.	
	Cllr Perteghella reported on the results of the residents' survey identifying the following local issues:	

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Speeding traffic 56% Potholes 40% Overgrown pathways 31% Blocked drains all over the village 24 Fly tipping 24% Broken pavements/footways 22% Flooding 20%	ŀ%		
Cllr Perteghella offered her support Pavillion.	to the working g	oup on the S	ynder Meadow
Planning			
6.1 Report of Planning Notices rec	eived from Strat	ford DC	
Item	Reference	Decision	SDC
		Date	Decision
Coppers Chapel Street Welford-On-	22/03067/FUL	06/03/2023	Granted with
Avon Warwickshire CV37 8PX -			conditions
Proposed new car port and store,			
alteration of the access, change of			
use of land and all other ancillary alterations			
Riverbank Duck Lane Welford-On-	23/00106/FUL	06/03/2023	Granted with
Avon Warwickshire CV37 8QD -	20/00100/102	00/00/2020	conditions
Erection of new wooden log cabin in			
rear garden.			
Thorn Cottage High Street Welford-	22/03756/FUL	07/03/2023	Granted with
on-Avon Stratford-upon-Avon CV37			conditions
8EF - Proposed garage in lieu of			
89/01063/FUL part implemented			
Thorn Cottage High Street Welford-	22/03757/LBC	07/03/2023	No objection
on-Avon Stratford-upon-Avon CV37			
8EF - Proposed garage in lieu of			
89/01063/FUL part implemented			
The Shakespeare, Chapel Street,	<u>23/00417/TREE</u>	20/03/2023	Granted with
Welford on Avon, Stratford Upon			conditions
Avon CV37 8PX – T1 & T2 laburnums			
- remove			
Priors Lee Cottage Frog Lane	23/00398/TREE	22/03/2023	No objection
Welford on Avon Warwickshire			
CV37 8EQ - T1 larch fell, T2 beech -			
crown lift by approx. 2m and leave 5m			
canopy			
Little House Church Lane Welford on	22/03482/FUL	28/03/2023	Granted with
Avon Warwickshire CV37 8EL –	<u></u>		conditions
demolition of previously constructed			
extension and construction of new			
single storey extension with partial			
conversion of existing garage space			
to form utility room	1		

Reference	Addre	<u>ess</u>		<u>Proposal</u>	PC Decision
			- maple - fell T11 - prunus I T12 - maple - fell	Object	
<u>23/00574/LBC</u>	Glebe Cottage Street Welford- Warwickshire C	ford-On-Avon		v external double doors internal alterations	Support
<u>22/02351/FUL</u>	One Acre, Barto Welford-on-Avo upon-Avon CV3	n, Stratford-	- De "On nine and of n all c Furt resp Hab	ENDMENT APPLICATION emolition of dwellinghouse e Acre" and construction of e dwellings with garages private gardens, creation ew vehicular access and ther associated works. her detail submitted in ponse to LLFA objection. itats plan and detail mitted in response to uments from WCC Ecology.	Object
		elford-on- upon-Avon	1 of 15/0 deci the for t occu yea	bosed removal of condition planning permission 04459/VARY (date of sion 17/03/2016) to allow caravans to be occupied he purpose of holiday upation throughout the source of the second s	Object
2023 Parish C	ouncil Meetin	g			
Reference	Cons Exp Date	Addres	S	Proposal	PC Decision
<u>2/03664/REM</u>	12/04/2023	Airfield House (including Part Of Former Scrap Yard) Campden Road Lower Quinton Stratford- upon-Avon CV37 8LL		Submission of Reserved Matters application (internal access, appearance, landscaping, layout and scale) for 60 Affordable dwellings, including all associated works which includes a substation, pursuant to planning permission 23/00138/VARY (Variation of conditions 3, 7,8,9,13, 19 and 24 of outline planning permission 20/02745/OUT (Outline application for the erection of up to 60 dwellings with all matters reserved	No comment

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23/00138/VARY 12/04/2023 Airfield House (including Part of Campden Road Lower Quinton Campden Road Lower Quinton Campden Road Lower Quinton Campden Road Lower Quinton Stratford- upon-Avon low cale low ca	 					•
CV37 8LL including demolition of existing dwelling and scrap yard buildings and associated works date of decision: 25/08/2021) to seek approval for changes to the approved parameters plan (condition 3), changes to the parameter plan reference in existing conditions (conditions 7, 8, 9 and 13), changes to the external ambient noise levels to be adhered to (condition 19) and changes to the referenced flood risk assessment relating to surface water drainage	23/00138/VARY	12/04/2023	(including Part Of Former Scrap Yard) Campden Road Lower Quinton Stratford-	existing dwelling and scrap yard buildings and associated works date of decision: 25/08/2021) to seek approval for changes to the approved parameters plan (condition 3), changes to the parameter plan reference in existing conditions (conditions 7, 8, 9 and 13), changes to the external ambient noise levels to be adhered to (condition 19) and changes to the referenced flood risk assessment relating to surface water drainage (condition 24) Variation of conditions 3, 7,8,9,13, 19 and 24 of outline planning permission 20/02745/OUT (Outline application for the erection of up to 60 dwellings with all matters reserved (appearance, landscaping, layout and scale) except access (to be determined) including demolition of existing dwelling and scrap yard buildings and associated works date of decision: 25/08/2021) to seek approved parameters plan (condition 3), changes to the parameter plan reference in existing conditions (conditions 7, 8, 9 and 13), changes to the external ambient noise levels to be adhered to (condition 19) and changes to the referenced flood risk assessment relating to		
23/00760/FUL 13/04/2023 Avon Lea Construction of side two Object Binton Road Binton Road storey extension and rear Welford-on- two storey extension. Avon Stratford- Stratford- Stratford-	23/00760/FUL	13/04/2023	Binton Road Welford-on- Avon Stratford-	Construction of side two storey extension and rear	Object	
upon-Avon CV37 8PP upon-Avon CV37 8PP 000000000000000000000000000000000000	<u>23/00705/VARY</u>	18/04/2023	CV37 8PP Long Orchard Farm Binton Road Welford-On- Avon	(restricting to agricultural occupancy) of planning permission 80/01070/FUL dated 31 December 1980.	Object	

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			CV37	8PP	dwe	elopment: On Iling.			
	<u>23/00510/FUL</u>	05/04/2023	Marst Welfo Avon	Long rebuilt and extended utility, re-roofed garage, partial loft conversion with dormer windows, replacement rear dormer, removal of rear			Support		
					Amendment application - Change of design				
	6.4 Planning Er	forcement -	None				- 1		
7.	6.5 Other plann Kehlstein develo Council. Finance	-		•		•	• •	•	
	7.1 Approval of	items requi	ring pa	ayment					
	Item			Base		VAT	Total	Bdgt	-
	Clerk Salary			£495.73	3		£495.73	7	
	Clerks Phone O2			£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	-
	AS Wilkes (hedge cutting Cress Hill)			£120.00		£24.00	£144.00	24	-
	SDC (website hosting) Burcot Nurseries (trees)			£233.10 £1111.0		£46.62 £222.20	£279.72 £1333.20	17	-
	Wright Hassall (solicitors)			£1111.0		£222.20	£1335.60		-
	TOTALS			£3204.3		£505.01	£3709.37		-
	Receipts – £ 0.00 Transfer - £3,750.00 Proposed – Cllr J Hockaday Seconded – Cllr M Stanley 7.2 Any Other Finance Matters – Cllr Lake would prepare the relevant information to complete the AGAR forms								ML
8.	 Project Updates from Councillors Cllr Stanley gave an update on progress with dog bins and highways Cllr Hockaday updated the meeting on progress with the Synder Meadow Pavilion project. The team was now in place and they were tendering for the survey work. He gave an update on finances. The CiL money agreement was approved and signed. 								
9.	Review Previou	is Actions –	None						
10.	Annual review/ The following po Councillo Standing	licies were ap ors Responsit	oprove	-	roce	dures			

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11.	 Financial Regulations Terms of Reference Risk Assessment Scheme of Delegation Asset Register (subject to updating by Cllr Lake) The relevant dates of approval would need to be updated on each Any Other Business - None 	ML IW
12.	 Dates of Future Meetings 18th April 2023 - Planning Committee Meeting, Memorial Hall 2nd May 2023 – Full Parish Council Meeting, Memorial Hall 	

Meeting closed at 20:57