

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 2nd May 2023 at 7:15 p.m.**

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

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

Public: 3

Public Participation: The applicant and his neighbour presented their views on the application for Laurel House - 23/00504/FUL. The councillors listened to the views of both parties and questioned them about the issues arising. There had been a site visit by Councillors Carter & Appleton. It was recognized that amendments had been made to the application following previous concerns raised by the Parish Council.

Item	Action
1. Acceptance of Apologies – Cllr R Brown	
2. Declarations of Interest – Cllrs Lake, Carter, Appleton and Hockaday 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 4 th April 2023 and signed by the Chairman. Proposed – Cllr J Hockaday Seconded – Cllr N Appleton	
4. Matters arising not covered elsewhere on the agenda	
5. District Councillors' Report Cllr Perteghella noted that the planning appeal for Rosslyn had been dismissed by the Inspector. She particularly noted the referral to a separate driveway for backgarden development. The Inspector had referred to Policies CS5 and CS9 which would be useful to the Parish Council when looking to resist similar development. The UK prosperity fund (Round 2) would be open for nominations in May. Synder Meadow Pavilion might be a suitable projects for this. Cllr Perteghella drew attention to issues raised with her by residents over recent weeks. Residents were continuing to raise concerns with Cllr Perteghella about the Headland Rise garages and the footpath. Cllr Jones was awaiting a reply from HSE about asbestos and would liaise with Cllr Perteghella once she had heard back. Residents had expressed concern about the lack of a safe crossing from Maypole Stores to the bus stop/footpath opposite. This was an issue for children walking to school/ catch the bus. It was noted that there was a crossing with a drop kerb next to the bus stop and that there was a plan to make this wider and more visible.	

Cllr Carter advised that this was not a formal crossing but legally pedestrians now take precedence over all other road users. The Parish Council had been advised it was not possible to have another crossing by the shop as this was too close to the road junction. The highways improvement plan being prepared by the Parish Council also considers the possibility of narrowing the road by the memorial hall.

Chapel Street residents were concerned about parking in this area. Councillors noted that some of this may be parking when parents pick up/drop off children for the bus.

Provision for older children in the village – 11 to 14 year old – had been of concern to some residents. Cllr Carter noted that football and cricket clubs were available at Synder Meadow. The Parish Council also felt this was an area of concern but unfortunately there was no public space in the village where facilities could be based. Cllr Jones suggested a youth club in the memorial hall.

Some residents had expressed concerns that they did not know when planning applications were being considered. Cllr Appleton advised that a list of planning applications appeared on WPC website (live link to SDC planning portal) and in Welford Matters. The Parish Council were also considering whether it would be possible to advise residents when their applications would be considered by the Parish Council.

6. Planning

6.1 Report of Planning Notices received from Stratford DC

Reference	Decision Date	Address	Proposal	Decision
23/00305/FUL	04.04.2023	Kelmara 19 Quineys Leys Welford-on- Avon Stratford- upon-Avon CV37 8PU	Proposed two storey front side and rear extensions	Granted with conditions
22/0005/FUL	30.03.2023	Kehlstein, Barton Road, Welford-on- Avon, Stratford- upon-Avon CV37 8EY	Demolition of existing dwelling and associated outbuildings and erection of 24 dwellings (Class C3), including associated access, public open space, sustainable drainage and landscaping.	Granted with conditions
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.	Granted with conditions

	22/02889/OUT	03.04.2023	The Orchard, Duck Lane, Welford on Avon	Outline application for the erections of a single detached dwelling with detached garage, together with associated external works	Refused
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6.2 Planning Applications Previously Considered (in April)

Reference	Consultation Expiry	Address	Proposal	PC Decision
23/00858/TREE	28/04/2023	Welford House High Street Welford-on-Avon Stratford-upon-Avon CV37 8EA	-T1 oak - remove 3no. lowest, south side branches, where overhanging adjacent property, The Limes. -T2 fir/spruce - fell.	Support subject to Tree Officer's views
23/00974/TPO	28/04/2023	Welford House High Street Welford-on-Avon Stratford-upon-Avon CV37 8EA	-T3 beech - reduce lowest, south side branch by 3-4 metres, where overhanging adjacent property, The Limes.	Support subject to Tree Officer's views
23/00901/TREE	28/04/2023	The Mansard House Church Street Welford-On-Avon Warwickshire CV37 8EJ	-G1, x3no. silver birch - reduce by approximately a third and shape crowns. The trees are currently 8-10metres in height. Propose to reduce to 6-7metres in height	Support subject to Tree Officer's views
23/00936/VARY	04/05/2023	Welford Chase, Binton Road, Welford-on-Avon	Variation of condition 2 of planning permission 09/01497/FUL dated 22nd March 2010 to remove the limitation of the occupation of the dwelling by persons solely employed as the warden of Binton Bridges Caravan site. Original description of development: Relocation and redesign of park wardens accommodation permitted under SDC Ref: 04/03611/FUL together with the creation of an access	Object

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

	Reference	Cons Exp Date	Address	Proposal	PC Decision
1	23/00622/VARY	09/05/2023	Avonside Caravan Site	Proposed removal of condition 1 of planning permission	Object

			Binton Road Welford-on-Avon Stratford-upon-Avon CV37 8PW	15/04459/VARY (date of decision 17/03/2016) to allow the caravans to be occupied for the purpose of holiday occupation throughout the year Reconsultation - Following consultation responses received, including those from the Parish Council and Environment Agency, please note the applicant has written 2no. additional letters in response to both. They are found in the "applications" tab respectively.	
2	23/00946/FUL	12/05/2023	The Cottage, Boat Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8EN	Proposed alterations to demolish a single storey rear extension and replace this with a new single storey extension with a flat roof link	Support subject to LBO
3	23/00947/LBC	12/05/2023	The Cottage, Boat Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8EN	Proposed alterations to demolish a single storey rear extension and replace this with a new single storey extension with a flat roof link	Support subject to LBO
4	23/00504/FUL	04/05/2023	Laurel House Church Street Welford-On-Avon Warwickshire CV37 8EJ	Amended application : 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.	Support
5	22/03316/OUT	19/05/2023	Boat Cottage, Duck Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8QD	Amended application - An amended redline site location plan has been received to include the access to the site. Replacement dwelling and associated works (all matters reserved)	Support
6.4 Planning Enforcement No issues raised					
6.5 Other planning matters No issues raised					
7.	Finance				

	7.1 Approval of items requiring payment																																														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <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>WALC Subscription 2023-24</td> <td style="text-align: right;">£597.00</td> <td style="text-align: right;">£9.00</td> <td style="text-align: right;">£693.00</td> <td style="text-align: right;">14</td> </tr> <tr> <td>S Carter (expenses)</td> <td style="text-align: right;">£95.98</td> <td style="text-align: right;">£19.20</td> <td style="text-align: right;">£115.18</td> <td style="text-align: right;">10</td> </tr> <tr> <td>S Carter (expenses)</td> <td style="text-align: right;">£88.26</td> <td style="text-align: right;">£17.64</td> <td style="text-align: right;">£105.91</td> <td style="text-align: right;">8</td> </tr> <tr> <td>TOTALS</td> <td style="text-align: right;">£1395.90</td> <td style="text-align: right;">£48.04</td> <td style="text-align: right;">£1530.94</td> <td></td> </tr> </tbody> </table> <p>Receipts – £ 18,240 Transfer - £1,500 Proposed – Cllr M Lake Seconded – Cllr J Hockaday</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	WALC Subscription 2023-24	£597.00	£9.00	£693.00	14	S Carter (expenses)	£95.98	£19.20	£115.18	10	S Carter (expenses)	£88.26	£17.64	£105.91	8	TOTALS	£1395.90	£48.04	£1530.94		
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	<p>7.2 Any Other Finance Matters</p> <p>The Millenium Trust had requested an additional £20pm donation from the Parish Council. Cllr Stanley to invite the Trust to attend the next meeting to explain why the funds are required.</p> <p>There is a possibility that Binton and Luddington Councils might consider buying the land by the entrance to Welford Village which is currently up for sale. Welford Parish Council may be invited to join in such an acquisition. Councillors would be happy to consider such a proposal.</p> <p>The first tranche of the precept had been received.</p> <p>ML observed that no progress on spending the money had yet been made. NA to follow up with the school about the playing fields – they were due to respond in January – the Parish Council cannot spend on play equipment until this matter has been resolved.</p> <p>Cllr Lake had now reconciled the monies for 2022-23 and the figures for the AGAR form. The information could be submitted to the internal auditor for review. The figures were approved by the Councillors.</p> <p>VAT claims for the past two years to be prepared by the Clerk and submitted to HMRC.</p> <p>ML was reviewing/updating the Asset Register.</p>	<p>MS</p> <p>NA</p> <p>IW</p> <p>IW</p> <p>ML</p>																																													
8.	<p>Project Updates from Councillors</p> <p>Cllr Jones was continuing to pursue matters regarding Headland Rise garage with HSE.</p> <p>Cllr Hockday updated the meeting regarding progress with the Synder Meadow Sports Pavilion project. The team had met the previous week and was focusing</p>	<p>DJ</p>																																													

	<p>on fundraising and where that might come from. They would put an update in Welford Matters. They team needed someone with expertise and resource to start applying for grants,</p> <p>Given the recent Rosslyn appeal decision and the Inspector’s comment about a 5 year land supply comment JH suggested the PC meet SDC to see how they might be intending to interpret the report in relation to future applications in the village. Their previous official line was that the numbers are only a guide, but this decision might change that stance. NA and SC to draft a request to meet the Head of Planning.</p> <p>NA will be preparing a traffic report for Welford Matters. There is a need to get the 80% who comply with speed limits to put pressure on the 20% who don’t.</p> <p>MS advised that Street Scene were pricing up quotes for additional/ replacement dog bins. WCC were also reviewing all the highways issues raised with them and would revert to the PC on these.</p> <p>MS reported on an incident on the footpath to Cress Hill where a rambler had fallen. He had contacted Richard Barnard at WCC about this, urging them to find the money to do the necessary and agreed repairs. JH advised that the Woodland Trust have bought the land beyond Cress Hill.</p> <p>The Annual Parish Meeting would take place at 6.30pm on 16th May followed by the Planning Committee.</p>	<p>SC/NA</p> <p>NA</p>
<p>9.</p>	<p>Review Previous Actions – None</p>	
<p>10.</p>	<p>Any Other Business</p> <p>None</p>	
<p>11.</p>	<p>Dates of Future Meetings</p>	
	<ul style="list-style-type: none"> • 16th May 2023 - Planning Committee Meeting, Memorial Hall • 16th May 2023 = Annual Parish Meeting • 6th June 2023 – Full Parish Council Meeting, Memorial Hall 	

Meeting closed at 21:13