

**Welford-on-Avon Parish Council**

**Minutes of the Meeting held on  
Tuesday 4<sup>th</sup> July 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

**Public:** 1

**Public Participation:** A presentation was given to Councillors by the Trees Call to Action Project, the aim of which was to engage with local communities who wanted to plant trees on their own land. Amongst other things the Project could assist with planting proposals and designs, selection of species, grant applications, maintenance skills. The Parish Council would pass details on to The Millenium Trust. It was agreed that this matter would be discussed at a future Parish Council meeting.

Item	Action
1. <b>Acceptance of Apologies – Cllr J Hockaday</b>	
2. <b>Declarations of Interest – None</b>	
3. <b>Approval of Minutes</b> – The minutes were accepted as a true record of the meeting of 6th June 2023 and signed by the Chairman Proposed – Cllr M Lake                                      Seconded – Cllr M Stanley	
4. <b>Matters arising not covered elsewhere on the agenda</b>	
5. <b>District Councillors’ Report</b> Cllr Perteghella advised that there would be some visits to the wards by the new leader of the council so that they could discuss the issues in each area with local representatives. She asked the Parish Council to consider how this might be done and let her know. It was suggested that the public consultation on the Synder Meadow development might be a good opportunity.  The road leading to the Kehlstein development would be called Deerhurst Gardens and signage would include the “leading to Barton Fields” as requested by the Parish Council.  Stratford District Council were developing a South Warwickshire playing pitch strategy. There would be a public consultation about this. A list will be produced and the Parish Council would want to get Synder Meadow onto this list. Most sites identified in the Warwickshire County Council strategy were school playing fields. Cllr Perteghella would take steps to raise awareness about Synder Meadow with the project lead.  There would be a bike marking surgery in the village (at the memorial hall/maypole green) between 2-4pm on 26 <sup>th</sup> July. Bikes would be marked and registered on the national database. The aim was to try to prevent bike theft prevention.	

Cllr Perteghella reported that residents had asked about overgrown footpaths, in particular the path from Headland Road to High Street.

Binton Road river bridge was scheduled to be closed between 7<sup>th</sup> August 2023 and 29<sup>th</sup> March 2024. Initially there would be a complete closure for the first 17 days and thereafter traffic control would be in place. The precise details were still being discussed and Cllr Perteghella was trying to ascertain arrangements for the school bus service. It was noted that at the same time there would be improvement works taking place near the Clifford Chambers junction. Details would be inserted in Welford Matters.

Cllr Perteghella reminded councillors that the closure date for applying for CiL infrastructure funding was 14 July. The Clerk had confirmed that the Parish Council wanted Cress Hill to remain on the list. It was noted that it might be possible to apply for adult/teenage sporting equipment on Synder Meadow such as basketball hoops, table tennis, large climbing frames/walls, par corps apparatus.

Cllr Perteghella had talked to affected residents about the Cartreef planning application and seen the potential impact on site. She had serious concerns about the proposal and would be objecting.

**6. Planning**

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

Item	Reference	Decision Date	SDC Decision
<b>Long Orchard Farm , Binton Road, Welford-On-Avon, Warwickshire CV37 8PP</b> - Removal of condition 4 (restricting to agricultural occupancy) of planning permission 80/01070/FUL dated 31 December 1980. Original description of development: One dwelling.	23/00705/VARY	08/06/2023	Refusal
<b>Weston Close , Frog Lane, Welford-On-Avon, Warwickshire CV37 8EQ</b> - Reopen existing blocked doorway 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, create new ensuites to first floor, install new staircase between ground and first floor	23/00231/LBC	15/06/2023	Permitted
<b>Boat Cottage, Duck Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8QD</b> Replacement dwelling and associated works (all matters reserved)	22/03316/OUT	19/06/2023	Granted with conditions
<b>Elm Leys , Hunt Hall Lane, Welford-On-Avon, Warwickshire CV37 8HE</b> Creation of new	23/01179/FUL	22/06/2023	Granted with conditions

	vehicular access to Elm Leys; closure of existing access; and change of use of land to garden			
	<b>Land Adjacent To The Hive, Barton Road, Welford-on-Avon, Stratford-upon-Avon, CV37 8HG</b> - Local need dwelling	22/00036/FUL	26/06/2023	Granted with conditions
	<b>The Hollies, High Street, Welford-on-Avon, Stratford-upon-Avon CV37 8EA</b> Proposed outblding to rear for use as home office	23/01070/FUL	27/06/2023	Withdrawn application
	<b>Hillcrest, Binton Road, Welford-on-Avon, Stratford-upon-Avon CV37 8PP</b> - New 4-bed in-fill residential dwelling	23/00123/FUL	28/06/2023	Granted with conditions
<b>6.2 Planning Applications Previously Considered (in May)</b>				
None – no meeting held				
<b>6.3 Planning Applications Received From SDC for Consideration at July 2023 Parish Council Meeting</b>				
	<b><u>Reference</u></b>	<b><u>Cons Expiry Date</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>
	<a href="#">23/01577/FUL</a>	19/07/2023	Cartref Headland Road Welford-On-Avon Warwickshire CV37 8ER cartref	Demolition of the existing dwelling and annex and the erection of four new dwellings with parking, landscaping and associated works
	<a href="#">23/01643/FUL</a>	18/07/2023	22 Millers Close Welford-On-Avon Warwickshire CV37 8QG	Demolition of single storey lean to and construction of 1 no. dwelling
<b>6.4 Planning Enforcement</b>				
It was noted that no response had yet been received from the Enforcement Officer regarding the fencing along the Avon Valley Way behind 19 Quinneys Leys.				
<b>6.5 Other planning matters</b>				
The proposed meeting with SDC to discuss the implications of the findings in the Inspector's report regarding Rosslyn had not yet been arranged.				
<b>7.</b>	<b>Finance</b>			
<b>7.1 Approval of items requiring payment</b>				
	<b>Item</b>	<b>Base</b>	<b>VAT</b>	<b>Total</b>
	Clerk Salary	£495.73	£0.00	£495.73
	Clerks Phone O2 (paid by DD)	£12.39	£2.48	£14.87
	Donation Millennium Trust - monthly	£120.00	£0.00	£120.00
	Bank charges	£8.00	£0.00	£8.00
	Limebridge – churchyard	£368.00	73.60	£441.60
	Limebridge – Synder Meadow	£440.00	£88.00	£528.00
	Limebridge – Village	£238.00	£47.60	£285.60

	<table border="1"> <tr> <td>Limebridge - PROW</td> <td>£575.00</td> <td>£115.00</td> <td>£690.00</td> <td>25</td> </tr> <tr> <td>SDC – dog bin emptying</td> <td>£399.00</td> <td>£79.80</td> <td>£478.80</td> <td>27</td> </tr> <tr> <td>Dura Sport – cricket pitch</td> <td>£5,565.00</td> <td>£1,113.00</td> <td>£6,678.00</td> <td>10</td> </tr> <tr> <td>Occys – internal audit</td> <td>£175.00</td> <td>£0.00</td> <td>£175.00</td> <td>11</td> </tr> <tr> <td>TSO Host – welforward domain</td> <td>£7.95</td> <td>£1.59</td> <td>£9.54</td> <td>17</td> </tr> <tr> <td>DM Payroll Services</td> <td>£120.00</td> <td>£0.00</td> <td>£120.00</td> <td>8</td> </tr> <tr> <td>Microsoft 365 subscription</td> <td>£39.20</td> <td>£7.84</td> <td>£47.04</td> <td>8</td> </tr> <tr> <td><b>TOTALS</b></td> <td><b>£8,563.27</b></td> <td><b>£1,528.91</b></td> <td><b>£10,092.18</b></td> <td></td> </tr> </table> <p><b>Receipts</b> – £ 17,192.65  <b>Transfer</b> - £10,000  Proposed – Cllr M Stanley      Seconded – Cllr M Lake</p>	Limebridge - PROW	£575.00	£115.00	£690.00	25	SDC – dog bin emptying	£399.00	£79.80	£478.80	27	Dura Sport – cricket pitch	£5,565.00	£1,113.00	£6,678.00	10	Occys – internal audit	£175.00	£0.00	£175.00	11	TSO Host – welforward domain	£7.95	£1.59	£9.54	17	DM Payroll Services	£120.00	£0.00	£120.00	8	Microsoft 365 subscription	£39.20	£7.84	£47.04	8	<b>TOTALS</b>	<b>£8,563.27</b>	<b>£1,528.91</b>	<b>£10,092.18</b>		
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	<p><b>7.2 Any Other Finance Matters</b></p> <p>The Clerk reported that CiL money had been received in respect of developments at Avon Bridge, 21/01715/VARY (£4330.91) and Barton Road, 18/02456/FUL (£9405.00). In addition, £13k VAT refund had been received. Cllr Lake emphasised the importance of spending the existing reserves.</p> <p>The clerk reported that she had paid the approved Microsoft invoices and reimbursed herself as the bank debit card which had been applied for had not yet been received.</p> <p>Cllr Carter reported that a drainage gird was missing in Chapel street grid and proposed that the Parish Council buy a replacement for £87.50 for him to fit. Concerns about public liability were raised. The cover was in the verge and was a public highway drain. The matter had previously been referred to Warwickshire County Council and Cllr Perteghella had contacted both Daren Pemberton and Alan Caldwell Jones. She would pass the relevant emails to Cllr Stanley who would follow up. If the matter could not be sorted out then Cllr Carter would be authorised to undertake the repair. The matter had been as issue for approx 2 years.</p> <p>Cllr Lake was asked to check if the CiL money allocated to spend on playground equipment could be spent on Synder Meadow instead of the school playing fields. It was noted that teenage equipment would be placed on Synder Meadow. Two residents had volunteered to lead on this. Cllr Perteghella would provide the relevant link for processing the funding application. The space for this was on the north boundary. Councillors requested that they have sight of a plan for the Synder Meadow development. It was agreed that the Clerk should apply for release of the allocated funds for Synder Meadow.</p>	<p>MS</p> <p>ML</p> <p>IW</p>																																								
8.	<p><b>Project Updates from Councillors</b></p> <p>Cllr Appleton was continuing discussions with the school and WCC education dept regarding access to the school playing fields. A further meeting would be held the next day and he would report back to the Parish Council. The meeting discussed how best to proceed, with councillors expressing concerns that the governors might not be fully conversant with the situation. It was suggested that Cllr Carter might write to the Headteacher and the Chair of governors setting out the Parish</p>	<p>NA/SC</p>																																								

	<p>Council position. Councillors had received complaints from some local residents about the restricted access to the play equipment and fields.</p> <p>Cllr Stanley was continuing to liaise with WCC Streetscene regarding new dog bins and relocation/re-sizing of existing bins.</p> <p>A further meeting would take place with Highways Dept on 12 July to discuss road improvement options.</p> <p>Cllr Jones noted the importance of the correct line for the new Church Street kerbs/granite setts in order to protect the existing green banks. She proposed that a plan/diagram be prepared. It was agreed that Cllrs Stanley and Jones would liaise on this matter.</p> <p>Cllr Carter reported that he had applied for £550k for Synder Meadow from the Community Ownership Fund.</p>	<p>MS</p> <p>MS</p> <p>MS/DJ</p>
<b>9.</b>	<b>Review Previous Actions – None</b>	
<b>10.</b>	<b>Any Other Business</b>	
<b>11.</b>	<b>Dates of Future Meetings</b>	
	<ul style="list-style-type: none"> <li>• 18th July 2023 - Planning Committee Meeting, Memorial Hall</li> <li>• 1<sup>st</sup> August 2023 – Full Parish Council Meeting, Memorial Hall</li> </ul>	

Meeting closed at 22:42