Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 1st August 2023 at 7:15 p.m.

Present: Cllr S Carter, Cllr M Stanley, Cllr M Lake,

In attendance: Clerk - Mrs I Wibberley

Public:11

Public Participation: The owner of The Old Well house presented the changes that had been submitted to his application in response to objections made by the Parish Council. He explained the reasons for the style of garage doors and the steps taken in the construction management plan to minimize disruption during building works.

Item		Action
1.	Acceptance of Apologies - District Councillor M Perteghella, Cllr N Appleton, Cllr D Jones, Cllr J Hockaday	
2.	Declarations of Interest - None	
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 4th July 2023 and signed by the Chairman Proposed – Cllr M Lake Seconded – Cllr M Stanley	
4.	Matters arising not covered elsewhere on the agenda	
5.	District Councillors' Report Cllr Perteghella had presented a written report to the Parish Council which had been circulated prior to the meeting.	
	It was noted that the Binton Bridge works had been postponed to 21 August. Cllr Carter advised that he had written to Daren Pemberton to ask for programme of works but had not yet received this.	
	The South Warwickshire local plan had been issued for consultation. The Parish Councillors needed to review and comment.	All Cllrs
	Attention was drawn to the consultation on Self Build and Custom House Building and the proposal to split the register into two sections, one for those with local connection and one for those who do not. The split of the register was welcomed.	
	It was noted that Cllr Perteghella was the Parish Council Champion for the District.	
	The bike marking surgery on 19 July had resulted in 19 bikes being marked and registered on the National Database.	
	A concessionary parking permit would be introduced in Stratford for District residents over age 66.	

ltem			Refe	erence	Decision Date	SDC Decision
Laurel House, (Warwickshire C' garage and erec ancillary office a	V37 8EJ - demo		23/00)504/FUL	04.07.2023	Granted with conditions
20 Headland Ris Warwickshire, C extension to cre	se, Welford-On-A V37 8ETingle st	orey front	23/01	1340/FUL	07.07.2023	Granted with conditions
Hornby Cottage Stratford-upon-Anegundo - Redu silver birch - Red to clear power li	Avon, CV37 8EF ce by 30-40% a duce height by a	- T1 - acer nd reshape T2 -	23/01	1570/TREE	15.07.2023	No objection
5.2 Planning	Application	s Previously	Cons	idered (in	July)	
Reference	Cons Expiry Date	<u>Address</u>		<u>Pro</u>	posal	PC Decision
23/01577/FUL	19/07/2023	Cartref Headland Road Welford-O Avon Warwicksh CV37 8ER cartre	n- iire	Demolition existing dw annex and of four new with parking landscaping associated	elling and the erection dwellings g, g and	Object
23/01643/FUL	18/07/2023	22 Millers Close Welford-On-Avo Warwickshire C\ 8QG	n	Demolition storey lean constructio dwelling	to and	Object
6.3 Planning 2023 Parish (s Received Fi ting	rom S	DC for C	onsiderati	on at Augu
Reference	Consultation Expiry Date	<u>Address</u>		Prop	<u>osal</u>	PC Decis
23/01815/FUL	09/08/2023	Upper Welford House Barton Road Welford- On-Avon Warwickshire CV37 8HD	Retention of new access, trackw and new agricultural storage bar (Retrospective)			
23/01903/FUL	17/08/2023	Upper Welford House Barton Road Welford- On-Avon Warwickshire CV37 8HD	Extens	ion to existir	ng barn	Support
23/01902/LBC	09/08/2023	Weston Close Frog Lane Welford-On- Avon	externa		re existing nd Replacem with open por	

23/01823	<u>3/FUL</u> 04/0	/08/2023	Weston Close Frog Lane Welford-On- Avon Warwickshire CV37 8EQ	Replacement of existing summer	Support, subject to LBO	
23/01678		/07/2023	The Old Well House , Frog Lane, Welford- On-Avon, Warwickshire CV37 8EQ	AMENDMENT: Construction Management Plan and supporting planning statement provided in light of the parish councils objection, Demolition of existing storey and half annexe building and construction of single-storey Studio extension to the main dwelling and construction of a standalone Triple 'oak framed' garage block.	Support	
23/00936/		/08/2023	Welford Chase, Binton Road, Welford-on- Avon	AMENDMENT: Revised flood risk strategy 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	
23/01638		/08/2023	Land Off, Barton Road, Welford-on- Avon	Full planning application for ecotourism including 5 glamping pods,touring caravan/camping pitches,storage barn,reception/amenity building,dog walking field and associated development.	Object	
23/01967		/08/2023	Kelmara , 19 Quineys Leys, Welford-On- Avon, Warwickshire CV37 8PU	Resubmission of previously approved application 23/00305/FUL. Two storey extension to front to enlarge garage and create porch and enlarge two bedrooms to first floor. Single storey rear extension to enlarge ground floor footprint and bedrooms to upper floor. Two storey side extension. Internal alterations to remodel dwelling	Support	

6.4 Planning Enforcement

Avon Lea - a response had been received from the planning officer. Accurate measurements had now been taken on site. The Planning officer did not consider there would be any detrimental effect on the adjacent properties or the neighbourhood and would therefore be recommending approval. The Parish Council agreed that this was not a matter to take to Planning Committee and therefore agreed to withdraw their objection.

	Kelmara, 19 Quineys Leys -	enforcement	action. Th	e Enforcemen	t officer had			
	confirmed that the rear fence was constructed in breach of planning control but							
	they are not proposing to take any action. Councillors observed that land had							
	been taken from the footpath and that the planting encroached onto this even							
	further. It was noted that this was a legal rather than planning matter and would							
	therefore be an issue for the adjacent landowner. It was however agreed that the							
	Clerk should revert to Enforcement with the Parish Council's concerns that the							
	fence is over the boundary, that the hedge is on adjoining property and requiring							
	a diversion of the footpath at the moment, and that there will be a greater diversion							
	once hedge grows.							
once neage grows.								
	6.5 Other planning matters							
		SDC to discus	s the implic	ations of the fir	ndinas in the	NA		
The proposed meeting with SDC to discuss the implications of the findings in the Inspector's report regarding Rosslyn had not yet been arranged.								
	moposisi o roport rogaramig i	tocorym maa r	iot you boom	arrangoa.				
	South Warwickshire local pla	an – the PC i	need to con	nment on this	Consultation	,		
	•							
document. The land alongside Milcote Road, and land owned by Rumner Hill Farm Stud down to Long Marston has been included.								
	Headland Rise footpath - it is	s believed this	s still remain	s closed				
	Finance							
	7.1 Approval of items requi	ring navmen	+					
	7.1 Approval of items requi	ring paymen	t					
	7.1 Approval of items requi	ring paymen	t VAT	Total	Bdgt			
				Total £495.73	Bdgt 7			
	Item	Base	VAT					
	Item Clerk Salary	Base £495.73	VAT £0.00	£495.73	7			
	Item Clerk Salary Clerks Phone O2 (paid by DD)	Base £495.73	VAT £0.00	£495.73	7			
	Item Clerk Salary Clerks Phone O2 (paid by DD) Donation Millennium Trust -	Base £495.73 £12.39	VAT £0.00 £2.48	£495.73 £14.87	7 8			
	Item Clerk Salary Clerks Phone O2 (paid by DD) Donation Millennium Trust - monthly	Base £495.73 £12.39	VAT £0.00 £2.48 £0.00	£495.73 £14.87 £120.00	7 8 15			
	Item Clerk Salary Clerks Phone O2 (paid by DD) Donation Millennium Trust - monthly Bank charges	### Base ### £495.73 ### £120.00 ### £8.00	VAT £0.00 £2.48 £0.00 £0.00	£495.73 £14.87 £120.00 £8.00	7 8 15 8			
	Item Clerk Salary Clerks Phone O2 (paid by DD) Donation Millennium Trust - monthly Bank charges Microsoft 365 subscription TOTALS	### Base ### £495.73 ### £120.00 ### £8.00 ### £39.20	£0.00 £2.48 £0.00 £0.00 £7.84	£495.73 £14.87 £120.00 £8.00 £47.04	7 8 15 8			
	Item Clerk Salary Clerks Phone O2 (paid by DD) Donation Millennium Trust - monthly Bank charges Microsoft 365 subscription TOTALS Receipts – £ nil	### Base ### £495.73 ### £120.00 ### £8.00 ### £39.20	£0.00 £2.48 £0.00 £0.00 £7.84	£495.73 £14.87 £120.00 £8.00 £47.04	7 8 15 8			
	Item Clerk Salary Clerks Phone O2 (paid by DD) Donation Millennium Trust - monthly Bank charges Microsoft 365 subscription TOTALS Receipts – £ nil Transfer - £700	### Base ### £495.73 ### £120.00 ### £8.00 ### £39.20	£0.00 £2.48 £0.00 £0.00 £7.84 £10.32	£495.73 £14.87 £120.00 £8.00 £47.04 £685.32	7 8 15 8 8			
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	Item Clerk Salary Clerks Phone O2 (paid by DD) Donation Millennium Trust - monthly Bank charges Microsoft 365 subscription TOTALS Receipts – £ nil Transfer - £700 Proposed – Cllr S Carter	### Base ### £495.73 ### £120.00 ### £120.00 ### £39.20 ### £675.32	£0.00 £2.48 £0.00 £0.00 £7.84 £10.32	£495.73 £14.87 £120.00 £8.00 £47.04 £685.32	7 8 15 8 8			
	Item Clerk Salary Clerks Phone O2 (paid by DD) Donation Millennium Trust - monthly Bank charges Microsoft 365 subscription TOTALS Receipts – £ nil Transfer - £700 Proposed – Cllr S Carter 7.2 Any Other Finance Matt	### Base £495.73 £12.39 £120.00 £8.00 £39.20 £675.32 £675.32	### VAT ### £0.00 ### £0.00 ### £0.00 ### £10.32 #### \$\$ Seconded	£495.73 £14.87 £120.00 £8.00 £47.04 £685.32	7 8 15 8 8	IW		
	Item Clerk Salary Clerks Phone O2 (paid by DD) Donation Millennium Trust - monthly Bank charges Microsoft 365 subscription TOTALS Receipts – £ nil Transfer - £700 Proposed – Cllr S Carter	### Base £495.73 £12.39 £120.00 £8.00 £39.20 £675.32 £675.32	### VAT ### £0.00 ### £0.00 ### £0.00 ### £10.32 #### \$\$ Seconded	£495.73 £14.87 £120.00 £8.00 £47.04 £685.32	7 8 15 8 8	IW		
	Item Clerk Salary Clerks Phone O2 (paid by DD) Donation Millennium Trust - monthly Bank charges Microsoft 365 subscription TOTALS Receipts – £ nil Transfer - £700 Proposed – Cllr S Carter 7.2 Any Other Finance Matt The clerk to follow up on more	### Base £495.73 £12.39 £120.00 £8.00 £39.20 £675.32 £675.32	### VAT ### £0.00 ### £0.00 ### £0.00 ### £10.32 ### \$10.32 ### Seconded #### For Synder Mark ### ### ### ### ### ### ### #### ###	£495.73 £14.87 £120.00 £8.00 £47.04 £685.32 — Cllr M Stanle	7 8 15 8 8 8			
	Item Clerk Salary Clerks Phone O2 (paid by DD) Donation Millennium Trust - monthly Bank charges Microsoft 365 subscription TOTALS Receipts – £ nil Transfer - £700 Proposed – Cllr S Carter 7.2 Any Other Finance Matt	### Base £495.73 £12.39 £120.00 £8.00 £39.20 £675.32 £675.32	### VAT ### £0.00 ### £0.00 ### £0.00 ### £10.32 ### \$10.32 ### Seconded #### For Synder Mark ### ### ### ### ### ### ### #### ###	£495.73 £14.87 £120.00 £8.00 £47.04 £685.32 — Cllr M Stanle	7 8 15 8 8 8			

7.

IW

As part of the audit a question had been raised as to why the reserves had gone up by £20k – this was the money allocated for playground equipment which could

The Clerk was asked to provide the latest bank reconciliations.

	not yet be spent because of the ongoing dispute with the school about access to the playing field.	
8.	Project Updates from Councillors MS reporting on difficulties finding someone to clear Cress Hill. He would speak to LImebridge. Councillors would also speak to other contacts to see if they wanted some additional work.	SC/MS/ ML
	MS reported that the dog bin at Mill Lane would need to be moved. He would look for alternative locations. The bin at the end of Duck Lane had been put in the wrong position so would need to be moved. Both will be moved at the same time by Streetscene.	MS
	It had been suggested that an additional permissive path to Synder Meadow from footpath SD24 might be put in place if the Diocese would consider this. The Council supported this idea and agreed to fund any gates etc that might be required. MS would pursue. Another suggestion was whether it might be possible to secure an area of field/land where dogs could be let off the lead to run. All the farmland was tenanted at present but the Diocese might also be prepared to consider this. The PC was short of land for community activities and could consider buying/leasing some land from the Diocese were it to be available. MS would discuss.	MS
	The matter of access to the School playing fields was discussed and how this could be taken forward. The PC will get legal advice from WALC – SC to pursue. NA is trying to get a mutual agreement between the parties involved. The Church Lane granite setts are being installed at present and the work will be finished by the end of the week.	SC
9.	Review Previous Actions – None	
10.	Any Other Business A resident raised concerns about the hedging on Barton Road near to Bunkers Hill Cottage which was very overgrown. This was on the brow of the hill and cars had been damaged. The clerk was asked to contact Alan Caldwell Jones at WCC Highways.	IW
11.	Dates of Future Meetings	
	 22nd August 2023 - Planning Committee Meeting, Memorial Hall 5th September 2023 – Full Parish Council Meeting, Memorial Hall 	

Meeting closed at 20:45