Welford-on-Avon Parish Council

Minutes of a meeting of the Planning Committee held on Tuesday 22nd August 2023 at 7:15 p.m.

Present: Cllr S Carter (in the Chair), Cllr M Lake, Cllr N Appleton, Cllr J Hockaday, Cllr M Stanley

In attendance: Clerk - Mrs I Wibberley, Cllr M Perteghella

Public: 7

Public Participation: Maureen Wright spoke against planning application 23/01638/FUL expressing concerns amongst other things about the site location outside the parish boundary, infrastructure, traffic, access to the village on foot, dark skies policy, and the number of existing caravan/camping sites. It was clear from residents attending and comments/letters received by councillors that there was a strength of feeling against the application. It was noted that the public consultation period had been extended to 5th September. Cllr Carter observed that the Parish Council had already submitted a holding objection which would be followed up with additional details. Concerns related to the designation of Cress Hill as a green space, views from Cress Hill, development in open countryside, noise, effluent treatment, no positives for the village (eg cycleways/footpaths), traffic, lack of public consultation by the applicant.

Item						Action
1.	Acceptance of Apologies – Cllr D Jones					
2.	Declarations of Interest - None					
3.	Approval of Minutes – The minutes were accepted as a true record of the meetings of 16 th May, 27 th June, 18 th July 2023 and signed by the Chairman. Proposed – Cllr M Lake (Cllr J Hockaday for minutes of 16 th May) Seconded – Cllr N Appleton					
4.	Planning Applications					
	Reference	Consultation Expiry Date	Address	Proposal	PC Decision	
	23/01638/FUL	21/08/2023	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	
	23/01870/LBC	30/08/2023	1 Chapel Row Chapel Street Welford-On- Avon Warwickshire CV37 8PZ	Proposed replacement window sub-frames to the front elevation - first floor only.	Support, subject to LBO	
5.	Other Planning Matters					
	None discuss	ed.				

6. Any Other Business

Cllr Stanley updated the meeting regarding the location of new dog bins. He also reported that hedge cutting at Cress Hill would be carried out and encouraged the development of a 5 year plan for Cress Hill management. Cllr Carter believed a plan was in the place and asked the Clerk to locate this and circulate.

IW

It was noted that in recent rains there had been further flooding outside the Bell Inn and from Church Bank onto Binton Road. Alan Caldwell-Jones (WCC) was investigating and would contact the relevant landowners on Church Bank and Severn Trent to see what could be done.

Cllr Stanley reported that work on the Avon Valley footpath would start on 28th August and the path would be shut for 6 weeks.

Cllr Stanley had spoken to The Bell ref EV charging points and contacted National Grid who had estimated that a £5k upgrade in power would be necessary. It was hoped an installation could have benefit to villagers, for example additional parking. The clerk was asked to investigate the Council's powers to spend money on such matters.

IW

Councillors commented on the positive look of the Church Street kerbing and agreed that reference to the PC's work in securing this improvement should be included in Welford Matters.

MS

Cllr Stanley noted concerns raised by residents regarding the footpath from High Street to Pool Close and it was agreed this should be stoned. MS to contact Limebridge to arrange. It was also suggested that the footpath behind the cat rescue (running from Pool Close to Weston) might require some attention. MS to look at it.

MS

MS

It was noted that the planters/pots by the Maypole need replacing. This was agreed in principle. The councillors also suggested that some additional planting be put in place there if the brownies were happy to maintain as at present. This was agreed. SC to investigate whether the person who made the benches on the Maypole Green might be able to supply planters.

SC

Cllrs Stanley and Carter had held futher discussions with WCC regarding traffic measures. The next stage was to consider prices for the various feasible options.

SC/MS

Cllr Appleton reported that no further progress had been made with discussions with the school regarding the school playing fields. Cllr Carter would take legal advice from WALC once the Clerk had provided contact details. Over the holidays the school playing field was initially shut for 1.5 weeks for holiday club but the field had been open since. The Parish Council has received some complaints from the local community about this. Councillors suggested that negotiations be held with the County Council (as

W

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	landowners) and not the school. WCC's proposal had not been acceptable.	NA/SC
	The PC needed to follow up.	
	Cllr Stanley had contacted the Church about the Synder Meadow tenanted land and its availability to the Parish Council. A response was awaited.	
	Cllr Lake advised that the PC needed to spend the playground money by the end of this year. It was noted that the Council now had a community sports space identified on Synder Meadow for teenagers/adults and a discussion took place as to whether the money could be spent there. The S106 agreement (Purbeck development) was reviewed. It only allowed the money to be spent on the School playing fields and therefore any change would require a formal variation. The clerk to send copy deed to Cllr Carter.	IW
	Cllr Pertgehella was asked to ascertain how much S106/CiL money the PC will get as a result of the Kehlstein development, in particular money not linked to anything specific.	MP
	It was agreed that the additional picnic bench would be placed on Bell Green by the village maps.	SC
	Difficulties with the Kehlstein development had been identified by local residents. Lorries were unloading before 8am contrary to the Construction Management Plan conditions. They were also parked in the road and driving on the footpath. Lorries were backing into site rather than turning on site. Cllr Carter emphasized the need for residents to keep a record and report to Enforcement with specifics and photographs. It was agreed that the Clerk would refer the matter to Enforcement again and that councillors would contact the developer.	IM SC
7.	Dates of Future Meetings	
	 5th September 2023 - Full Parish Council Meeting, Memorial Hall 20th September 2023 – Planning Committee Meeting, Memorial Hall 	

Meeting closed at 20:53