

## 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.   | <b>Acceptance of Apologies – Cllr D Jones</b>  |                                 |  |  |                         |        |
| 2.   | <b>Declarations of Interest – None</b>   |                                 |  |  |                         |        |
| 3.   | <b>Approval of Minutes</b> – The minutes were accepted as a true record of the meetings of 16 <sup>th</sup> May, 27 <sup>th</sup> June, 18 <sup>th</sup> July 2023 and signed by the Chairman. Proposed – Cllr M Lake (Cllr J Hockaday for minutes of 16 <sup>th</sup> May) Seconded – Cllr N Appleton |                                 |  |  |                         |        |
| 4.   | <b>Planning Applications</b>   |                                 |  |  |                         |        |
|      | <b>Reference</b>   | <b>Consultation Expiry Date</b> | <b>Address</b>   | <b>Proposal</b>  | <b>PC Decision</b>      |        |
|      | <a href="#">23/01638/FUL</a>   | 21/08/2023                      | Land Off Barton Road Welford-on-Avon                             | Full planning application for eco-tourism including 5 glamping pods, touring caravan/camping pitches, storage barn, reception/amenity building, dog walking field and associated development | Object                  |        |
|      | <a href="#">23/01870/LBC</a>   | 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.   | <b>Other Planning Matters</b>  |                                 |  |  |                         |        |
|      | None discussed.  |                                 |  |  |                         |        |



|           |   |   |
|-----------|---|---|
|           | <p>landowners) and not the school. WCC's proposal had not been acceptable. The PC needed to follow up.</p> <p>Cllr Stanley had contacted the Church about the Synder Meadow tenanted land and its availability to the Parish Council. A response was awaited.</p> <p>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.</p> <p>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.</p> <p>It was agreed that the additional picnic bench would be placed on Bell Green by the village maps.</p> <p>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.</p> | <p>NA/SC</p> <p>IW</p> <p>MP</p> <p>SC</p> <p>IM<br/>SC</p> |
| <b>7.</b> | <b>Dates of Future Meetings</b>   |   |
|           | <ul style="list-style-type: none"> <li>• 5<sup>th</sup> September 2023 - Full Parish Council Meeting, Memorial Hall</li> <li>• 20<sup>th</sup> September 2023 – Planning Committee Meeting, Memorial Hall</li> </ul>  |   |

Meeting closed at 20:53