

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 5th September 2023 at 7:15 p.m.**

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

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

Public: 5

Public Participation: Richard Ham asked when the results of traffic survey carried out in November 2022 would be shared with the village community. He observed that many developers incorrectly portrayed the village as “lightly trafficked” with quiet country lanes and felt that the data would assist with refuting this. He had prepared a draft analysis which he was happy for the Parish Council to make use of. There was some discussion about interpretation of data, including the use of averages, and how it should be published. Cllrs Carter and Appleton were already working on a draft article and The Parish Council agreed to publish a report in the next edition of Welford Matters. It was also agreed that the raw data could be included on the Parish website.

Cllr Carter noted that the Parish Council had engaged in several discussions with the Highways Authority on the back of the survey information and together they were looking at possible solutions. He observed that a number of options could not be implemented either because of Welford's Dark Skies policy or because of Highways restrictions.

Cllr Appleton noted that part of the reason for carrying out the survey was to demonstrate the impact of changes from current development and to show trends going forward. The Parish Council's intent was to carry out further speed surveys at appropriate intervals.

Item		Action
1.	Acceptance of Apologies – Cllr J Hockaday	
2.	Declarations of Interest – None	
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 1st August 2023 and signed by the Chairman Proposed – Cllr M Lake Seconded – Cllr M Stanley	
4.	Matters arising not covered elsewhere on the agenda Not applicable	
5.	District Councillors' Report Cllr Perteghella noted that the Cartref application for 4 houses had been refused. Reasons had included the removal of the roadside hedgerow, biodiversity loss, unsuitable access and design/appearance insufficient high quality. She observed that one of the reasons about the access road was similar to the reason in the Inspector's refusal of the Rosslyn development. The SDC recycling centre (Burton Farm) would be closed for a few weeks as an agricultural vehicle had damaged the bridge. Repairs were likely to take 2-4 weeks	

	<p>to complete. The closest alternatives were Shipston or Wellesbourne.</p> <p>She reported that Cllr Pemberton had advised that WCC highways still waiting for EA permission for works to start on Binton Bridge. The start date had moved to 15 September but could move again. The first week would be a complete closure except for cyclists and pedestrians, then there would be traffic lights.</p> <p>SDC were holding a Council service fayre on 16 October from 9-2pm. This was an opportunity to meet the officers for the different services. Cllr Perteghella recommended that a representative of the PC attend if possible. The fayre would be followed by a full council meeting at 2pm.</p> <p>SDC full council meeting would consider the Climate Change Fund. PCs were eligible to apply, grants would be available for solar panels, heat pumps etc. She noted that grants for Synder Meadow might be a possibility. Information would be included in Welford Matters once the fund was open.</p> <p>There had been a number of complaints from nearby residents about the Kehlstein development (eg lorries parking on the road and not turning on site contrary to construction development plan). Enforcement officers had been on site and this was an ongoing issue. Cllr Carter was in discussion with the developer and would raise this issue. Some concern was also expressed that HGVs were going over the bridge despite the weight limit. Cllr Perteghella had asked for a camera on the bridge in the past and observed that the police could not enforce without evidence. Cllr Stanley would pursue his contacts in Highways about a camera as well. It was noted that residents could also submit their own evidence from head cams or dash cameras but agreed it was difficult to catch the offending vehicles.</p> <p>Residents had raised concerns about the footpath on High Street with overgrowing hedges and overhanging branches. It was agreed that it would be appropriate to include an article in Welford Matters reminding residents of their responsibilities and that pruning could take place after 1 September.</p> <p>A resident had reported that the railings by the footpath on Frasers Way had been undercoated but painting had not completed. Cllr Stanley had inspected and thought that painting had been completed. The area was looked after by a management company on behalf of Orbit, the housing association who was responsible.</p> <p>Cllr Perteghella reported that the hedge at the entrance to Holland Meadow (8-10) was overgrown resulting in poor visibility for drivers. It was believed that this land was owned by Hastoe Housing Association, WCC had already advised the PC that it did not fall in their ownership. Whilst the Parish Council was the freeholder of the land Cllr Carter advised that they did not retain responsibility for its maintenance which rested with the leaseholder(s). The Parish Council agreed to write to the Housing Association to see if they could assist.</p> <p>Cllr Perteghella was hosting a MacMillan coffee morning at the Memorial Hall at 10:30am on Friday 29 September. All were invited to attend.</p>	<p>SC</p> <p>MS</p> <p>IW/SC</p> <p>SC</p>
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6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table><tr><th>Item</th><th>Reference</th><th>Decision Date</th><th>SDC Decision</th></tr><tr><td>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.</td><td>23/00947/LBC</td><td>01/08/2023</td><td>Granted with conditions</td></tr><tr><td>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.</td><td>23/00946/FUL</td><td>01/08/2023</td><td>Granted with conditions</td></tr><tr><td>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.</td><td>23/01678/FUL</td><td>07/08/2023</td><td>Granted with conditions</td></tr><tr><td>The Hollies, High Street, Welford-on-Avon, Stratford-upon-Avon CV37 8EA - Retime roof to front elevation, including installation of breathable membrane, and to all roof areas replace any existing damaged tiles to match</td><td>23/01512/LBC</td><td>08/08/2023</td><td>Granted with conditions</td></tr><tr><td>Avon Lea, Binton Road, Welford-on-Avon, Stratford-upon-Avon CV37 8PP - Construction of side two storey extension and rear two storey extension.</td><td>23/00760/FUL</td><td>25/08/2023</td><td>Granted with conditions</td></tr><tr><td>Oak Bank Church Street Welford On Avon Warwickshire CV37 8EJ - Oak frame canopy porch and resurfacing of front driveway</td><td>23/01370/LDP</td><td>25/08/2023</td><td>Certificate of Lawful Development granted</td></tr><tr><td>Copse Corner Duck Lane Welford-on-avon Warwickshire CV37 8QD - Demolition of existing conservatory. Proposed two storey rear extension, first floor side extension. External alterations to facade. Replacement garage (Application to confirm that planning approval 19/02552/FUL is extant)</td><td>23/01533/LDE</td><td>30/08/2023</td><td>Certificate of Lawful Development granted</td></tr><tr><td>Cartref Headland Road Welford-On-Avon Warwickshire CV37 8ER - Demolition of the existing dwelling and annex and the erection of four new</td><td>23/01577/FUL</td><td>01/09/2023</td><td>Refused</td></tr></table>	Item	Reference	Decision Date	SDC Decision	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.	23/00947/LBC	01/08/2023	Granted with conditions	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.	23/00946/FUL	01/08/2023	Granted with conditions	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.	23/01678/FUL	07/08/2023	Granted with conditions	The Hollies, High Street, Welford-on-Avon, Stratford-upon-Avon CV37 8EA - Retime roof to front elevation, including installation of breathable membrane, and to all roof areas replace any existing damaged tiles to match	23/01512/LBC	08/08/2023	Granted with conditions	Avon Lea, Binton Road, Welford-on-Avon, Stratford-upon-Avon CV37 8PP - Construction of side two storey extension and rear two storey extension.	23/00760/FUL	25/08/2023	Granted with conditions	Oak Bank Church Street Welford On Avon Warwickshire CV37 8EJ - Oak frame canopy porch and resurfacing of front driveway	23/01370/LDP	25/08/2023	Certificate of Lawful Development granted	Copse Corner Duck Lane Welford-on-avon Warwickshire CV37 8QD - Demolition of existing conservatory. Proposed two storey rear extension, first floor side extension. External alterations to facade. Replacement garage (Application to confirm that planning approval 19/02552/FUL is extant)	23/01533/LDE	30/08/2023	Certificate of Lawful Development granted	Cartref Headland Road Welford-On-Avon Warwickshire CV37 8ER - Demolition of the existing dwelling and annex and the erection of four new	23/01577/FUL	01/09/2023	Refused	
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	dwellings with parking, landscaping and associated works				
6.2 Planning Applications Previously Considered (in August)					
<u>Reference</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Response</u>		
<u>3/01638/FUL</u>	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		
<u>23/01870/LBC</u>	1 Chapel Row Chapel Street Welford-On-Avon Warwickshire CV37 8PZ	Proposed replacement window sub-frames to the front elevation - first floor only.	Support		
6.3 Planning Applications Received From SDC for Consideration at September 2023 Parish Council Meeting					
Mr & Mrs Simmonds, the owners of The Chalet, presented the details of their application and answered questions from Councillors. Discussions centered around flood risk, vehicle access during construction, overlooking of neighbouring properties, design excellence, impact on surrounding landscape.					

<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Decision</u>
23/02152/FUL	13/09/2023	Chalet Binton Road Welford-on- Avon Stratford- upon-Avon CV37 8PR	Demolition of existing dwelling and outbuildings and proposed erection of replacement dwelling, with all associated works	Object
23/02271/VAR	19/09/2023	Darcy And Demis, Two Acre Lane, Welford- on-Avon, Stratford-upon- Avon CV37 8GD	Variation of conditions 1 and 3 of planning permission 21/04046/FUL date of decision 29th April 2022 to allow for alterations to landscaping scheme. Original description of development: Erection of new dwelling and all associated works (part retrospective)	Support
23/01823/FUL	21/09/2023	Weston Close , Frog Lane, Welford-On- Avon, Warwickshire CV37 8EQ	AMENDED APPLICATION: Replacement of existing summer house and the erection of a new pergola in the garden of Weston Close (Amended design to pergola and revised garden layout)	Support
23/02302/FUL	25/09/2023	Chellow Dene Chapel Street Welford-On-Avon Warwickshire CV37 8PX Chellowdene	Proposed alterations to an existing extension. External alterations and replacement windows to the front and rear elevations.	Support
6.4 Planning Enforcement No matters discussed				
6.5 Other planning matters None				
7. Finance				
7.1 Approval of items requiring payment				
Item	Base	VAT	Total	Bdgt
Clerk Salary	£495.73	£0.00	£495.73	7
Clerks Phone O2 (paid by DD)	£12.39	£2.48	£14.87	8
Donation Millennium Trust - monthly	£120.00	£0.00	£120.00	15
Bank charges	£8.00	£0.00	£8.00	8
Microsoft 365 subscription	£39.20	£7.84	£47.04	8
Limebridge (June 2023)	£1046.00	£209.20	£1255.20	21,22,23
Limebridge (July 2023)	£1621.00	£324.20	£1945.20	21,22,23,25
Limebirdge (Aug 2023)	£1046.00	£209.20	£1255.20	21,22,23
Warks County Council	£525.00	£105.00	£630.00	30
G&J Geoenvironmental Consultants	£925.00	£185.00	£1110.00	30
Greenfinger	£216.67	£43.44	£260.00	24
TOTALS	£4913.32	£1086.25	£7141.24	

<p>Receipts – £ 428,485.93 Transfer - £ 428,410 already transferred to deposit account, £7000 to current account to meet bill payments</p> <p>Proposed – Cllr M Lake Seconded – Cllr M Stanley</p> <p>Clerk to check whether receipt of CiL money includes VAT as the Parish Council were expecting to receive £357k and not £420k</p>	
<p>7.2 Any Other Finance Matters</p> <p>Cllr Stanley to arrange for strimming to take place along the footpath between Cress Hill and the Barton locks.</p> <p>Clerk to revise finance report ref double counting of £10 receipt from HSBC.</p> <p>Cllr Lake updated the meeting on the CIL monies due to WPC in respect of Kehlstein which were estimated to be £93,364 . In addition the following S106 monies were due:</p> <ol style="list-style-type: none"> 1. £4200 for Highway Trees for up to 12 trees in the vicinity of the development. Paid to WCC pre commencement 2. £4929.90 for PROW improvements within 1.5 miles of the site (explicitly covering SDs 13,17,18-22,24-29a,31,32,34,38,39,305,316,336,349. Paid to WCC pre occupation 3. £1200 for road safety measures including school education 4. Biodiversity either £150,325 spent on projects in the 'vicinity of the application site' or 2.54 units purchased in the Cygnet fund (which means it gets spent somewhere else in Warwickshire). <p>All the above to be spent within 10 years or handed back.</p> <p>It was noted that there were 5 social rentals and 3 shared ownership properties within the development.</p> <p>The open space land had been offered to the Parish Council and this would include a lump sum to cover 20 years of maintenance. If the Parish Council did not accept the offer the land would go either to the District Council or to a management company. Cllr Carter indicated that the Parish Council would need to become party to a legal agreement with the residents and the management company. The Parish Council discussed the likely terms of such an arrangement and instructed the Chair to continue negotiations with SDC and the developer on the basis that the PC would not accept any future liability for anything other than maintenance of the land in question (for example no future obligations in terms of maintaining access to the land via the private road).</p> <p>The Parish Council should claim the biodiversity funds for use at Cress Hill rather than elsewhere in the district. Cllr Stanley emphasised the importance of a management plan for Cress Hill so that these funds could be appropriately applied.</p>	<p>MS</p> <p>IW</p> <p>SC</p> <p>SC/IW</p>

	The clerk was asked to contact SDC regarding the tree planting.	IW
8.	<p>Project Updates from Councillors</p> <p>Cllr Stanley had approached the Church regarding additional footpaths/access but a meeting had not yet been arranged.</p> <p>Cllr Stanley suggested that there would be benefit from a detailed plan for the village development (eg Cress Hill, Synder Meadow, footpaths etc.) This could be based on what was already in the NDP. MS would put together some ideas and circulate. It was agreed that a separate meeting would be needed to discuss this. Clerk to arrange.</p>	IW
9.	<p>Review Previous Actions</p> <p>The Action List was reviewed and would be updated by the Clerk. It was agreed that this should be considered regularly, at least once a month.</p>	IW
10.	<p>Any Other Business</p> <p>Removal of the dog bins on Headland Rd and Duck Lane had caused concern for dog walkers, however it was necessary to make sure that consent from landowners and residents was in place at relevant locations. Cllr Stanley continued to liaise with those involved.</p> <p>Cllr Appleton was continuing to monitor the situation regarding public access to the playing fields. Some repairs were necessary and there was some graffiti on one of the benches. It was noted that some children had been standing on the “clothes bin” to access the high bar. This was unsafe so it would be necessary to remove or secure the bin. Cllr Jones would liaise with FOWS.</p> <p>Cllr Appleton reported that he needed to step back from his role as Parish Councillor and would be handing in his notice. He would continue to help out where he could over the next couple of months.</p> <p>Improvements for the footpath from Frog Lane to Chapel Close were discussed, possibly duck boards and/or clearing leaves off the path every year. This path tends to get very muddy in the winter.</p> <p>The Community Ownership Fund was now open for grant applications. Cllr Carter would prepare an application for Synder Meadow.</p> <p>Articles proposed for the next edition of Welford Matters included highways, remembrance day, permissive footpaths</p> <p>The Clerk for asked to apply for traffic order/closure for Remembrance Day.</p> <p>The Clerk referred to a letter received from village teenagers regarding facilities available to them in the village. It was agreed this letter should be circulated and included on the agenda for next month.</p>	<p>MS</p> <p>NA</p> <p>DJ</p> <p>MS</p> <p>SC</p> <p>SC</p> <p>IW</p> <p>IW</p>

11.	Dates of Future Meetings	
	<ul style="list-style-type: none">• 19th September 2023 - Planning Committee Meeting, Memorial Hall• 3rd October 2023 – Full Parish Council Meeting, Memorial Hall	

Meeting closed at 22:10