

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 3rd October 2023 at 7:15 p.m.**

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

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

Public: 1

Item		Action
1.	Acceptance of Apologies – Cllr M Lake	
2.	Declarations of Interest – None	
3.	Approval of Minutes – The minutes were accepted as a true record of the meeting of 5 th September 2023 and signed by the Chairman Proposed – Cllr N Appleton Seconded – Cllr M Stanley	
4.	Matters arising not covered elsewhere on the agenda Dave Holmes was welcomed to the meeting. His appointment as Councillor was proposed by Cllr Hockaday and seconded by Cllr Carter. The meeting unanimously agreed that Dave Holmes should be co-opted as Councillor. The Clerk was asked to complete the appropriate paperwork and update/circulate the contact list. Cllr Appleton would set up his Parish Council email address.	IW NA
5.	District Councillors' Report Cllr Perteghella reported that the consultation period for SDC's Council Plan was open. This Plan provides a strategic vision of what the Council wants to achieve. Some stakeholder meetings have been held. It is an opportunity for the Parish Council to make their input. The deadline for response is 24 October. Cllr Perteghella observed that consultation on the Statement of Community Involvement (which reflected changes in national planning legislation) was open until 3 November. The clerk was asked to review the response prepared by Cllr Carter and submit on behalf of the Parish Council. Cllr Perteghella observed that the consultation on the polling station review was currently taking place. The memorial hall was proposed for Welford, Dorsington and Weston. The Parish Council were content with the proposals. The next consultation on the SWLP would be on the preferred options. Cllr Perteghella hoped this would be completed by 2024/25. The Councillors considered when it might be appropriate to commence work on the new NDP. Cllr Perteghella reported the permission for 22 Millers Close had been refused reasons including unacceptable impact on the conservation area. Several NDP policies were referred to which might provide of assistance in responding to other applications in the village.	IW

	<p>The recent Macmillan Coffee morning had raised £654.</p> <p>Cllr Pemberton had provided that latest schedule of works on Binton Bridge. These would now run until May (rather than March). The information would be put on the website. Cllr Perteghella asked if it was possible to help local businesses in the run up to Christmas whilst the bridge was closed. Councillors noted that consent was required for some advertising boards but it might be possible to put a sign near the shop advising that businesses were open as usual.</p>	
5a.	<p>Synder Meadow Pavilion Project</p> <p>Luke Clark (the architect and a village resident) gave a presentation on the Sports Pavilion project and the plans were reviewed. It was noted that there would be a public consultation on 8 November (3-6pm). The dimensions and locations of the various areas were noted and discussed. These included the cricket square, 2 football pitches, a multi-use tennis/hockey/basketball pitch, play equipment and the pavilion. The possibility of planting a community orchard on the southern boundary was discussed. It was noted that there would be more car parking than at present. An underground power cable constrained the location of the pavilion. The pavilion would be elevated above the flood level. The football pitches had been designed to FA rules/guidelines in consultation with the football club. Some debate took place as to whether it might be possible to move the pedestrian access to the permissive footpath to avoid it crossing the Synder Meadow complex.</p> <p>The councillors reviewed the floor plan for the pavilion. This provided 2 sets of changing rooms – home and away - and included a disabled changing room and space for officials. The open area would accommodate 32 people sitting down (2 teams) and a kitchen and bar area were included. The front veranda was 2m wide with central steps and a ramp.</p> <p>A planning application would be submitted to SDC once the consultation with the local community had been completed. This was likely to be in December.</p> <p>It would be necessary to raise money for the development itself and for the operation of the facility. To get to the stage of submitting a planning application c£11k had been budgeted for the necessary reports. Around £3.7k had been spent so far.</p> <p>The detailed specification for heating, ventilation, solar panels etc had still to be prepared.</p>	
6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC None reported in the month. To be reported to November meeting.</p>	
	<p>6.2 Planning Applications Previously Considered (in September) No planning applications considered at September Planning Committee meeting.</p>	

6.3 Planning Applications Received From SDC for Consideration at October 2023 Parish Council Meeting				
<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Decision</u>
23/02448/FUL	11/10/2023	Welford Hill House Long Marston Road Welford-On-Avon Warwickshire CV37 8AE	Change of use from "live work accommodation for groom and gardener" to holiday letting accommodation.	Support
23/02416/FUL	09/10/2023	7 Quineys Leys Welford-On-Avon Warwickshire CV37 8PU	Proposed single storey side extension to replace an existing garden room. Garage extension and partial conversion with external alterations.	Support
23/02409/FUL	06/10/2023	Macbeth Cottage Evesham Road Lower Binton Stratford-upon-Avon CV37 9TE	Formation of new vehicular access and provision of associated on-site car parking spaces (resubmission of application 22/01354/FUL)	Object
23/02404/FUL	09/10/2023	10 Quineys Leys Welford-On-Avon Warwickshire CV37 8PU	Proposed partial loft conversion and rear-facing dormer to replace an existing rooflight.	Support
23/01794/OUT	16/10/2023	Phase 1B, Long Marston Airfield, Campden Road, Lower Quinton Stratford-upon-Avon	Hybrid Planning Application comprising: a) FULL application for 376 homes including 132 affordable homes, car parking and all ancillary enabling works including associated highway, drainage and landscape works and demolition of existing buildings/structures b) OUTLINE application (matters reserved relating to site access, landscaping, appearance, layout and scale) for a serviced parcel of land for a future primary school.	Object
23/02552/FUL	23/10/2023	Rosslyn Binton Road Welford-On-Avon Warwickshire CV37 8PP	Demolition of existing garage, modifications/extensions to existing house, proposed detached garage & alterations to existing driveway, amended resubmission of 22/02299/FUL	Support
6.4 Planning Enforcement Mill Lane development. Cllr Jones reported that a fence had been put in place temporarily but there was no sign of any planting yet. There were several development issues where things had not be done according to the approved plans. Cllrs Appleton and Jones would speak to the developer about these matters.				DJ/NA

	<p>Cllr Stanley was meeting Limebridge about the footpaths (Pool Close). The footpaths portfolio would pass to Cllr Holmes who would be briefed by Cllrs Stanley and Carter. He reported that he had investigated with WCC the possibility of a camera on the bridge however the costs were prohibitive.</p>	
9.	<p>Review Previous Actions It was agreed that there would be a detailed review of the action list at Planning meetings.</p>	
10.	<p>Any Other Business Cllr Holmes introduced himself and outlined some of his background. He had lived in the village for around 6 years.</p> <p>Cllr Carter had met Andrew Cockayne to discuss the Kehlstein development and also whether it might be possible to transfer the Purbeck S106 monies for play equipment from the School playing fields to Synder Meadow.</p> <p>The councillors discussed whether they were willing to be party to a management agreement for Deerhurst Gardens as part of taking over the POS which could make them liable for future maintenance of the private road. They agreed that this was not acceptable to the Parish Council.</p> <p>Councillors noted the information received from WCC about a central speed reporting system.</p> <p>Future events were noted, being the SDC Services Fayre, and the Peer Challenge event.</p> <p>Meeting dates for 2024 were discussed. The Clerk would finalise and circulate.</p> <p>Cllr Appleton reported that the Parish Council notice board next to The Bell needed repair. It was confirmed that this was on the list of maintenance required.</p> <p>Cllr Stanley noted that the Parish Council had agreed to make a £200 donation to Brownies to buy compost and plants etc for the planters on the village green. The clerk was asked to progress this.</p>	<p>IW</p> <p>IW</p>
11.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 24th October 2023 - Planning Committee Meeting, Memorial Hall • 7th November 2023 – Full Parish Council Meeting, Memorial Hall 	

Meeting closed at 21:53