

Welford-on-Avon Parish Council

Minutes of a meeting of the Planning Committee held on Tuesday 24th October 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, Cllr D Jones, Cllr D Holmes

In attendance: Clerk - Mrs I Wibberley, Cllr M Perteghella (part meeting)

Public: 3

Public Participation: Jason Tait (a planning consultant representing the owner) gave a presentation in support of the application for The Orchard. He noted that this was a detailed full application in comparison to the previously refused outline application. He confirmed that an appeal had been submitted in respect of the refused application but that this would be withdrawn should the full application receive consent. He drew attention to the updated ecological survey and the review of the built heritage. This indicated that the field was not historically associated with Manor Farm and that the orchard had been planted in the 1950s. Two features had been recommended for reinstallation, being the hedge and steps at the front of the site. He explained the reasons for the location of the proposed building and the intention for the garden and associated planting which would be introduced to create a wildlife habitat. Cllr Carter noted that the plot was designated as an Open Green Space in the SDC emerging local plan. Councillors requested a section drawing for the site so that they could accurately assess the levels. Alan Rose (a neighbour living at The Beeches) presented his concerns about the proposed development, highlighting the detrimental effect on Duck Lane and the Conservation Area. He drew attention to the time of the year that the ecological surveys had been carried out and to site works which had taken place in advance of these. He noted that there had been restrictions placed on the height and location of the Beeches when it had been constructed in order to protect the integrity of Manor Farm and its settings.

Item						Action
1.	Acceptance of Apologies – None					
2.	Declarations of Interest – Cllr S Carter ref The Orchard.					
3.	Approval of Minutes – The minutes of the meeting held on 19 th September 2023 were approved and signed by the Chairman. Proposed – Cllr D Jones Seconded – Cllr N Appleton					
4.	Planning Applications					
	<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Decision</u>	
	23/02759/TREE	03/11/2023	3 Blundells Croft Welford-on-Avon Stratford-upon-Avon CV37 8EP	-T1 apple tree - Remove dead part of tree. -T2 apple tree - Fell. -T3 crack willow - Cut back overhanging lower branches,	Support	

				as per photograph.		
	23/02579/FUL	07/11/2023	The Orchard Duck Lane Welford-on-Avon	Erection of a single dwelling with access and detached garage, together with associated external works.	Object	
	23/02665/FUL	25/10/2023	Meadow Bank Duck Lane Welford-on-Avon Stratford-upon-Avon CV37 8QD	Conversion of existing loft areas to residential accommodation (retrospective)	No representation	
	DISC/00414/23 (22/02979/LBC)	07/11/2023	Binton Bridge, Binton Road, Welford-on-Avon	Discharge of condition for stone samples/panels = 4 materials	No representation	
5.	Other Planning Matters Macbeth Cottage – it was noted that an appeal had been submitted for application 22/01354/FUL and that a further application 23/02409/FUL was currently being considered by SDC. The planning officer had enquired whether Councillors wished to maintain their objection to this application in the light of comments received from the Highways Authority. Councillors confirmed that their objection should stand.					
6.	Any Other Business 6.1 Action list This was reviewed in detail. The clerk would update Cllr Stanley had visited Cress Hill to inspect the work being done by WCC on the footpaths. This was a big improvement. Cllr Appleton queried whether a traffic survey should be carried out this November in view of the bridge closure. After debate it was agreed to postpone this until 2024. Cllr Pemberton had asked if the Parish Council could get village feedback on the traffic lights on Binton Bridge. Cllrs Stanley, Appleton and Carter would facilitate this. Cllr Appleton reported that the Memorial Hall booking system was being introduced on the Parish website. Cllr Hockaday reported that the Synder Meadow pavilion consultation would take place on 8 th November between 3 and 6pm. A flyer would be dropped through door of every house on the weekend prior to the event. Plans would go up on the website at the same time. The planning application would be					IW SC/MS/ NA

	<p>submitted shortly thereafter. The flyers would costs £120 and this was agreed.</p> <p>Cllr Jones asked whether it would be possible for minutes to go up on the village notice board earlier and whether draft minutes could be displayed. She also asked whether the planning committee could approve minutes of the full council meeting and vice versa in order to speed up the approval process. The clerk was asked to check with WALC.</p> <p>Cllr Carter proposed that the Parish Council Christmas dinner take place on 19th December following the planning committee meeting.</p> <p>It was noted that further complaints had been received from a next door neighbour about the lights at the Shakespeare pub. Cllr Carter had previously raised this with the pub. It was agreed that the Parish Council should write to the Shakespeare pub drawing attention to the NDP dark skies policy and requesting modifications to make the lights less obtrusive to neighbours.</p> <p>The draft meeting dates for 2024 were discussed. It was agreed that the planning committee meeting would take place 2 weeks prior to the full meeting.</p> <p>Cllrs Hockaday and Hodges tendered their apologies for the next meeting.</p>	<p>IW</p> <p>IW</p>
7.	Dates of Future Meetings	
	<ul style="list-style-type: none"> • 7th November 2023 - Full Parish Council Meeting, Memorial Hall • 21st November 2023 – Planning Committee Meeting, Memorial Hall 	

Meeting closed at 20:53