

## Welford-on-Avon Parish Council

### Minutes of the Meeting held on Tuesday 7<sup>th</sup> November 2023 at 7:15 p.m.

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

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

**Public:** 1

**Public Participation:** Nic Allen attended to advise that he had completed the purchase of Mill Farm Park caravan site (at the end of Mill Lane) from the Hawkins family. Ownership was in the name of a company called Farm Park Limited. He would be looking to submit a planning application in the near future which would probably be seeking permission for 6 park homes instead of the present 12 caravans. It was noted that the caravans have a 10 month occupancy condition and one can be used for the manager whereas the park homes would be for all year round occupancy. He had also acquired the adjacent field (9 acres) which backed onto the school playing fields and the private road Mill Lane. He would be considering whether WCC might adopt the lane and would contact residents about the change of ownership. Mr Allen observed that there were no access rights for the school but they used the lane to access parking facilities on land owned by the Bowls Club. Councillors thanked Mr Allen for attending and informing them of the situation.

Item		Action
1.	<b>Acceptance of Apologies</b> – Cllr J Hockaday, Cllr D Holmes	
2.	<b>Declarations of Interest</b> – None	
3.	<b>Approval of Minutes</b> – The minutes were accepted as a true record of the meeting of 3rd October 2023 and signed by the Chairman, subject to a minor amendment to minute 6.4 and correction to the minute numbering. Proposed – Cllr D Jones                      Seconded – Cllr N Appleton	
4.	<p><b>District Councillors' Report</b></p> <p>Cllr Perteghella reported that the Binton Bridge had been closed for repairs since 6 November. Works were on track and the bridge would remain closed until 22 December. She drew attention to recent problems with the traffic lights both being stuck on red.</p> <p>The SDC Climate Change Fund will be opened in 2024 (been approved in principle). There will be £100k available, in 2 tranches of £50k. Cllr Perteghella noted that it would be good for the Parish Council to have some proposals. Councillors advised that they would like to plant some more trees.</p> <p>Cllr Perteghella drew attention to the Winter Warmth grants and Neighbourhood Watch Community grants which had become available. It was suggested that this information could be added to the Parish website so that residents could apply. She would also include information in the next edition of Welford Matters.</p> <p>Work was continuing on the South Warwickshire Development plan. The</p>	IW

timetable had slipped because of delays in the publication of the 2021 census. The Coventry & Warwickshire Housing and Economic Development Needs Assessment (C&W HEDNA), a key piece of evidence required to support the Plan, had been delayed as a consequence. A proposed revised timetable was likely to be agreed before the end of the year. Cllr Perteghella reported that the local plan would run to 2027 rather than 2025. The preferred options were likely to be published in October 2024. There remained the possibility that further government changes to the national planning system might affect this timetable.

The Parish Council noted that there was a duty on SDC to cooperate with Coventry and Birmingham, however observed that there was still housing capacity within these areas and therefore no overspill requirements which should be accommodated within Stratford District.

The SOA Gateway Master Plan was out for comments/consultation.

## 7. Planning

### 7.1 Report of Planning Notices received from Stratford DC

Item	Reference	Decision Date	SDC Decision
<b>Kelmara , 19 Quineys Leys, Welford-On-Avon, Warwickshire CV37 8PU</b> Resubmission of previously approved application 23/00305/FUL Two storey extension to front to enlarge garage and create porch and enlarge two bedrooms to first floor Single storey rear extension to enlarge ground floor footprint and bedrooms to upper floor Two storey side extension Internal alterations to remodel dwelling	<a href="#">23/01967/FUL</a>	13/09/2023	Granted with conditions
<b>22 Millers Close, Welford-On-Avon, Warwickshire, CV37 8QG</b> Demolition of single storey lean to and construction of 1 no. dwelling	<a href="#">23/01643/FUL</a>	15/09/2023	Refused
<b>Chalet, Binton Road, Welford-on-Avon, Stratford-upon-Avon CV37 8PR</b> Demolition of existing dwelling and outbuildings and proposed erection of replacement dwelling, with all associated works	<a href="#">23/02152/FUL</a>	18/09/2023	Application withdrawn
<b>1 Chapel Row , Chapel Street, Welford-On-Avon, Warwickshire CV37 8PZ</b> Proposed replacement window sub-frames to the front elevation - first floor only	<a href="#">23/01870/LBC</a>	03/10/2023	Granted with conditions
<b>One Acre, Barton Road, Welford-on-Avon, Stratford-upon-Avon, CV37 8EZ</b> Demolition of dwellinghouse "One Acre" and construction of nine dwellings with garages and private gardens, creation of new vehicular access and all other associated works.	<a href="#">22/02351/FUL</a>	06/10/2023	Granted with conditions

<b>Weston Close , Frog Lane, Welford-On-Avon, Warwickshire CV37 8EQ</b> Reinstatement of pre existing external doorway and Replacement of existing canopy with open porch on west facing elevation.	<a href="#">23/01902/LBC</a>	06/10/2023	Granted with conditions
<b>Darcy And Demis, Two Acre Lane, Welford-on-Avon, Stratford-upon-Avon, CV37 8GD</b> 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)	<a href="#">23/02271/VARY</a>	05/10/2023	Granted with conditions
<b>Chellow Dene , Chapel Street, Welford-On-Avon, Warwickshire CV37 8PX</b> Proposed alterations to an existing extension. External alterations and replacement windows to the front and rear elevations	<a href="#">23/02302/FUL</a>	05/10/2023	Granted with conditions
<b>Macbeth Cottage, Evesham Road, Lower Binton, Stratford-Upon-Avon CV37 9TE</b> Formation of new vehicular access and provision of associated on-site car parking spaces	<a href="#">22/01354/FUL</a>	20/10/2023	Appeal submitted
<b>7 Quineys Leys, Welford-On-Avon, Warwickshire, CV37 8PU</b> Proposed single storey side extension to replace an existing garden room. Garage extension and partial conversion with external alterations.	<a href="#">23/02416/FUL</a>	23/10/2023	Granted with conditions
<b>Macbeth Cottage, Evesham Road, Lower Binton, Stratford-upon-Avon CV37 9TE</b> Formation of new vehicular access and provision of associated on-site car parking spaces (resubmission of application 22/01354/FUL)	<a href="#">23/02409/FUL</a>	30/10/2023	Granted with conditions
<b>Welford Hill House , Long Marston Road, Welford-On-Avon, Warwickshire CV37 8AE</b> Change of use from "live work accommodation for groom and gardener" to holiday letting accommodation.	<a href="#">23/02448/FUL</a>	30/10/2023	Granted with conditions

## 7.2 Planning Applications Previously Considered (in October)

<u>Reference</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Decision</u>
<a href="#">23/02759/TREE</a>	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, as per photograph.	Support
<a href="#">23/02579/FUL</a>	The Orchard Duck Lane Welford-on-Avon	Erection of a single dwelling with access and detached garage, together with associated external works.	Object
<a href="#">23/02665/FUL</a>	Meadow Bank Duck Lane Welford-on-	Conversion of existing loft areas to residential accommodation (retrospective)	No representation

		Avon Stratford-upon-Avon CV37 8QD			
	<a href="#">DISC/00414/23 (22/02979/LBC)</a>	Binton Bridge, Binton Road, Welford-on-Avon	Discharge of condition for stone samples/panels = 4 materials	No representation	
	<b>7.3 Planning Applications Received From SDC for Consideration at November 2023 Parish Council Meeting</b>				
	<b>Reference</b>	<b>Address</b>	<b>Proposal</b>	<b>PC Decision</b>	
	<a href="#">23/02953/TREE</a>	Ash Cottage High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF	T1 - ash - Reduce crown height by 2metres. Remove dead branches	Support	
	<a href="#">23/02839/FUL</a>	Compass House Church Bank Binton Road Welford-On-Avon Warwickshire CV37 8PS	Proposed single-storey flat roof rear extension	Support	
	<a href="#">23/02465/TREE</a>	The Homestead High Street Welford-on-Avon Stratford-upon-Avon CV37 8EA	-G1, Leyland cypress x57no. - Fell. -G2, pine (A and B) – Fell	Object	
	<a href="#">23/02873/AMD</a>	One Acre Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8EZ	Amendment to planning permission 22/02351/FUL (date of decision 16/10/2023). Site layout - Road width increased to 6 metres. substation. Amendment to individual plot pathways. Plot 4 garage moved north 1m. Plot 6 garage moved back 750mm to allow for a larger parking area to the front to comply with NHBC standards. Plots 1 and 9 - The addition of a gable to the front of the chalet bungalow, and increase in internal floor area. Plots 2, 3, 7 and 8 - The addition of a double window in the cycle and garden storage room. Plots 4 and 6 - Side porch canopy removed.	Object	
	<b>6.4 Planning Enforcement</b> No matters were discussed				
	<b>6.5 Other planning matters</b> No matters were discussed				
<b>7.</b>	<b>Finance</b>				
	<b>7.1 Approval of items requiring payment</b>				
	<b>Item</b>	<b>Base</b>	<b>VAT</b>	<b>Total</b>	<b>Bdgt</b>
	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	£10.00	£0.00	£10.00	8	
	Microsoft 365 subscription	£39.20	£7.84	£47.04	8	
	Limebridge	£1046.00	£209.20	£1255.20	21,22,23	
	DTA Transport Consultants	£750.00	£150.00	£900.00	30	
	Cotswold Wildlife Surveys	£1000.00	£200.00	£1,200.00	30	
	Clerk (expenses)	£13.32	£2.67	£15.99	8	
	Chairman (expenses)	£299.95		£299.95	28	
	Brownies (donation)	£200.00		£200.00	15	
	Forest Benches	£180.00		£180.00	27	
	<b>TOTALS</b>	<b>£4,164.59</b>	<b>£572.19</b>	<b>£4,736.78</b>		
	<b>Receipts</b> – £ nil <b>Transfer</b> - £ 4,400					
	Proposed – Cllr M Stanley		Seconded – Cllr D Jones			
	<b>7.2 Any Other Finance Matters</b> It was noted that invoices for planning consultants and wildlife surveys in connection with the Synder Meadow development were being authorised. The Chairman had purchase litter pickers which would be retained by the Memorial Hall. Forest Benches had supplied new planters.  Cllr Lake noted that the playground equipment fund was £20k (£10k from reserves plus £10633 in the S106 from Kehlstein). The developer had indicated he was willing to amend the S106 restriction on where these funds could be spent.					
8.	<b>Project Updates from Councillors</b> Cllr Stanley reported that he was arranging for a quotation for repairs to the footpath between Bird Green and Pool Close.  Cllr Carter was arranging for Barney Street and his friends to attend the next meeting on 21 November to discuss teenage playground equipment for Synder Meadow. A budget of £10k (possibly more) was available.  A number of residents in Church Street had expressed the desire to continue the granite setts the whole way up the lane. The money was originally allocated to re-do the kerbs round the corner by the church from the County Councillor's budget, however it had been possible to extend this area due to extra funds being received from Warwickshire County Council. Cllr Stanley would obtain a cost per metre from WCC and advise residents of this once received.  Cllr Jones advised that plans were in place for the village Remembrance Service and Cllrs Appleton and Stanley offered to help with traffic control.  Cllr Carter advised that community consultation on the plans for the Synder Meadow Pavilion was taking place the following day and that the plans had been added to the Parish Council website.					MS

	<p>Cllr Appleton confirmed that he had received all necessary information to send to WALC ref school playing fields.</p> <p>The clerk advised that the WALC annual conference was taking place next Wednesday. Cost was £10 per person. Councillors to let the clerk know if they wished to attend.</p> <p>Cllr Appleton reported that Memorial Hall booking via the Parish Council website would be live in the next few days. He was thanked for his work on this which councillors felt would be of benefit to the community.</p> <p>Cllr Appleton reported that he had contacted the playground inspector</p> <p>Cllrs Stanley and Carter would liaise on preparing a Survey Monkey or similar to ascertain local opinion on the possibility of permanently installing traffic lights on the bridge.</p> <p>Cllr Stanley had contacted Warwickshire County Council on a number of highways issues, including potholes, Church Bank run off and bollards that had been knocked down. No responses had yet been received. It was noted that Church Bank road was privately owned by John Wright and Mary Kendall and was an agricultural access road. Ideally drainage grids the whole way along would be installed but is a private road.</p>	MS/SC
<b>10.</b>	<b>Any Other Business</b> No other business was discussed.	
<b>11.</b>	<b>Dates of Future Meetings</b>	
	<ul style="list-style-type: none"> <li>21st November 2023 - Planning Committee Meeting, Memorial Hall</li> <li>5th December 2023 – Full Parish Council Meeting, Memorial Hall</li> </ul>	

Meeting closed at 20:26