

# Welford-on-Avon Parish Council

**Minutes of the Meeting held on  
Tuesday 5<sup>th</sup> December 2023 at 7:15 p.m.**

**Present:** Cllr S Carter, Cllr M Stanley, Cllr D Jones, Cllr D Holmes

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

**Public:** Dereck Tribe briefly updated the meeting on work carried out on the Millenium Trust site. Over 1,700 trees & shrubs had been planted. Mr Tribe noted that the old railway ticket office had been properly restored as part of the Holt development, and the permissive path put in place.

The Millenium Trust had recently won an award for this path. Mr Tribe reported that the Stratford Ramblers, who were very active, reviewed all the paths in South Warwickshire and each year identified the best path improvement. He had asked them to consider the permissive path and was delighted to report that the Millenium Trust had won the award and received a plaque for “SW footpath of the year 2023”. He asked if this could be displayed. Councillors congratulated Mr Tribe and his team and confirmed that they would be very happy to display the plaque. They felt that the best place would be on site if it could be suitable protected. If the plaque was displayed in the Memorial Hall it would need a map with it to explain the context.

Councillors expressed concern about the current state of the permissive path and the slippery surface. They asked Mr Tribe to contact the Ramblers Association about this to see what solutions they might recommend.

It was suggested that this site might become known as the Welford Conservation Site and should be added to the village green spaces.

Item		Action
1.	<b>Acceptance of Apologies –</b> Cllr J Hockaday, Cllr M Lake, Cllr N Appleton	
2.	<b>Declarations of Interest –</b> None	
3.	<p><b>Approval of Minutes –</b> The minutes of 7th November 2023 were accepted as a true record of the meeting and signed by the Chairman, subject to the correction of the name Pool Close rather than Pool Lane as recorded in the minutes. Proposed – Cllr Martin Stanley    Seconded – Cllr Debbie Jones</p>	
4.	<p><b>District Councillors’ Report</b></p> <p>A meeting had been held between the Shakespeare Inn and Environmental Health, which was attended by Cllr Perteghella and Cllr Stanley. There were some issues raised with the recently constructed “smoking building” in the front garden, noise, lights and the bouncy castle. Councillors were pleased to note that the Shakespeare Inn was now engaged with local residents.</p> <p>The clerk was asked to circulate Cllr Perteghella’s report to councillors (subsequently done). Particular points to note were the adoption of the Council Plan 2023 to 2027 setting out the Council’s 6 priorities, continued disruption caused by Binton Bridge closure and repairs, WCC fire proposals, concessionary</p>	

parking permits for those over state pension age, winter warmth grants and community crime prevention initiatives.

The footpath to Headland Rise which had been closed for some while was scheduled to be opened again in about 2 weeks time. It was noted that Headland Rise was a private road but would be “made good” by SDC once the development was finished.

## 7. Planning

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

Item	Reference	Decision Date	SDC Decision
Compass House , Church Bank, Binton Road, Welford-On-Avon Warwickshire - Proposed single-storey flat roof rear extension	<a href="#">23/02839/FUL</a>	29/11/2023	Granted with conditions
Chalet Binton Road Welford-on-Avon Stratford-upon-Avon CV37 8PR - Erection of two single storey side extensions which also project to the rear, single storey rear extension and detached outbuilding	23/02607/LDP	17/11/2023	Deemed permitted development
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	23/02552/FUL	13/11/2023	Granted with conditions
10 Quineys Leys, Welford-On-Avon, Warwickshire, CV37 8PU - Proposed partial loft conversion and rear-facing dormer to replace an existing rooflight.	<a href="#">23/02404/FUL</a>	01/11/2023	Granted with conditions
Weston Close , Frog Lane, Welford-On-Avon, Warwickshire CV37 8EQ - Replacement of existing summer house and the erection of a new pergola in the garden of Weston Close.	<a href="#">23/01823/FUL</a>	03/11/2023	Granted with conditions

### 7.2 Planning Applications Previously Considered (in November)

None considered

### 7.3 Planning Applications Received From SDC for Consideration at November 2023 Parish Council Meeting

<u>Consultation Expiry Date</u>	<u>Reference</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Decision</u>
13/12/2023	<a href="#">23/03130/TREE</a>	Willow Vale Church Lane Welford-On-Avon Warwickshire CV37 8EL	-T01 Lawson cypress - Reduce crown by 1.0-1.5 metres and shape. -T02 to T05, T07 and T11 hawthorn - Reduce by approximately 2.5-3.0 metres. Remove deadwood. -T06 hawthorn - Fell. -T08 to T010 Portugese laurel - Reduce to approximately 3.0 metres.	Support
21/12/2023	<a href="#">23/03100/LBC</a>	Vine Cottage High Street Welford-On-Avon Warwickshire CV37 8EF	Opening up redundant boiler room into existing single storey lobby area, following re-siting of boiler to garage, as previously approved and completed under Ref: 18/01274/FUL	Support subject to LBO

	11/12/2023	<a href="#">23/02741/FUL</a>	Tew Park Binton Road Welford-On-Avon Warwickshire CV37 8PS	Demolition of existing bungalow and outbuildings, erection of replacement self-build dwelling and outbuildings.	Object																																																								
	13/12/2023	<a href="#">23/03090/VARY</a>	One Acre Barton Road Welford-On-Avon Warwickshire CV37 8EZ	Variation of conditions 2 (plans), 4 (archaeology), 24 (landscaping) and 25 (tree protection plan) of planning permission 22/02351/FUL (date of decision 6th October 2023) to allow for increase in road width, removal of substation, amended siting of garages at Plots 4 and 6, amendments to plot pathways, addition of gables to Plots 1 and 9, fenestration alterations to Plots 2, 3, 7 and 8 and removal of side porch canopy on Plots 4 and 6. Original description of development: 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.	Object																																																								
	<b>6.4 Planning Enforcement</b> No matters considered																																																												
	<b>6.5 Other planning matters</b> It was noted that the tree application for The Homestead would be approved by the landscape & forestry planning officer.																																																												
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	<b>7.1 Approval of items requiring payment</b>																																																												
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	<p><b>Receipts</b> – £ nil  <b>Transfer</b> - £ 5,000</p> <p>Proposed – Cllr M Stanley                      Seconded – Cllr D Holmes</p>	
	<p><b>7.2 Any Other Finance Matters</b>  None were discussed.</p>	
8.	<p><b>Project Updates from Councillors</b></p> <p>Cllr Carter reported that the planning application for Synder Meadow Pavilion had been submitted. It would take an estimated 3 months to approve. The clerk was asked to contact SDC about the proposed delivery date for this project of March 2024 (email subsequently sent on 7<sup>th</sup> December) and request an extension.</p> <p>Cllr Stanley suggested that a general traffic survey might be considered rather than just one relating to traffic lights on Binton Bridge. He had drafted a survey and would circulate for comments. Church Street granite setts had been well received with residents looking to extend these further up the road. Cllr Stanley was obtaining indicative costings which he would pass on to residents. Villagers in this area had asked if they could put up “please keep off the grass signs”. The Parish Council confirmed that if this was private land then they could do so. The main problem in the area was parking. The clerk provided a copy of the highway land map she held to Cllr Stanley for his information.</p> <p>Cllr Stanley reported that there was insufficient space to place a dog poo bin on the junction of Headland Road/Mill Lane junction. It was suggested that further down Mill Lane might be a possibility and Cllr Stanley asked for the contact details of Nic Allen, the new owner of the road (subsequently provided).</p> <p>The Holt permissive footpath was very slippery and needed some improvement. Cllr Stanley would discuss with Dereck Tribe. Ownership of this area had not yet transferred to the management company as the submitted landscape management plan provided by Duchy Homes was not adequate. It was suggested that the Parish Council might write to SDC about the landscape plan and complaints received from residents and this was agreed. The Parish Council had previously tried to contact Duchy Homes without success. Cllr Jones questioned whether the footpath had a Road Safety Audit (RSA). If there is an accident then the landowner (Duchy Homes) will be responsible.</p> <p>Cllr Stanley queried whether the Two Shires Greenway Project group looking at developing a cycleway from Evesham to Stratford could do a presentation to the village. The cycleway route was currently agreed to Bidford doctors. Nic Allen owns the railway land by the caravan site near the river and had been unwilling in the past to permit access over this land.</p> <p>Cllr Holmes and Stanely had held a handover meeting for footpaths. Cllr Homes would do an update on the footpath audit that Cllr Stanley previously carried out. He queried whether the Parish Council had ever asked for volunteers for path maintenance, comments on what needs doing etc? He wondered if the Parish</p>	

	<p>could use an interactive map link for reporting footpath issues. Whilst recognising that footpaths remained the responsibility of the County Council for many years the Parish Council had undertaken routine maintenance because of the high use of village footpaths and the value that they were to residents. Cllr Holmes would draft an article for Welford Matters and would circulate his questions/comments to all councillors. He would also pull together a schedule/list of contacts &amp; standing information. The clerk was asked to provide Cllr Holmes with the Parish Online log in information (subsequently done). It was noted that training on this might be advantageous. Cllr Holmes would review the proposed footpath improvement work which had been discussed with Limebridge and get a further tender.</p> <p>Cllr Stanley had recently attended a training course relating to EV charging points. It was noted that there were two types of funding available in WCC. He would check if there were any restrictions on the Parish Council entering into a contract with a business about this. It was noted that WCC had a plan in place for where they wanted the charging points to be located. The Parish Councillors discussed whether it would be helpful to villagers to have publicly available EV charging points.</p>	
<b>9.</b>	<p><b>Any Other Business</b></p> <p>It was agreed that the Parish Council should formally object to the closure of Bidford fire station, as well as other local fire stations including Henley in Arden, Shipston on Stour and Alcester. The only night cover would be Stratford with a “surge” model being put in place. Cllr Perteghella reported that there was no comparable model in the countryside. The plan appeared to have been put in place following a poor WCC inspection report and the modelling included COVID time so was not truly representative as there had been fewer incidents during this time. The Chair and Clerk would draft.</p> <p>Cllr Jones reported that the annual village Remembrance Service had been well attended.</p>	IW/S C
<b>10.</b>	<b>Dates of Future Meetings</b>	
	<ul style="list-style-type: none"> <li>• 19<sup>th</sup> December 2023 - Planning Committee Meeting, Memorial Hall</li> <li>• 2<sup>nd</sup> January 2024 – Full Parish Council Meeting, Memorial Hall</li> </ul>	

Meeting closed at 21:31