Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 6th February 2024 at 7:15 p.m.

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

Acceptance of Apologies - Cllr D Jones, District Councillor M Perteghella

Action

Holmes

In attendance: Clerk - Mrs I Wibberley

Public: 1

Item

1.

	t interest — None			
Declarations o				
Approval of Minutes – The minutes of 2 nd January 2024 were accepted as a true record				
	nd signed by the Chairman			
Proposed – Cllr J	l Hockaday Sec	onded – Cllr M	Lake	
District Counc	illors' Report			
	een circulated prior to the meeting and w	as taken as rea	d.	
14	est Olly Dayta shalla had avekysittad ay ahir	ation to the Oc	dual amuliantian	
	nat Cllr Perteghella had submitted an obje anning permission for Millers Close and th			
noted.	arming permission for willers close and tr	ie reasons for ti	iis were also	
	rved that Warwickshire County Council w			
	charging points. Rural locations had been	n highlighted an	d funding was	
available.				
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i ine district Cour	ncil's new Community Climate Change Fu	ing (CCCF) had	tunaina	
available for proje	ects which would reduce greenhouse gas	emissions and		
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		planning permission under reference		
		occupancy of the 365th dwelling granted		
		14/03579/OUT dated 28th February 2017		
		and any subsequent Reserved Matters		
		applications. Reserved Matters Application		
		20/00606/REM was for the following		
		description of development: Submission of		
		Reserved Matters (internal access,		
		appearance, landscaping, layout and scale)		
		for a Community Hub (containing Class E(a) (retail) and Class E(f) (Nursery) and Class		
		F.2(b) Community Building uses), and		
		Employment Hub (Class E(g)(i) Offices),		
		including all associated works, pursuant to		
		planning permission 14/03579/OUT (Outline		
		application (with all matters reserved		
		(access, appearance, landscaping, layout		
		and scale) for future determination) for the		
		erection of up to 400 dwellings (Class		
		C2/C3), up to 4,000m2 employment hub		
		(Class B1(a)-(c)) and a community hub		
		(Class A1-A5/B1(a)/C3/D1/D2). Provision of		
		new open space including parks and		
		amenity space. Upgrading of existing		
		access junction and provision of new		
		emergency access off Campden Road and		
		associated infrastructure, engineering and		
		landscaping works including a new		
		pedestrian/cycle link from Campden Road to		
		the Stratford Greenway, sustainable urban		
		drainage systems and all ancillary enabling		
		works including demolition of existing		
		buildings and structures) dated 28th		
		February 2017) - date of decision:		
	22/02120/TDEE	Willow Valo, Church Lane, Wolford-On-	20/12/2022	No objection
	23/03130/TREE	Willow Vale, Church Lane, Welford-On-	20/12/2023	No objection
		Avon, Warwickshire, CV37 8EL. T01 Lawson cypress - Reduce crown by 1.0 - 1.5		
		metres and shapeT02 to T05, T07 and		
		T11 hawthorn - Reduce by approximately		
		2.5 - 3.0 metres. Remove deadwoodT06		
		hawthorn - FellT08 to T010 Portugal laurel		
		- Reduce to approximately 3.0 metres.		
	23/03100/LBC	Vine Cottage , High Street, Welford-On-	12/01/2024	Granted
	<u> 23/03 100/LDC</u>	Avon, Warwickshire CV37 8EF Opening	12/01/2024	Graniteu
		up redundant boiler room into existing single		
	23/03090/VARY	storey lobby area in modern extension One Acre, Barton Road, Welford-On-	15/01/2024	Granted

23/03404/TREE	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. Lumiere, High Street, Welford-on-Avon, Warwickshire, CV37 8EA T1 lime - Lift canopy to 1 metre above property (box dormer level). Reduce back overhanging	23/01/2024	No objection
	branches by 1-2 metres T2 goat willow - Fell G1, Acacia x 4no Remove branches highlighted in red, as per submitted, annotated photograph.		
23/03407/TREE	Manor Farm, Duck Lane, Welford-On-Avon, Warwickshire, CV37 8QFT1 yew - Reduce crown by up to a maximum of 1.5 metres from the branch tipsT2 Lawson cypress - FellT3 sycamore - Fell.	23/01/2024	No objection
23/02846/FUL	Coppers, Chapel Street, Welford-On-Avon, Warwickshire CV37 8PX Extension to existing house to form new indoor swimming pool with ancillary accomodation. Relocation of previously approved link roof (22/03067/FUL) To machinery store with enclosing walls. Demolition of modern brick wall.	25/01/2024	Granted
23/03278/FUL	Avon Lea, Binton Road, Welford-On- Avon, CV37 8PP Construction of side two storey extension and rear two storey extension.	29/01/2024	Granted
23/03275/FUL	Baytrees , Long Marston Road, Welford-On-Avon, Warwickshire CV37 8EG Proposed new and replacement single storey front and rear extensions and internal alterations	30/01/2024	Granted

5.2 Planning Applications Previously Considered (in January 2024)

Reference	Consultation Expiry Date	<u>Address</u>	<u>Proposal</u>	PC Decision
23/03438/LBC	02/02/2024	Church House Boat Lane Welford-On-Avon Warwickshire CV37 8EN	Repair works to the interior of the building following water damage	Support

24/00076/FUL	06/02/2024	Cartref Headland Road Welford-On-Avon Warwickshire CV37 8ER	Demolition of the existing dwelling and the erection of three new dwellings with parking, landscaping and associated works.	Object	
23/03367/TREE	29/01/2024	Welford House High Street Welford-on-Avon Stratford-upon-Avon CV37 8EA	-G1, limes - Reduce height by approximately1.5 metres.	Support	
5.3 Planning A	Applications	Received From SDC	for Consideration a	t	

5.3 Planning Applications Received From SDC for Consideration at February 2024 Parish Council Meeting

Re	ference	Expiry Date	Address	Proposal	PC Decision
24	4/00084/FUL	20/02/2024	17 Samantha Close Welford-On- Avon Warwickshire CV37 8DT	Installation of air source heat pump	Support
24	4/00039/FUL	15/02/2024	Cedar Lodge Church Street Welford-On-Avon Warwickshire CV37 8EJ		Support subject to LBO

5.4 Planning Enforcement

No matters considered

5.5 Other planning matters

It was noted that the appeal by Manor Farm for outline permission had been withdrawn. Churchbank House had submitted an appeal. It was agreed that no further representations would be submitted.

6. Finance

6.1 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
Microsoft 365 subscription	£39.20	£7.84	£47.04	8
Bank charges (Nov 2023)	£8.00	£0.00	£8.00	8
Bank charges (Dec 2023)	£8.00	£0.00	£8.00	8
SDC (uncontested election fee)	£100.00	£0.00	£100.00	16
Limebridge (churchyard)	£368.00	£73.60	£441.60	23
Avon Architecture	£880.00	£0.00	£880.00	30
Bloomfield Print & Design	£120.00	£0.00	£120.00	30
Clerks back pay	£86.67	£0.00	£86.67	7
TOTALS	£2,237.99	£83.82	£2,321.91	

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Receipts – £ 2,224.21 **Transfer** - £ 2,350.00

Proposed – Cllr D Holmes

Seconded – Cllr M Stanley

6.2 Any Other Finance Matters

Cllr Lake circulated a forecast for 2023-24. He highlighted the key issues, being £50k of income, including £36k precept, £2700 interest, £14k developer contributions, 2 x VAT returns of £3k.

The Parish Council had spent £7k on capex projects (£1100 on trees, £100 on fence posts, cricket pitch £6k) plus clerk's salary (£6.6k), audit fee, donations (Millenium Fund, Brownies), grass cutting (which formed the largest expenditure), and £3750 on footpaths. £9.5k had been spent on the Synder Meadow planning application.

The general reserves had increased from £39k to £60k largely because the Parish Council had been unable to spend the allocated money on playground equipment. Reserves stood at 184% of the precept. Cllr Lake emphasised that the Parish Council needed to continue to spend money on the agreed projects.

The draft budget for 2024-25, with a precept increase of 10%, was discussed. The Parish Council were due to receive £93k for the Kehlstein development. Income of £145k was expected for next year. Some capital expenditure had been identified, including £20k for playground equipment. Other areas of expenditure were £5k for NDP review, funds for a review of the website, Cress Hill and Rights of Way. Limebridge contract was assumed 10% inflation. Various amendments were discussed, including an increase in legal fees, and additional monies for potential highways improvements.

Councillors noted that they needed to set the precept for 2024-25. They discussed the present funding position and the likely future costs for the Sports Pavilion. Given the current uncertain about costs for the Sports Pavilion it was agreed that it was premature to fund this from an increase in the precept. It was therefore agreed that the 2024-25 precept should be set at £40,128, a 10% increase.

Cllr Lake had updated and circulated the Asset Register. It was noted that £97k of assets had been declared on the AGAR form and that assets were insured for £92k. It was difficult to ascertain the replacement costs of all items. It was noted that the Maypole was insured at £24k but could cost more to replace. It was suggested that the clerk ask Severn Lamb to give us a cost to replace. The clerk was also asked to check the policy excess. Councillors discussed the various costs identified and it was agreed that a total value of c£100k was appropriate. The Asset Register was therefore agreed, subject to minor amendments.

IW IW

It was agreed that the clerk should report the following items as CiL expenditure for 2022/23:

PROW improvements £1,350.00
Traffic survey £1,052.25
Clerk's PC £ 524.17
Cricket pitch £2,385.00

7. Project Updates from Councillors

Cllr Holmes had completed his walk of the footpaths. He had a quote for replacing the Hunt Hall bridge (£350). This was agreed. He also had two quotes for the Headland Rd

to Barton Meadow path. These were £2800 (inc VAT) and £3800. The breakdown of work and time estimate looked similar to that previously given by Limebridge. Councillors authorised this work to be carried out before the end of March, at the cheapest quotation received.

DH

It was noted that the Frog Lane bridge urgently needed repairing. Cllr Holmes was authorised to proceed if the quotation was less than £350.00.

DH

Cllr Holmes was preparing a footpaths article for the next edition of Welford Matters He queried whether it would be possible to have a section on the website about footpaths. It was noted that Colin Winston was gathering the views of the village about website content and it would be appropriate to pass this feedback on to him.

DH

Cllr Stanley reported that he was in discussion with Nic Allen about locating a dog poo bin on Mill Lane. Cllr Carter reported that the Millenium Trust had asked if a dog poo bin might be located by the Millenium Site as the general waste bin was getting full on a regular basis. Cllr Stanley would check that the bin was being emptied and would monitor the situation then revert with a recommendation.

MS

Cllrs Stanley and Carter had met with WCC Highways earlier in the day. Unfortunately there were many restrictions on what could be done by way of highway improvements. Mini roundabouts and re-aligning junctions did not appear to be feasible. The Dark Skies Policy also restricted some options. It was possible that crossings/white lines could be put in place and they would look at places where these might be positioned. If the Parish Council can put forward proposals then WCC appeared to be willing to do a safety audit and provide costings. Councillors were asked to provide their views on crossing locations.

All Clirs

The proposed traffic survey was discussed, in particular the need to manage expectations given the position of WCC Highways Dept. A number of amendments/additions were proposed. It was suggested that a presentation might be made to villagers before the questionnaire was issued. Cllrs Stanley and Carter would progress this.

MS/SC

Cllr Hockaday reported on progress with the Synder Meadow planning application. Two objections had been received, from the Environment Agency and Sport England. Responses had been sent.

School/community playing fields — Quotations for legal advice had been received from three firms. Details had been circulated to councillors. Cllr Carter proposed that Lodders be appointed to provide legal advice to the Parish Council on the current licence. This would be provided by the end of this week. Proposed fees were £1,400 for initial meeting, advice and letter to school, plus £1,500 for documenting the final agreement. Councillors noted that advice needed to be taken on, amongst other matters, the Parish Council's rights, the validity of the licence, the intention when the land was sold to the County Council. It was agreed that Lodders be appointed to advise the Parish Council and that Cllrs Carter and Hockaday be authorised to spend amounts up to £5k for such advice.

Cllr Appleton reported that the Memorial Hall had asked if they could add an e-commence option to the Parish Council website if necessary to deal with bookings. This was agreed.

8. Any Other Business

Cllr Carter that the Defibrillator training had revealed that pads and batteries were out of date/not working. Replacements had now been purchased and fitted, however it was agreed that a new system needed to be put in place. Jill Hubbleday had indicated that she

	would consider taking over responsibility for regularly checking these. Cllr Carter would discuss with her.	SC
9.	Dates of Future Meetings	
	20th February 2024 - Planning Committee Meeting, Memorial Hall	
	 5th March 2024 – Full Parish Council Meeting, Memorial Hall 	

Meeting closed at 21:27