

	<p>Road, Lower Quinton Stratford-upon-Avon Variation of condition 2 of Reserved Matters Application 20/00606/REM to seek approval for changes to the trigger point for the Community Hub (consisting of Retail/Convenience Store, Community Building and Nursery Building) to be constructed and made available for public use from prior to the occupancy of the 300th dwelling granted planning permission under reference 14/03579/OUT dated 28th February 2017 and any subsequent Reserved Matters applications to prior to the occupancy of the 365th dwelling granted planning permission under reference 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: 26/09/2022.</p>			
<u>23/03130/TREE</u>	<p>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 Portugal laurel - Reduce to approximately 3.0 metres.</p>	20/12/2023	No objection	
<u>23/03100/LBC</u>	<p>Vine Cottage , High Street, Welford-On-Avon, Warwickshire CV37 8EF Opening up redundant boiler room into existing single storey lobby area in modern extension</p>	12/01/2024	Granted	
<u>23/03090/VARY</u>	<p>One Acre, Barton Road, Welford-On-Avon, Warwickshire, CV37 8EZ</p>	15/01/2024	Granted	

	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.		
23/03404/TREE	Lumiere, High Street, Welford-on-Avon, Warwickshire, CV37 8EA. - T1 lime - Lift canopy to 1 metre above property (box dormer level). Reduce back overhanging branches by 1-2 metres. - T2 goat willow - Fell. - G1, Acacia x 4no. - Remove branches highlighted in red, as per submitted, annotated photograph.	23/01/2024	No objection
23/03407/TREE	Manor Farm, Duck Lane, Welford-On-Avon, Warwickshire, CV37 8QF. -T1 yew - Reduce crown by up to a maximum of 1.5 metres from the branch tips. -T2 Lawson cypress - Fell. -T3 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)

<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Decision</u>
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 approximately 1.5 metres.	Support

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

Reference	Expiry Date	Address	Proposal	PC Decision
24/00084/FUL	20/02/2024	17 Samantha Close Welford-On-Avon Warwickshire CV37 8DT	Installation of air source heat pump	Support
24/00039/FUL	15/02/2024	Cedar Lodge Church Street Welford-On-Avon Warwickshire CV37 8EJ	Demolition of existing bungalow and erection of replacement 1.5 storey dormer bungalow with associated landscape works	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	

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>School/community playing fields – Quotations for legal advice had been received from three firms. Details had been circulated to councillors. Cllr Carter proposed that Ladders 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 Ladders be appointed to advise the Parish Council and that Cllrs Carter and Hockaday be authorised to spend amounts up to £5k for such advice.</p> <p>Cllr Appleton reported that the Memorial Hall had asked if they could add an e-commerce option to the Parish Council website if necessary to deal with bookings. This was agreed.</p>	<p>DH</p> <p>DH</p> <p>DH</p> <p>MS</p> <p>All Cllrs</p> <p>MS/SC</p>
<p>8.</p>	<p>Any Other Business</p> <p>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</p>	

	would consider taking over responsibility for regularly checking these. Cllr Carter would discuss with her.	SC
9.	Dates of Future Meetings	
	<ul style="list-style-type: none"> • 20th February 2024 - Planning Committee Meeting, Memorial Hall • 5th March 2024 – Full Parish Council Meeting, Memorial Hall 	

Meeting closed at 21:27