

Welford-on-Avon Parish Council

Minutes of a meeting of the Planning Committee held on Tuesday 23rd January 2024 at 7:15 p.m.

Present: Cllr J Hockaday (in the Chair), Cllr M Lake, Cllr M Stanley, Cllr D Jones, Cllr D Holmes
Cllr N Appleton

In attendance: Clerk - Mrs I Wibberley, Cllr M Pertgehella

Public: 3

Public Participation: Rob Groves gave a presentation of his plans for Cedar Lodge. He detailed the reasons for the proposals and the considerations taken into account in preparing the planning application. These included improved insulation, a ground source heat pump, relocation away from neighbouring properties, impact on neighbours, design sympathetic to the Conservation Area. The application would be submitted to SDC shortly. The Parish Council thanked Mr Groves for attending and presenting his proposals.

Helen Ferrier (Orchardshire, Headland Road) spoke about the proposals for Cartref and the significant detrimental effect the proposed development would have on their property. She identified a number of inaccuracies in the application. Of particular concern was the potential loss of light to the windows located on the south side of her property. She felt that many of the reasons for refusing the original application still stood – scale, size and massing.

Item					Action
1.	Acceptance of Apologies – Cllr S Carter				
2.	Declarations of Interest – None				
3.	Approval of Minutes – The minutes of the meeting held on 24 th November 2023 were approved and signed by the Chairman. Proposed – Cllr M Stanley Seconded – Cllr M Lake				
4.	Planning Applications The following planning applications were considered.				
	<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.	Other Planning Matters None were raised.						
6.	<p>Any Other Business</p> <p>6.1 Greenshoots grant The clerk reported that she had applied for payment of monies in respect of tree planting.</p> <p>6.2 Action list It was agreed that this would be reviewed in February.</p> <p>6.3 School/Community Playing fields Councillors noted receipt of a formal letter from the school (dated 19 January 2024) relating to future access to/use of the playing fields adjacent to the school. This had been circulated prior to the meeting.</p> <p>They discussed the current situation noting that an application for assistance had been made to WALC twice, once by Cllr Appleton and once by the Clerk. WALC had now responded that they were unable to give legal advice and that the Parish Council should appoint a solicitor if they required such advice. The clerk had tried to contact three solicitors, to date only one had responded (Wright Hassall). The clerk was asked to follow up with the others. The Councillors advised that ideally whoever was appointed should have some knowledge/experience of advising in relation to school playing fields. This matter was now considered urgent following receipt of the formal letter from the school.</p> <p>The Parish Council discussed a number of different ideas about how the matter should be dealt with and how villagers should be kept informed, particularly given the number of comments received from residents about restricted access. It was suggested that councillors gather the residents' comments from Welford Forum/Parish website. Councillors also considered whether a FOI request needed to be made of the School/County Council. It was suggested that District and County Councillors should be informed of the situation.</p> <p>After lengthy discussion, it was agreed that no action would be taken until solicitors had been instructed so that the Parish Council could discuss their ideas with the solicitors and be guided by them.</p> <p>It was agreed that:</p> <ul style="list-style-type: none"> • Solicitors would be appointed • Quotations would be sought from 3 firms 						<p>IW</p> <p>MS/IW</p>

	<ul style="list-style-type: none"> • Solicitors should be appointed as a matter of urgency even if 3 quotations were not forthcoming • Authority was given to Cllr Carter, Cllr Hockaday and the Clerk to decide which firm to appoint • Authority was given to incur legal fees of up to £5,000 <p>6.4 Traffic questionnaire/survey Cllr Stanley had circulated a further draft. He thanked Cllr Appleton for his wife’s professional input and asked that everyone to review and comment. It was noted that the result of this survey would be beneficial if the Parish Council were to seek funding for anything. The logistics of how the survey could be circulated were discussed, including the use of Welford Matters and the Parish Council website. There was also discussion about the collection/collation of the information. Cllr Appleton agreed to look at turning the questionnaire into a Microsoft form so that it could be completed on line. The questionnaire would include reference to the Dark Skies policy.</p> <p>6.5 Other Matters Cllr Holmes was obtaining a further quote for works to the path from Barton Meadow to Headland Rd. He was authorised to proceed with the work at a cost of c£3,000.</p> <p>Cllr Appleton noted that the old Parish Council yahoo accounts were still forwarding emails to the new Microsoft accounts and checked whether all councillors were receiving emails. It was agreed that the diversion on all old yahoo accounts would be cancelled with the exception of the clerks.</p> <p>Cllr Appleton reported that bookings for the Memorial Hall were now possible online via the Parish Council website.</p>	<p>All Cllrs</p> <p>NA</p> <p>DH</p> <p>NA</p>
7.	Dates of Future Meetings	
	<ul style="list-style-type: none"> • 6th February 2024 - Full Parish Council Meeting, Memorial Hall • 20th February 2024 – Planning Committee Meeting, Memorial Hall 	

Meeting closed at 21:39