

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 1st October 2024 at 7:15 p.m.**

Present: Cllr S Carter – in the Chair, Cllr N Appleton, Cllr J Hockaday, Cllr M Stanley, Cllr D Jones

In attendance: Clerk - Mrs I Wibberley, Cllr M Perteghella (items 1 – 4)

Public: 2

Public Participation:

Mr Scott presented revised proposals for his property at Murten, Duck Lane. He had taken on board councillors' comments from previous meetings and had tried to reduce the impact on neighbouring properties and the street scene. Councillors noted that key issues remained the bulk and mass of the property, the ridge height, the street scene, and compliance with the housing needs survey, however they were pleased to note the improvements/changes that had been made and thanked Mr Scott for his engagement with the Parish Council. They asked him to include a landscaping plan and a lighting plan as part of any formal application to SDC.

Item		Action
1.	Acceptance of Apologies – Cllr D Holmes, Cllr M Lake	
2.	Declarations of Interest – None	
3.	Approval of Minutes – Some changes were required to the draft minutes of 3 rd September 2024. It was agreed that these amendments would be made by the Clerk and the minutes would be presented for approval at a future meeting.	IW
4.	<p>District Councillors' Report District Councillor M Perteghella would send her report to the clerk for circulation.</p> <p>She noted that there was a motion on tackling food insecurity which would be considered by the District.</p> <p>The SW Local Plan consultation on preferred options would be published in the next 2 months. SDC full council meeting on 14 October will look at housing strategy review including types of housing, social housing, delivery of local needs, mix of houses. Cllr Perteghella suggested that councillors review the agenda and she offered to raise any pertinent issues. The next phase of the SW local plan consultation will be about the preferred options of where development takes place. Possible new towns at Gaydon and Long Marston with increased housing numbers likely.</p> <p>WCC been given permission for Level 2 non-mayoral devolution (relates to higher education and skills). The UK Shared Prosperity Fund would be administered by WCC in future rather than SDC.</p> <p>The NPPF consultation now closed, Cllr Perteghella would send a copy of her response to the PC – these changes will affect the SW local plan.</p>	IW

Cllr Perteghella noted that the Welford NDP was now overdue for review and urged the PC to put money aside for this in the budget. Councillors noted that the timing of the review depended on the SW Local Plan.

Cllr Perteghella raised the concerns of residents about speeding traffic at Welford Hill and asked whether anything further could be done here. She noted that moving the signs has been agreed in principle but there appeared to be no money to do this. Cllr Stanley was aware of the situation and had been talking to residents but restraints were imposed by WCC regarding what could be permitted and the funds available. The Parish Council had no power over highways matters.

5. Planning
5.1 Report of Planning Notices received from Stratford DC
 No report was given

5.2 Planning Applications Previously Considered (in September 2024)
 No report was given

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

<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Decision</u>
24/02414/TREE	15/10/2024	Comptons House, High Street, Welford on Avon, CV37 8EA	T1 leyland cypress – prune back to previous pruning points	Support
24/02274/FUL	18/10/2024	Welford Chase, Binton Road, Welford on Avon	Change of use of land from agriculture to visitor car park associated with caravan site	Object
24/01128/REM	17/10/2024	Land off Long Marston Road, Welford on Avon, CV37 8AE	Reserved matters application to include layout, scale, appearance access and landscaping for Commercial Development (Use class e(G), B2 and B8) including upgrading the existing access, pursuant to outline permission 21/00051/OUT dated 02.11.2022	Awaiting additional information

5.4 Planning Enforcement
 No matters raised

5.5 Other planning matters
 No matters raised

6. Finance

6.1 Approval of items requiring payment

Item	Base	VAT	Total	Bdgt
Clerk Salary	£582.40	£0.00	£584.20	7
Clerks Phone O2 (paid by DD)	£12.99	£2.60	£15.59	8
Donation Millennium Trust - monthly	£120.00	£0.00	£120.00	15
O2 clerks phone (Aug 24)	£12.99	£2.60	£15.59	8
Bank charges	£8.00	£0.00	£8.00	8
O2 clerks phone (Sep 24)	£12.99	£2.60	£15.59	8
Microsoft (Aug24)	£39.20	£7.84	£47.04	8
TOTALS	£788.62	£1,519.47	£10,487.21	

Receipts – £ 22,181.71

Transfer - £1,000

Proposed – Cllr J Hockaday

Seconded – Cllr D Jones

6.2 Any Other Finance Matters

The Chair reported that the external audit report had been received from Moores. This had identified a number of minor points including the need to put audit details on the website for 5 years. The clerk would prepare a checklist for the next audit and this matter would be discussed in full at the November meeting.

The CiL levy report for 2023-24 been submitted after a number of iterations and was now accepted by SDC.

IW

7. Project Updates from Councillors

Cllr Jones

- She updated the meeting on preparations for Remembrance Day. She was contacting the various officials who would attend and would update the order of service. The clerk had applied for the road closure.
- Cllr Jones was reviewing construction (with Cllr Carter) on Boat Lane and whether this had taken place on registered Common Land.
- Playing field – Cllr Jones was continuing to investigate the archive records and minutes.

Cllr Stanley

- He had spoken to WCC regarding Welford Hill. There appeared to be some misunderstanding with residents about what measures would be possible/permitted by WCC. He noted that Cllr Daren Pemberton might have some funds available from his budget to assist but WCC Highways were not supporting the proposed changes. Cllr Stanley was seeking Cllr Pemberton’s support for wider village traffic improvements and would be meeting him in the next 2 weeks.
- The meeting with WCC modellers had been delayed again as WCC had asked them to look at additional housing development in the area. Councillors wondered whether the village do any “self-help” about the current traffic as it had taken the Parish Council 3 years to get to the present point and no improvements had yet been made. Once dates were known for meeting with the modellers it might be useful to invite other councillors to attend.

	<p>Cllr Hockaday</p> <ul style="list-style-type: none"> Synder Meadow - SDC had enquired whether the Parish Council had spent the CiL money allocated to Synder Meadow. It was suggested that an extension of time be requested. The Clerk would draft a response. The QS would put together a £450k budget for a “shell building” so that tenders could be sought with a view to starting works in the New Year. Cllr Appleton suggested that an update be added to the website as soon as there was something to report so that the village community was aware of what was happening. Playing field - The Parish Council had met the school/WCC on 10th September and the PC had written to WCC to suggest appropriate terms of licence. There is a meeting to start crowd funding to go to Court and start application for the Village Green status. The clerk was asked to take advice from WALC about this matter. The Parish Council also considered whether to write to the school to request that the gate be left open at half term to allow access to the field. It was agreed that the clerk would draft a request to this effect and that Cllr Jones & Appleton would arrange for the gate to be unlocked/locked morning and evening. <p>Cllr Appleton</p> <ul style="list-style-type: none"> A new website design to be drafted. The Memorial Hall have requested some amendments. 	<p>IW</p> <p>IW</p> <p>IW</p>
<p>8.</p>	<p>Communications No further matters discussed.</p>	
<p>9.</p>	<p>Any Other Business It was noted that WCC were running a training session on Planning on 22nd October which might be of interest to Councillors. As this was the day of a PC meeting the Clerk was asked to register and obtain a recording.</p> <p>In response to enquiries from residents it was agreed in principle that 10 trees would be acquired for planting on the verges of Headland Road (cost estimate £2,000). The Chair emphasized the importance of identifying residents to water the planted trees. It was agreed that Cllr Jones would contact Heart of England. A plan would be drawn up to identify 20 locations so that further planting could take place at a later time.</p> <p>The Clerk noted that approx. £200 was still available from the Green Shoots grant for wildflowers. It was suggested that the Brownies be asked to plant wild bulbs so that the remaining grant could be claimed.</p> <p>The Parish Council had been contacted regarding the Two Shires Greenway Project. Councillors were supportive of this project, however noted that a lot of land and money would be required to see the project to fruition. The Parish Council had previously talked to local landowners and would continue to support. It was suggested that the clerk advise the project team that there is some land at the entrance of the village available for sale.</p>	<p>IW</p> <p>DJ</p> <p>IW</p> <p>IW</p>

	The clerk had circulated dates for 2025 meetings. A few amendments were required. The clerk would circulate a revised schedule.	IW
10.	Dates of Future Meetings	
	<ul style="list-style-type: none"> • 22nd October 2024 - Planning Committee Meeting, Memorial Hall • 5th November 2024 – Full Parish Council Meeting, Memorial Hall 	

Meeting closed at 21:43