

Welford-on-Avon Parish Council

Minutes of the Planning Committee Meeting held on Tuesday 18th February 2025 at 7:15 p.m.

Present: Cllr S Carter - in the Chair, Cllr N Appleton - clerk, Cllr M Stanley, Cllr M Lake, Cllr D Holmes, Cllr J Hockaday, Cllr D Jones

In attendance: 1 member of the public

Item		Action
1.	Acceptance of Apologies – Iona Wibberley - clerk	
2.	Declarations of Interest – none	
3.	Approval of Minutes – The minutes of 21st January 2025 were accepted as a true record of the meeting and signed by the Chairman. Proposed – Cllr N Appleton Seconded – Cllr S Carter	
4.	Planning Applications None	
5.	Other Planning Matters Cartref - Cllr Appleton has contacted Stratford District Council (SDC) planning department about placing Tree Preservation Orders (TPOs) on trees in the back garden of Cartref. A recently approved planning application (24/00684/FUL) places two dwellings in the existing back garden. The existing trees, to be retained as part of the development, would be under pressure of removal by future occupants, resulting in loss of privacy for neighbours and loss of biodiversity. TPOs would ensure that SDC and Welford-on-Avon Parish Council (WPC) were consulted ahead of future tree-work. Awaiting a response from SDC.	
6.	Any Other Business Cllr Lake - Finance . Has asked the Clerk to raise a ticket to the Warwickshire Association of Local Councils (WALC) on how VAT be handled regarding running of the Sports Club in future, once the pavilion at Synder Meadow is complete. A query also needs to be raised regarding the VAT rate for building costs and reclaiming VAT during the build. Cash-flow during the building phases to be monitored carefully. Monthly invoices on construction phase are anticipated. Action Look into reclaiming VAT regularly via quarterly VAT returns to help with cash-flow. Proposal A community session on how to formerly manage and make the sports pavilion available to the sports club and other community groups. All anticipated stakeholders to be included in this discussion. Action Investigate how other sports club do it. Local examples at Meon Vale, Mickleton, Pebworth.	IW IW ML All

	<p>Cllr Stanley - Roads, bollards and maintenance About 7 bollards identified for maintenance. Warwickshire County Council (WCC) notified. Bollards on junction of Barton Road and Long Marston Road are frequently knocked over. Discussion turned to for new, higher kerbs. No conclusion reached. David Elliston (WCC Localities Officer) invited for a walk around. Footpath maintenance at One Acre. Brockworth Homes are repairing pavement opposite. When Brockworth Homes are finished, WCC will be contacted to finish the rest. New footpath on the south side of Barton Road between One Acre and Headland Road. Costs and plans being generated by Brockworth Homes.</p>	
	<p>Cllr Holmes - Village maintenance Nine new way posts installed at a cost of £135. Invoice sent to clerk. WPC authorised a spend of £298.50 for labour and materials to repair the steps at Cress Hill. Action implement repair to steps</p>	DH
	<p>Cllr Carter - Playing field Cllr Carter met with Mr J Kyriacou of WCC education department. Mr Kyriacou agreed in principle with a proposal for a land-swap between Welford on Avon Parish Council and WCC. In principle: A piece of land behind the school is made available exclusively for Welford on Avon Primary school (WCC freehold). Another piece of land, of the same area, is made exclusively available for Public Open Space for the village (WPC freehold). This will contain the existing playground assets owned by WPC. In exchange, the playing field on Headland Road is made available for public use when the school is not using it. Details to be negotiated between WPC, WCC and the school. Next step is for JK to involve the WCC property team. Action Latest proposal to be reviewed and approved by the landowner of the field behind the school. A letter was received from WCC's legal team. Notice to quit the playing field, served on WPC in November, is due to expire on 15 May 2025. The land-swap / sharing proposal put forward by WPC will take time to implement. An interim license is needed to govern terms of use after 15 May 25 until a permanent solution is in place. WPC are agreed on this point. The letter also requested that WPC defer to the legal stance taken by WCC. WPC did not agree. Action Cllr Carter to respond as above.</p>	<p>SC</p> <p>SC</p>
	<p>Cllr Hockaday - Synder Meadow Tenders to construct the shell of the pavillion have been invited from 6 contractors. Five have agreed to tender. Tenders are due back on 10 Mar 2025. No site investigation (SI) has been done, so contractors will not guarantee their quote. To close this loophole, 3 quotes for SI being sought so that WPC will get a warranty on the build. Action Cesspit survey to be organised. Temporary toilets to be hired for sports use after the existing building is removed.</p>	JH

	<p>Cllr Carter - WRCC housing needs survey</p> <p>To date there are about 160 responses.</p> <p>A page linking to the online survey is on the Housing Needs page of the parish website at: https://www.welfordonavon.com/planning/housing-needs/</p> <p>It also has printable copies of the survey and the covering letter</p> <p>Action Spread the word via social media and remind people to fill it in</p> <p>Action QR code for web page. Reminders printed and circulated</p>	All NA / DJ
	<p>Cllr Stanley - Deerhurst Gardens / Kehlstein</p> <p>SDC enforcement department investigating poorly completed land at front of Kehlstein.</p> <p>Completion certificate due in about a week. Management company will not take over until completion certificate is issued.</p> <p>Play area not open until completion certificate is issued.</p> <p>Messy areas include the orchard and area opposite the Public Open Space.</p> <p>Action Monitor developer and enforcement activity</p>	MS
	<p>Cllr Jones - quotes for trees on Headland Road</p> <p>12 trees of 4 species to be planted as per plan on Headland Road.</p> <p>Total cost: £3475</p> <p>Spend approved</p> <p>Cllr Carter requested that watering holes be installed.</p> <p>Action implement plan as above</p>	DJ
	<p>6.1 Action List</p> <p>Each item on the action list was reviewed. Clerk to update.</p> <p>Of note:</p> <p>Playing field to be registered as an asset of community value</p> <p>Synder Meadow pavilion fund-raising web site; implement as sub-domain of welfordonavon.com</p> <p>6.2 Kings Garden Party</p> <p>Deferred to future meeting</p>	IW IW NA
7.	Dates of Future Meetings	
	<ul style="list-style-type: none"> 4th March 2025 - Full Parish Council Meeting, Memorial Hall 18th March 2025 – Planning Committee Meeting, Memorial Hall 	

Meeting closed at 20:46