

**WELFORD-ON-AVON PARISH COUNCIL
MINUTES OF MEETING HELD ON
TUESDAY 7th FEBRUARY 2017 at 7.15 p.m.
MEMORIAL HALL, WELFORD-ON-AVON**

Present: Cllr P Martin, Cllr Mrs K Winston, Cllr J Hockaday and
Cllr B Stanford, Cllr Miss D Jones (from item 5)

In attendance: Clerk Mrs V Lowe, Cllr M Brain, County Councillor
Cllr P Barnes, District Councillor

Public: 1

In the absence of Cllr Carter, Cllr Martin took the Chair.

1. Apologies

Apologies were received and accepted from Cllr S Carter, Cllr J Kimpton and Mr John Wibberley, RFO.

2. Declarations of Interest

No declarations of a disclosable pecuniary interest were made at this time in the meeting.

3. Approval of Minutes

The minutes were accepted as a true record of the meeting of 3rd January 2017 and signed by the Chairman.

Proposed Cllr Hockaday

Seconded Cllr Stanford

4. Urgent Matters

None

5. Co-option of Parish Councillor

Cllr Martin reported that four excellent candidates had been considered for the vacancy of Parish Councillor. After careful consideration of the skill sets of each candidate, he proposed that Miss Debbie Jones be co-opted as a Parish Councillor. This was seconded by Cllr Hockaday and unanimously approved. Miss Jones signed the Acceptance of Office which was witnessed by the Clerk and joined the meeting.

6. County and District Councillor's reports

6.1 County Council report

Cllr Brain reported as follows:

6.1.1 Apprentices WCC has been named as in the top 100 for employing apprentices.

6.1.2 WCC The budget has now been set for 2017-18. The Chief Executive has resigned and two executive directors have been appointed on an interim basis.

6.1.3 Barton Road junction Cllr Brain is pleased with the work undertaken at the junction which should keep HGV's on the right side of the road and make it safer for pedestrians. There has been lots of local support. Concern has been expressed regarding the type of bollards used. Cllr Brain has passed this concern onto WCC for consideration. The problem of parking close to the junction remains and Cllr Brain is looking at options.

6.2 District Council report

Cllr Barnes reported as follows:

6.2.1 Purbeck, Headland Road This application was refused.

6.2.2 Weston House A reserved matters application is expected shortly.

6.2.3 Core Strategy This requires a 15% reserve of housing sites but none are proposed in Welford.

6.2.4 Council tax The police have requested an increased precept. As a result of this Cllr Barnes would like to see an increased police presence in villages.

6.2.5 Speed gun Cllr Barnes has got a £250 grant for the gun from Cllr Brain's WCC fund. He is working on joint arrangements with Luddington, Alcester and Salford Priors. He is also making corn dollies to raise additional money.

Cllr Martin explained that the Parish Council had understood that the Long Marston "speed gun" would be recalibrated and used by the Welford group. The Parish Council felt that this would be a more efficient use of public resources. A request had been sent to Long Marston regarding this but no response had been received. Cllr Brain will follow this up.

6.2.6 Questions to Cllr Barnes

Home Farm, Barton Road Cllr Hockaday asked Cllr Brain why he was supporting this application to build houses which seemed to be outside the Core Strategy and the Neighbourhood Plan and had been recommended for refusal by the Case Officer. Cllr Barnes said that he supported this application as he feared that otherwise the site would be used for battery hens.

Orchard Nurseries, Duck Lane Cllr Hockaday asked for Cllr Barnes' view on this application. Cllr Barnes indicated that he had not issued an opinion on behalf of Welford but had supported it on behalf of Weston-on-Avon.

Orchard Lodge, Duck Lane Cllr Mrs Winston asked Cllr Barnes why he had supported the application contrary to the view of the Parish Council. Cllr Barnes said that a senior SDC officer had advised that the 2,000 houses allocated to Local Service Villages in the Core Strategy was only a guide and additional single houses were acceptable.

It was agreed that the Clerk would write to SDC to seek clarification of the position on single house developments. VL

7. Planning

7.1 Report of Planning Notices received from Stratford DC

Planning Appeal

| | | |
|------------------------|---|-----------------------------|
| APP/J3720/W/16/3160112 | Welford Park, Barton Road Use of land as a residential caravan park for all year round occupation | APPEAL DISMISSED |
|------------------------|---|-----------------------------|

Planning Notices

| | | |
|--------------|--|---------------------------------|
| 16/03768/FUL | Hazelwood Villa, Barton Road Single storey rear extensions | GRANTED 3 conditions |
|--------------|--|---------------------------------|

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| 16/03267/FUL | Avon Bridge, Binton Road Demolition of existing single storey dwelling and the construction of two dwellings. | WITHDRAWN |
|--------------|---|------------------|

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|--------------|--|----------------------------------|
| 16/03820/FUL | Tew Park, Binton Road Erection of 2 dwellings and detached garages (resubmission of 13/0299/FUL) | GRANTED 14 conditions |
|--------------|--|----------------------------------|

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|--------------|--|----------------|
| 16/03298/FUL | Purbeck, Headland Road Demolition of existing building and construction of 6 dwellings and garages | REFUSED |
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|---------------|--|-------------------------|
| 16/04056/TREE | The Homestead, High Street Various tree work | NO OBJECTION |
|---------------|--|-------------------------|

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|-----------------------------------|--|------------------|
| 16/03528/FUL & 16/03529/FUL | The Thatch, Chapel Street Replacement of single storey rear wing with two storey rear wing, and replacement of driveway gates. | WITHDRAWN |
|-----------------------------------|--|------------------|

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|--------------|--|---------------------------------|
| 16/03679/FUL | The Orchard, Church Street Single storey rear extension to replace outbuildings and conservatory | GRANTED 3 conditions |
|--------------|--|---------------------------------|

7.2 Report of Planning Applications considered at Planning Committee meeting held on 24th January 2017

| | | |
|--------------|---|----------------|
| 16/03998/FUL | Land adjacent to Daffodil Cottage Church Street Erection of one dwelling and associated landscaping | SUPPORT |
|--------------|---|----------------|

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|--------------|---|----------------|
| 16/03726/FUL | Honeystones, Long Marston Road Garage conversion including first floor extension over existing garages and construction of a glazed link at first floor level to link the new extension to the existing dwelling. 2 storey extension to front elevation and first floor extension to bedroom 2. | SUPPORT |
|--------------|---|----------------|

7.3 Consideration of planning applications received from SDC Planning Appeal

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|------------------------|---|--------------------------|
| APP/J3720/W/16/3165373 | Rumer Stud Farm, Long Marston Road Removal of condition 1 of planning permission 92/00712/FUL for the 'Retention of dwelling without compliance with the full requirement of condition 3 of Planning Permission S90/1087' to remove the occupancy restriction | NO REPRESENTATION |
|------------------------|---|--------------------------|

Planning Applications

| | | |
|-----------------------------------|---|----------------|
| 16/04102/FUL & 16/04103/LBC | Bridges Cottage, Church Street Replacement of entrance porch, replacement single storey extension, construction of rear first floor link, insertion of side door, internal alterations and improvements | SUPPORT |
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|---------------|---|--------------------------|
| 17/00181/VARY | Land adjacent to Church Bank, Binton Road Variation of conditions 6 and 7 of planning permission 15/02660/FUL (construction of two dwellings) to allow alterations to, and surfacing of, the access prior to occupation of the dwellings. | NO REPRESENTATION |
|---------------|---|--------------------------|

8. Finance

8.1 Management Accounts

The management accounts circulated in advance by the RFO were discussed and approved.

8.2 Capital Expenditure update

Councillors discussed and updated the Capital Expenditure schedule prepared and circulated in advance by Cllr Martin.

8.3 Approval of items requiring payment

Expenditure 7th February 2017

| Invoices received and agreed | | VAT | + | Base | Total |
|------------------------------|---------------------------------|------|---|--------|---------------|
| 102079 | Mrs V Lowe Clerk Salary January | | | 474.24 | |
| | Land registry searches | | | 18.00 | |
| | Stationery | 4.19 | | 20.93 | |
| | Totals | 4.19 | | 513.17 | 517.36 |

Budget item 7(474.24) 8(38.93))

Other items for payment

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|--------|---|--------|--|---------|----------------|
| 102080 | Allplay Ireland Limited 50% deposit for play equipment | 983.00 | | 4915.00 | 5898.00 |
|--------|---|--------|--|---------|----------------|

Reserves – pending receipt of s106 funds

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|--------|--|--------|--|---------|----------------|
| 102081 | PGCO Ltd Supply and installation of springers | 215.00 | | 1075.00 | 1290.00 |
|--------|--|--------|--|---------|----------------|

Reserves – pending receipt of s106 funds

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|--------|--|--------|--|---------|----------------|
| 102082 | PGCO Ltd Supply and installation of tyre park | 399.80 | | 1999.00 | 2398.80 |
|--------|--|--------|--|---------|----------------|

Reserves – pending receipt of s106 funds

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|--------|-------------------------------|-------|--|-------|--------------|
| 102083 | Cllr D S Carter Stationery | 14.49 | | 72.47 | 86.96 |
|--------|-------------------------------|-------|--|-------|--------------|

Budget item 8

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|--------|---|--|--|--|---------------|
| 102084 | Welford Matters Printing costs – 3 rd issue | | | | 500.00 |
|--------|---|--|--|--|---------------|

Budget item 10 (Cap Ex projects)

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|--------|-------------------------------|-------|--|--------|---------------|
| 102085 | Glasdon UK Limited Dog bin | 25.33 | | 126.69 | 152.02 |
|--------|-------------------------------|-------|--|--------|---------------|

Budget item 27

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|--------|--|--------|--|--------|---------------|
| 102086 | Limebridge Rural Services Ltd Verge restoration | 165.00 | | 825.00 | 990.00 |
|--------|--|--------|--|--------|---------------|

Budget item 10 (Cap Ex projects)

Receipts

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|---|--|--|--|--|---------------|
| Welford Sports Club Grasscutting – Synder Meadow | | | | | 637.00 |
|---|--|--|--|--|---------------|

Budget item 3

Transfer

To cover February bills – £12,000.00

Proposed CllrStanford

Seconded Cllr Miss Jones

9. Report of Matters arising from the Minutes/Pending Issues

9.1 Precept 2017-18 The Clerk confirmed that the paperwork to request the precept had been sent to SDC as required.

9.2 Highways drainage The Clerk reported that she and Cllr Carter had attended a Welford Flood Action Group meeting on 26th January. Following this meeting Cllr Carter had spoken to the owners of Orchard Well, Chapel Street regarding the blockage in the drainage pipes under their property. Investigations are continuing.

10. Neighbourhood Plan

The Clerk confirmed that the revised Neighbourhood Plan had now been agreed with SDC. SDC were now preparing a schedule of agreed amendments so that the Plan could undertake its final six week consultation prior to going to referendum.

11. Appointment of new Parish Clerk

Cllr Martin reported that following the placing of the advert for a new Clerk, a number of candidates had been interviewed. A formal appointment was expected shortly. Authority was delegated to Cllr Carter to deal with the appointment. **DSC**

12. Any other business

12.1 Planning Committee – 21st February It was noted that three and possibly four councillors were unable to attend this meeting. It was suggested that the meeting was cancelled. The Clerk will check which applications need to be considered. **VL**

12.2 Welford Sports Club Cllr Hockaday reported that Cllr Carter, Cllr Martin and himself had attended a meeting with Tony Brookes of Welford Sports Club. The Club was asking for the Parish Council's support in fronting a bid to Sport England to relocate to Hawkins Field. Cllr Hockaday and Cllr Martin had agreed to attend an initial meeting with Sport England and will report back in due course. **JH/PM**

12.3 Synder Meadow grass cutting contract Cllr Martin explained that the Sports Club had now provided details of their requirements for the new grass cutting contract. It was noted that these were likely to be considerably more expensive than previously. It was suggested that it might be simpler if the Sports Club took on the contract with the Parish Council making an annual donation instead. Cllr Martin will contact the Sports Club to discuss. **PM**

12.4 Dog bin Cllr Stanford confirmed that he would be installing the new dog bin as soon as possible. He will consider the three proposed locations – top and bottom of Mill Lane and footpath off Binton Road. **BS**

13. Dates of next meetings

Planning Committee Meeting Chapel Rooms

Tuesday 21st February 2017 - 7.15 p.m.

Monthly meeting Memorial Hall

Tuesday 7th March 2017 - 7.15 p.m.

Public Participation 7.15 – 7.30p.m.

Meeting finished 8.40 pm