

## Welford-on-Avon Parish Council

### Minutes of the Meeting held on Tuesday 6<sup>th</sup> June 2017 at 7.15 p.m. Memorial Hall, Welford-on-Avon

**Present:** Cllr P Martin, Cllr J Hockaday  
Cllr J Kimpton, Cllr B Stanford and Cllr D Jones

**In attendance:** Clerk Mrs C Price,  
Cllr P Barnes, District Councillor

Public: 15

#### Public Participation Summary:

Debbie Jones – 13 Headland Road – Updated measurements on resubmitted plans have not materially effected the key reasons for the original objections, in summary that the scale and design of the house is not in keeping with the street scene and the plans do not meet several technical guidelines on, for example, distance of development to neighbouring property and angles of line of sight from some windows. The council is asked to maintain their objection.

Maria Smith – 3 Orchard Close – Bearing in mind the position of the house in the close, cladding would not be visually harmful to the property or the street scene and is used elsewhere in the village. The addition of cladding should not be considered any more 'uncharacteristic' than previous changes to windows and doors or the building of individual extensions on neighbouring properties. The council is asked to support the application

Paul Cooper – 3 Orchard Close – Cladding would be visible to neighbours and would negatively affect the consistent appearance of the close. This was considered a priority when a new property was added in 2000. The council is asked to object to the application.

Paul Cooper – Weston House – Local residents would like to restate their concerns over the requested variation to conditions 4&5 as discussed at previous meetings, in particular the potential damage to the hedge and safety issues related to the repositioning of the carriageway. The council is asked to maintain their objection.

Emma Evans/Louise Steele, Framptons/Spitfire – Weston House – More detailed drawings of the site were submitted to clarify the proposed changes. The carriageway and footpath widths are maintained and the use of a temporary access to the site will not negatively impact on safety. The council is asked to reconsider their objection.

Item			Action						
1.	<p><b>Apologies</b> Apologies were received from Cllr Simon Carter and Cllr Mike Brain.</p>								
2.	<p><b>Declarations of Interest</b> Cllr Jones declared an interest in planning application 17/00910/FUL as the owner of a neighbouring property.</p>								
3.	<p><b>Approval of Minutes</b> The minutes were accepted as a true record of the meeting of 2<sup>nd</sup> May 2017 and signed by the Chairman.</p> <p><i>Proposed Cllr Hockaday                      Seconded Cllr Stanford</i></p>								
4.	<p><b>Matters arising from the minutes not covered elsewhere in the agenda</b> None</p>								
5.	<p><b>Urgent Matters</b> None</p>								
6.	<p><b>County and District Councillor's reports</b></p> <p><b>6.1 District Council report</b> Cllr Barnes reported:</p> <ul style="list-style-type: none"> <li>• <b>6.1.1 5 Year Land Supply</b> – Concern that after several meeting this has still not been confirmed.</li> <li>• <b>6.1.2 Purbeck Appeal</b> – This planning application will be going to appeal. Cllr Barnes has submitted his objection.</li> <li>• <b>6.1.3 Orchard Nursery Development</b> – The planning application was reduced from 20 to 5 homes but was still refused at committee.</li> <li>• <b>6.1.4 Welford to Long Marston Speed Limit</b> – The new 50mph limit is now in force.</li> </ul>								
7.	<p><b>Planning</b> <b>7.1 Report of Planning Notices received from Stratford DC</b></p> <table border="1" data-bbox="320 1619 1339 2047"> <tr> <td data-bbox="320 1619 582 1910"> <a href="#">17/00877/HHPA</a> </td> <td data-bbox="582 1619 1137 1910">                     21 Headland Rise - The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.8m, for which the maximum height would be 3.2m, and for which the height to eaves would be 2.1m.                 </td> <td data-bbox="1137 1619 1339 1910">                     No Prior Approval Required                 </td> </tr> <tr> <td data-bbox="320 1910 582 2047"> <a href="#">17/00625/FUL</a> </td> <td data-bbox="582 1910 1137 2047">                     6 Montagues Corner - Raise roof level of existing attached garage                 </td> <td data-bbox="1137 1910 1339 2047">                     Permission with conditions                 </td> </tr> </table>		<a href="#">17/00877/HHPA</a>	21 Headland Rise - The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.8m, for which the maximum height would be 3.2m, and for which the height to eaves would be 2.1m.	No Prior Approval Required	<a href="#">17/00625/FUL</a>	6 Montagues Corner - Raise roof level of existing attached garage	Permission with conditions	
<a href="#">17/00877/HHPA</a>	21 Headland Rise - The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.8m, for which the maximum height would be 3.2m, and for which the height to eaves would be 2.1m.	No Prior Approval Required							
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<b>7.2 Report of Planning Applications considered at the Planning Meeting on 16<sup>th</sup> May 2017</b>		
<a href="#"><u>17/00702/FUL</u></a>	3 Orchard Close - Replace the existing hanging wall tiles on the front and side facade of dwelling to horizontal cedarwood cladding and extend area covered by the cladding	Defer to 6/6/17
<a href="#"><u>17/01026/FUL</u></a>	8 Barton Meadow - First floor rear extension over existing balcony	Support
<a href="#"><u>17/01212/LBC</u></a>	Bridges Cottage Church Street - Internal and external alterations, including: repair existing windows & dormers, replace 1x window at rear, repair 2x chimneys, install flue lining, strip flags, replace existing timber floor for solid insulated floor on ground floor, overboard existing timber floor on first floor, reconfigure first floor layout, relocate boiler, localised fabric repairs	Support
<a href="#"><u>17/01153/VARY</u></a>	Weston House Milcote Road – Variation of Conditions 4 and 5 of outline planning application 14/02662/OUT allowed on appeal ref: APP/J3720/W/15/3129437 (Outline planning permission (with all matters reserved except for access) for the erection of up to 13 dwellings with associated infrastructure with new access from Milcote Road) to allow for a slight amendment to the access and the proposed access/highway works to be phased in order to let construction works commence before the proposed access is created	Object
<a href="#"><u>17/01076/FUL</u></a>	Orchard Side Headland Road - Demolition of timber balcony and erection of single storey extension with flat roof. Alteration to existing 1st floor opening to remove French doors and install window.	Support

<b>7.3 Consideration of Planning Applications received from Stratford DC</b>		
<a href="#">17/00910/FUL</a>	13 Headlands Close - Erection of a single dwelling with link extension, demolition of existing extension and creation of driveway and other associated works (re-submission of 16/02462/FUL) (Cllr Jones, having declared an interest in this application at the beginning of the meeting, did not participate in the discussion and voting on this application)	Object
<a href="#">17/00702/FUL</a>	3 Orchard Close - Replace the existing hanging wall tiles on the front and side facade of dwelling to horizontal cedarwood cladding and extend area covered by the cladding	Support
<a href="#">17/01253/FUL</a>	The Coppins Barton Road - Proposed porch to front	Support
<a href="#">17/01234/FUL</a>	Mere Barn Farm Milcote Road - Construction of a garage / log store	Object
<a href="#">17/00714/VARY</a>	Land South Of The Barton Road - Variation to condition 2 (plans) and condition 3 (drainage) of planning permission 13/02445/FUL (Residential development of 4 local market homes and 8 affordable local market homes together with 2 new access points, landscaping and associated works) to allow for architectural design changes to Plots 10 and 12; layout amended to bring Plots 10 and 12 closer to the eastern boundary; new driveway and access to Plot 10; and alterations to drainage layout	Support
<a href="#">17/01333/FUL</a>	1 Welford Hill Cottages Long Marston Road - First floor side and rear extensions and garage conversion.	Object
<b>7.4 Other Planning Matters</b>		
It was noted that the Purbeck planning application had gone to appeal. This will be added to the agenda for the Planning Meeting on 20 <sup>th</sup> June 2017. <b>Action: CP</b> to circulate the council's previous submission.		CP

