

Welford-on-Avon Parish Council

**Minutes of the Meeting held on
Tuesday 4th December 2018 at 7:15 p.m.
Memorial Hall, Welford-on-Avon**

Present: Cllr S Carter, Cllr J Hockaday, Cllr J Kimpton, Cllr C Barbour,
Cllr B Stanford, Cllr C Lake and Cllr D Jones

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

Public: 12

Public Participation:

Mike & Bridget Banning-Lover

Mr and Mrs Banning-Lover attended to discuss the planning application for tree work on their property initiated by their neighbor. They feel the trees in question provide important screening between the properties and asked the Parish Council to object to the application.

Tom Golder

Mr Golder attended to share his plans to build two 4-bedroom homes on family owned land in Mill Lane which would be inside the Built Up Area Boundary but outside the Conservation Area.

Welford Sports Club

Wyn Owen and Will Gough, Chair and Treasurer of WSC, attended to give an update on their plans for 2019. A decision has been made to concentrate on improving the facilities as Synder Meadow rather than moving to a different site and a lot of fundraising will be required. WSC expects an income from the football and cricket teams of around £6k this year but also anticipates some costly repairs to the playing surface and hopes the Parish Council might be able to contribute to that expense.

Item		Action
1.	Apologies Apologies were received from Cllr Brain.	
2.	Declarations of Interest None	
3.	Approval of Minutes The minutes were accepted as a true record of the meeting of 6 th November 2018 and signed by the Chairman. <i>Proposed Cllr Stanford Seconded Cllr Carter</i>	
4.	Matters arising not covered elsewhere on the agenda None	

5.	<p>County and District Councillor's reports</p> <p>5.1 District Councillors Report</p> <p>Cllr Barnes reported:</p> <ul style="list-style-type: none"> • Rainbow Nurseries – The best possible compromise has been reached and the application is now likely to go through under delegated approval. • Rose Cottage – The revised application has been approved with the removal of permitted development rights. • Milcote Road – There has been continuing confusion over the timing of the planned works and the signage and accidents have occurred. WCC has now put a new officer in charge. • School Development – It is hoped that some funding may be available from the Clifford Chambers Trust. • Rural Crime – SDC have appointed a new officer, Emily Naismith (01789 260625) to support rural communities. <p>5.2 County Councillors Report</p> <p>In Cllr Brain's absence, Jerry Mansfield gave a report on their meeting with PCC Phillip Seccombe. Monitoring of traffic coming into Welford have shown average speeds well in excess of 30mph and funding may be available for a speed visor if Mr Seccombe is approached by the Parish Council directly. While chicanes were also a possibility they would definitely require lighting at each site. Requests have been made for the Neighbourhood Policing Team to locate radar cameras in the village again.</p>											
6.	<p>Planning</p> <p>6.1 Report of Planning Notices received from Stratford DC</p> <table border="1" data-bbox="276 1227 1297 2040"> <tr> <td data-bbox="276 1227 531 1525">17/02338/FUL</td> <td data-bbox="539 1227 1102 1525">Broad Highway Hunt Hall Lane - Demolition of existing bungalow and construction of upto 15 dwellings and a shared surface road. Closure of existing access and construction of new vehicular access to Hunt Hall Lane.</td> <td data-bbox="1110 1227 1297 1525">Refused</td> </tr> <tr> <td data-bbox="276 1529 531 1895">18/01522/FUL 18/01523/LBC</td> <td data-bbox="539 1529 1102 1895">Manor Farm Duck Lane - Change of use, Conversion, Alterations and improvements to agricultural barn to create two dwellings; creation of new access, driveway and parking area following removal of wall and trees for Manor Farm House (re-submission following refusal of application 17/03792/FUL)</td> <td data-bbox="1110 1529 1297 1895">Permission with Conditions</td> </tr> <tr> <td data-bbox="276 1899 531 2040">18/02191/FUL</td> <td data-bbox="539 1899 1102 2040">Nissoria Binton Road - Construction of detached garage</td> <td data-bbox="1110 1899 1297 2040">Permission with Conditions</td> </tr> </table>		17/02338/FUL	Broad Highway Hunt Hall Lane - Demolition of existing bungalow and construction of upto 15 dwellings and a shared surface road. Closure of existing access and construction of new vehicular access to Hunt Hall Lane.	Refused	18/01522/FUL 18/01523/LBC	Manor Farm Duck Lane - Change of use, Conversion, Alterations and improvements to agricultural barn to create two dwellings; creation of new access, driveway and parking area following removal of wall and trees for Manor Farm House (re-submission following refusal of application 17/03792/FUL)	Permission with Conditions	18/02191/FUL	Nissoria Binton Road - Construction of detached garage	Permission with Conditions	
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18/02722/FUL	Binton Corner Fields Binton - Retention of agricultural cabin building and raised decking	Refused
18/02825/AMD	Purbeck Headland Road - Non-material amendment to permission 16/03298/FUL to omit club tiles from roofs	Approval of Non Material A'ment
18/02666/FUL	Avon House High Street - Addition of front extensions to property, addition of porch; two storey and single storey additions to the rear	Permission with Conditions
18/02800/FUL	Norway House Binton Road - Proposed two storey front gable extension and internal alterations, new conservation rooflights to front elevation. Demolition of existing rear ground floor conservatory, replaced with new single storey rear extension and associated terrace; replacement of existing doors at the rear.	Permission with Conditions
18/02746/FUL	Orchard Bank Duck Lane - Proposed erection of barn style open garage to side of existing property.	Permission with Conditions
6.2 Report of Planning Applications Previously Considered		
18/03127/FUL	Rose Cottage High Street - Construction of new dormer bungalow and formation of new drive accessed via recently approved vehicular entrance to Rose Cottage as per planning application 18/00945/FUL	Object
6.3 Consideration of Planning Applications received from Stratford District Council		
18/02967/FUL	Four Alls Inn Binton Road - The erection of external lighting to the outdoor seating area, car park and premises (in respect of condition 5 of planning permission 17/01331/FUL).	Support
18/02894/FUL	Weston Close Frog Lane - Re-siting of existing garage to allow the erection of a new dwelling with associated works	Object
18/03315/TREE	Willow Vale Church Lane - G1 -	Object

		conifers - Reduce in height to 5 metres and remove overhanging branches to legal perimeter.			
	18/03439/TREE	Cress Farm House High Street - T1 - apple - Fell T2 - apple - Fell T3 - holly - Fell G1 - hazel - Reduce in height from approx 6 metres to 3.6 metres and spread by 1.5 metres on garden side and plum - reduce in height from approx 7 metres to 4.6 metres and spread by 1.5 metres on garden side	Support		
	18/03475/FUL	Chiltons Headland Road - Alterations and extensions to bungalow. Re-submission of application 17/02242/FUL	Object		
	18/03427/FUL 18/03428/LBC	Lychgate Cottage Church Street - Internal alterations and a single storey extension.	Support		
7.	Finance				
	7.1 Approval of items requiring payment				
	Item	Base	VAT	Total	Bdgt.
	Clerk's Salary	£446.37		£446.37	7
	Clerks Mobile	£11.50	£2.30	£13.80	8
	Limebridge Mowing	£948.75	£189.75	£1138.50	21
	Limebridge WSC Weeds	£250.00	£50.00	£300.00	21
	Pirms Inspection	£71.00		£71.00	26
	Memorial Hall Hire	£30.00		£30.00	8
	TSO Host website	£29.88	£5.98	£35.86	8
	VASA Donation	£500.00		£500.00	15
	WALC Arnold-Baker	£103.99		£103.99	8
	Receipts				
	£9268.89 – s106 funds from SDC				
	£405.00 – WSC contribution to mowing costs				
	£38.13 – Wayleave				
	Transfer				
	To cover November bills – £2100				
	<i>Proposed Cllr Carter</i>		<i>Seconded Cllr Lake</i>		
	7.2 Any other finance matters				
	Next year's budget will need to be agreed at the January meeting to allow the precept demand to be submitted to SDC by the deadline.				

8.	<p>Projects Updates from Councilors</p> <p>Cllr Jones will make arrangements to have the noticeboard outside the school unlocked and fitted with a latch so it will be accessible for public notices along with the bus shelter boards. The Parish Council will continue to use the Bell Green noticeboard for official documents.</p>	
9.	<p>Any Other Business</p> <ul style="list-style-type: none"> • Clerk's resignation – Cat Price will be standing down from her role as Parish Clerk from the end of February 2019. Cllr Carter will begin the recruitment process. 	
10.	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> • 18th December Planning Committee Meeting & Christmas Meal • 8th January Parish Council Meeting 	

Meeting closed at: 9:45pm