Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 7th Jan 2020 at 7:15 p.m. Memorial Hall, Welford-on-Avon

Present: Cllr S Carter, Cllr J Hockaday, Cllr N Kennedy, Cllr M Lake, Cllr M Perteghella, Cllr K Williams, Cllr C Barbour, Clerk Mrs A Street

In attendance: County Councillor M Brain

Public: 16

Public Participation: Yvette Grundy & Phil Hemming (Kehlstein), Tom Golder, Goldhawk Developments, (Land south of Mill Lane), Adrian Kenyon (Cleavers)

The Chairman opened the meeting, by acknowledging the recent sad news of Councillor Peter Barnes' passing away. He invited the Parish Council and residents present to join in one minute of silent contemplation to pay our respects.

Many of the residents of Barton Fields attended the meeting to express their concerns regarding Planning Application 19/03113/FUL, Kehlstein, Barton Road. Two residents then spoke on behalf of the group to outline their main objections. Written representations of these objections were also submitted to the Parish Council for their consideration and have been submitted to Stratford District Council via the Planning portal.

Item	
1.	Apologies
	None
2.	Declarations of Interest
	Cllr Kennedy (Cleavers), Cllr Lake (Bridges Cottage)
3.	Approval of Minutes
	The minutes were accepted as a true record of the meeting of 3 rd Dec 2019
	and signed by the Chairman.
	Proposed Cllr Lake Seconded Cllr Kennedy
4.	Matters arising not covered elsewhere on the agenda
	None
5.	County Councillor's Report
	Councillor Brain reported on the following:
	Welford Bridge Web Camera has been out of action – check it has been fixed.
	Sewerage infrastructure issues continue to cause problems for the residents of
	Welford, this brings into question planning applications for further new
	development in the village.
	Cllr Brain noted his support for the recent correspondence from the Parish
	Council to Severn Trent regarding the Kehlstein Planning application for 24
	new homes. Improving the infrastructure of the village is a complex problem

and will require all parties coming together to resolve, Cllr Brain has requested a joint meeting to resolve these problems once and for all.

Welford Hill – pleased to confirm that Deer and Road Safety signage is now in place. The signage was funded by the County Councillor's Delegated Transport Budget along with a £500 contribution from Welford Parish Council.

Other traffic calming measures agreed with County Highways and the Parish Council are being followed up on. More to follow on this in the next edition of Welford Matters.

Cllr Barbour thanked Cllr Brain for the contribution from his CC Grant Fund towards the resurfacing of the footpath from Duck Lane to Weston, which is now much improved.

6. Planning6.1 Report of Planning Notices received from Stratford DC

REFERENCE	ADDRESS – PROPOSAL	SDC DECISION	
19/02495/FUL	The Old Forge Chapel St - Installation of free	Refused	
	standing garden room.		
19/01751/FUL	Orchard Nurseries Duck Lane - Demolition of	Permission with	
	existing buildings and erection of nine dwellings and	Conditions	
	all associated works		
19/00741/FUL	The Old Tea Shop Church St - Retrospective	Permission with	
	application for erection of summerhouse and	Conditions	
	replacement of fencing to rear of property		
19/02713/FUL	Tew Park, Binton Rd - Variation of condition 1 of	Withdrawn	
	planning permission 19/00129/VARY (1 April 2019)		
	to allow for alterations to previously approved		
	scheme.		
19/02765/FUL	The Almonds, Duck Lane - Application of external	Permission with	
	render to portion of front and rear elevations	Conditions	
	replacing present brick and tile finish.		
19/01411/FUL	Greenbank Cottage Church St - Installation of	Permission with	
	1.8m feather boarded fence and gate with	Conditions	
	landscaping		
6.2 Papart of Planning Applications Proviously Considered			

REFERENCE ADDRESS – PROPOSAL PC RESPONSE NONE

6.3 Consideration of Planning Applications received from Stratford District Council

REFERENCE	ADDRESS – PROPOSAL	PC RESPONSE
19/03189/FUL	Land South Of Mill Lane - Construction of 2 detached dwellings and associated works	Object
19/03113/FUL	Kehlstein, Barton Rd - Demolition of existing dwelling and outbuildings and erection of 24 dwellings (Class C3), including associated access improvements, public open space, sustainable drainage and landscaping.	Object
19/03401/FUL	1 Rumer Hall Cottages, Long Marston Rd - Single storey rear extension	Support
19/03300/FUL	Avon Bridge, Binton Rd- Demolition of existing bungalow. Construction of a replacement dwelling,	Object

	with associated works including flooding and surface	
	water management and new landscaping	
19/03148/FUL	Cleavers, Church Lane - conversion of ancillary	Object
	building to dwelling and associated works	
	Bridges Cottage, Church St - Removal of section of	Support
19/03485/FUL	existing boundary fence and replacement with 1.8m	
	tall brick garden wall	
40/00400/100	Bridges Cottage, Church St - Removal of section of	Support
19/03486/LBC	existing boundary fence and replacement with 1.8m tall brick garden wall	
	Nissoria, Binton Rd - Barn conversion to residential	Object
19/02624/FUL	dwelling	Object
	Bridge End, Binton Rd - Two storey and single	Object
19/03404/FUL	storey rear extensions, new rear terrace and	,
	conservatory alterations	

^{*} subject to LBC Officer comments

6.4 Enforcement Issues

None

6.5 Other Planning Matters

18/01113/LDP - Welford Park Barton Rd - Occupation of park homes for 12 months of the year. Lawful Dev. Cert. Proposed Refused (31/7/18). An appeal has been made against this refusal - APP/J3720/X/19/3223568. A Public Inquiry will be held on 7 April 2020 at SDC. The Parish Council will speak at the Public Inquiry.

PC agreed to submit written representations by 8th Jan.

The PC may want to consult with additional stakeholders in the village. Clerk to register additional people to speak.

Further to the collapse of Welford's Sewerage and Drainage Infrastructure during the last month, the Parish Council unanimously agreed that it could not support any applications for additional houses in the village until there is commitment from STW / CC Highways to make the necessary improvements.

In the absence of our District Councillor, the Parish Council will be responsible for representing the views of local residents with SDC Planning Department. **ACTION** Clerk to check how this can be done in a more formal way. Cllr Brain has also offered his help in this regard.

7. Finance7.1 Approval of items requiring payment

Item	Base	VAT	Total	Bdgt.
Clerk Salary	£449.37	£0.00	£449.37	7
Clerks Phone (O2)	£11.78	£2.36	£14.14	8
Limebridge - mowing				
Churchyard	£296.13	£59.23	£355.36	23
Limebridge - PROW				
Maintenance (1)	£1,485.00	£297.00	£1,782.00	25
Limebridge - PROW				
Maintenance (2)	£1,485.00	£297.00	£1,782.00	25

^{**} subject to Tree Officer comments

Limebridge - Cress Hill Steps /				
PROW	£1,100.00	£220.00	£1,320.00	24
Dereck Tribe - Cress Hill Exps	£174.69	£28.05	£202.74	24
Odd Job Handyman	£300.00	n/a	£300.00	26
WALC Clerk Training - Planning	£15.00	n/a	£15.00	19
Welford Matters Donation	£500.00	n/a	£500.00	18
TOTAL	£5,816.97	£903.64	£6,720.61	

Receipts £12.97 (bank interest)
Transfer £6,750 to cover Jan bills

Proposed Cllr Kennedy Seconded Cllr Williams

7.2 Any other finance matters

Additional approved expenses still to be included in **2019/20 Financial Projections**:

Cress Hill Trees to be felled - £300

Cress Hill Bin - £350 (£1100 / year emptying)

Notice Board - £2000

Village Gateways contribution – tbc

Memorial Plaque – tbc, discuss with Memorial Hall Committee

VASA Contribution – tbc, Clerk to check

2020/21 Budget to be agreed in January 2020. Cllr Lake presented a draft Budget for review and discussion **- approved.**

2020/21 Precept to be submitted by 31st Jan 2020

The Parish Council propose to keep the precept to the same value as last year (£23,000). This year there will be no SDC Grant to support the precept as in previous years. Clerk to assess the impact per household vs last year's payment.

CIL / S106 Payments

Clerk presented a schedule of expected payments. To be up-dated on a regular basis.

8. **Project Updates from Councillors**

Cllr Barbour would like to thank Limebridge Rural Services for completing the approved resurfacing work to 2 village footpaths (Duck Lane to Weston and Churchyard extension path to the back of High St). Feedback from residents on the improvements made to these popular walk-ways has been very positive. The Parish Council have requested a quote to continue this work along both footpaths.

Cllr Kennedy reported that the recent repair work to playground equipment had been assessed and approved, certificate will be received shortly.

	The Parish Council were delighted to have been invited to the School to see the newly completed Hall and Nursery and to meet with members of the School Pupil Council and Parent Council. The school will soon be organising a community open day for residents to see the superb, new facilities. The School Pupil Council shared the important work they are doing to raise awareness of environmental issues and practical recycling solutions that they are adopting. The Parish Council are happy to support the School Council in these endeavors and will take up contact with SDC regarding the need for more paper recycling bins.
9.	Any Other Business:
	None
10.	Dates of Future Meetings
	21 st Jan Planning Committee Meeting
	4 th Feb Parish Council Meeting

Meeting closed at: 10pm