Welford-on-Avon Parish Council

Notes of the Meeting held on Tuesday 3rd September 2024 at 7:15 p.m.

Present: Cllr J Hockaday - in the Chair, Cllr M Stanley, Cllr D Holmes, , Cllr M Lake, Cllr D

Jones

In attendance: Clerk - Mrs I Wibberley

Public: 4

Public Participation: The property owner presented draft proposals relating to Murten, Duck Lane. He had withdrawn his previous planning application (which the Parish Council had objected to). His new proposal took into account the PC's reasons for objection. The Parish Council reviewed these noting that it appeared more in keeping with the area than the previous proposals but emphasising that key considerations would be ridge height, bulk and mass, neighbour impact and the street scene context. Mr Scott would consider these comments and asked to represent proposals at the next meeting on 17th September.

A neighbour raised the issue of the Weston House development expressing concerns about the nature of the current works and whether they were in line with the planning permission granted. He noted that the Conservatory and the 1990s additions had now been demolished. He had spoken to the site manager who had advised that the garages/stable & apartment block above it were being left and refurbished. The Parish Council confirmed that the developer could not carry out works which were not in line with the planning consent and suggested that he ask to see the plans that they are working to. Any works not in accordance with the planning permission would be a matter for Enforcement.

Item					Action
1.	Acceptance of Apologies - Clir S Carter, Clir N Appleton				
2.	Declarations of Interest – Cllr Lake had received a neighbour notification in relation to application 24/02078FUL as the corner of this plot backed onto his own property.				
3.	Approval of Minutes – The minutes of 6 th August 2024 were accepted as a true record of the meeting and signed by the Chairman Proposed – Cllr J Hockaday Seconded – Cllr M Lake				
4.	District Councillors' Report District Councillor M Perteghella was not in attendance. She would be issuing a report which the clerk would circulate to councillors.				IW
5.	Planning 5.1 Report of Planning Notices received from Stratford DC in June and July 2024				
	Item	Reference	Decision Date	Decision	
	Welford Hill House, Long Marston Road, Welford on Avon CV37 8AE – proposed menage and stables	24/00879/FUL	03.06.2024	Application withdrawn	

STREET RECORD Chapel Close	24/01267/TREE	01.07.2024	No objection
Welford-on-Avon Warwickshire CV37			
8QJ -T1 & T2 ash - Fell.			
Cress Farm House High Street	24/01280/TREE	02.07.2024	No objection
Welford-on-Avon Stratford-upon-			
Avon CV37 8EA -T1 Leyland cypress -			
Fell to ground level.			
Cartref, Headland Road, Welford on	24/00684/FUL	04.07.2024	Refused
Avon, CV37 8ER - demolition of the			
existing dwelling and the erection of			
three new dwellings with parking,			
landscaping and associated works.			
Coppers , Chapel Street, Welford-On-	24/00924/VARY	04.07.2024	Granted with
Avon, Warwickshire CV37 8PX - vary			conditions
condition 3 of planning approval			Conditions
22/03067/FUL dated 06/03/2023 to			
amend the design of the machinery			
store and car port to include a first-floor			
loft room with dormer and ground floor			
single storey infill link to the existing			
house. Original description of			
development: Proposed car port and			
store, change of use of land to			
residential and all other ancillary			
alterations			
Meadow Bank, Duck Lane Welford-	23/02665/FUL	05.07.2024	Appeal
On-Avon Warwickshire CV37 8QD	APP/J3720/W/24/3344285	00.07.2024	submitted
Conversion of existing loft areas to	AT 1 7001 20/ W/24/ 0044 200		Subilitiou
residential accommodation			
(retrospective)			
Long Orchard Farm, Binton Road,	23/00705/VARY	08.07.2024	Appeal
Welford-On-Avon, Warwickshire	APP/J3720/W/23/3335015	00.07.2024	dismissed
CV37 8PP Removal of condition 4	AFF/33720/W/23/3333013		uisiilisseu
(restricting to agricultural occupancy) of			
planning permission 80/01070/FUL			
dated 31 December 1980. Original			
description of development: One			
dwelling.	22/02665/51 II	10.07.2024	Annaal
Meadow Bank, Duck Lane Welford-	23/02665/FUL	10.07.2024	Appeal
On-Avon Warwickshire CV37 8QD	APP/J3720/W/24/3344285		turned away
Conversion of existing loft areas to			out of time
residential accommodation			
(retrospective)	04/04400/51!!	40.07.0004	A = = 1: 4: -
Murten Duck Lane Welford-On-Avon	24/01102/FUL	18.07.2024	Application
Warwickshire CV37 8QD - Proposed			withdrawn
demolition of existing bungalow and the			
creation of a two storey house.	00/00570/51 !!	40.07.0004	A 10 10 0 - 1
The Orchard, Duck Lane, Welford on	23/02579/FUL	19.07.2024	Appeal
Avon, Warwickshire, CV37 8QD -	APP/J3720/W/23/3334753		dismissed
Erection of a single dwelling with access			
and detached garage, together with			
associated external works	00/00000/51 !!	00.07.0004	A
22 Millers Close, Welford-On-Avon,	23/03308/FUL	23.07.2024	Appeal
Warwickshire, CV37 8QG Demolition	APP/J3720/W/24/3345681		submitted
of single storey lean to and construction			
of 1 no. dwelling			
Welford Barn, Binton Road, Welford-	24/01354/COUMA	26.07.2024	Refused
on-Avon, CV37 8PT - Change of use of			
existing office building to single dwelling			
with internal alterations only			
Meadow Bank, Duck Lane Welford-	24/01399/FUL	31.07.2024	Application
On-Avon Warwickshire CV37 8QD			withdrawn
with internal alterations only Meadow Bank, Duck Lane Welford-	24/01399/FUL	31.07.2024	

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	Conversion of existing loft areas to			
	residential accommodation			
	(retrospective)			
	Cherrycroft, Church Street, Welford-	24/01531/TREE	01.08.2024	No objection
	on-Avon, Stratford-upon-Avon, CV37			
	8EJ - T1 twisted willow - Remove.			
	Milcote, Long Marston Road,	24/01612/FUL	08.08.2024	Granted with
	Welford-on-Avon, Stratford-upon-			conditions
	Avon CV37 8EG - proposed single			
	storey extension to the side			
	The Yews, High Street, Welford-on-	24/01667/TREE	14.08.2024	No objection
	Avon, Stratford-upon-Avon, CV37			
	8EF - T1 willow - Fell. (Dead)			
	Welford Barn, Binton Road, Welford-	24/01568/COUQ	20.08.2024	Prior
	on-Avon, CV37 8PT - Change of use of			Approval
	barn to single dwelling			Refused
	Willow Vale, Church Lane, Welford-	24/01747/TREE	23.08.2024	No objection
	on-Avon, Stratford-upon-Avon, CV37			
	8EL - G1, beech trees 2-3no Remove			
	2no. highlighted branches and			
	formatively reduce back remaining			
	crown overhanging roadside by 2-2.5			
	metres, following the highlighted line in			
	submitted Photograph 3, to clear phone			
	wires and remove overhang of			
	neighbouring property			
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5.2 Planning Applications Previously Considered (in July and August 2024)

Reference	Consultation Expiry Date	Address <u>Proposal</u>		PC Decision
24/01883/FUL	05/09/2024 Millfield Caravan Site Welford-on-Avon Stratford-upon-Avon CV37 8PW		caravan site to a permanently occupied	Decision on hold pending additional information from Planning Officer (decision to be confirmed)
24/01531/TREE	19/07/2024	Cherrycroft Church Street Welford-on-Avon Stratford-upon-Avon CV37 8EJ		Support

5.3 Planning Applications Received From SDC for Consideration at September 2024 Parish Council Meeting

Reference	Consultation Expiry Date	<u>Address</u>	<u>Proposal</u>	PC Decision
24/02078/FUL	19/09/2024	Solamo Cottage Long Marston Road Welford-on-Avon Stratford-upon- Avon CV37 8EG	I I MI INIA STATAV SIAA ANA	Decision on hold pending additional information
24/01883/FUL	05/09/2024	Millfield Caravan Site Welford-on- Avon Stratford- upon-Avon CV37 8PW	Change of use of land from a seasonal caravan site to a permanently occupied caravan site	Object

It was noted that a decision was required on application 24/01883/FUL (Millfield Caravan Site). The planning officer had confirmed (earlier in the day) that no further information would be forthcoming and councillors therefore considered that this should be viewed as an application for permanent residence. They agreed that an extension of time for responses should be sought, failing which they would object.

5.4 Planning Enforcement

No matters were raised

5.5 Other planning matters

Councillors noted the dismissal of the appeal for The Orchard, Duck Lane and the reasons for this dismissal.

6. Finance

6.1 Approval of items requiring payment

Item	Base	VAT	Total	Bdgt
Clerk Salary	£582.40	£0.00	£582.40	7
Donation Millennium Trust - monthly	£120.00	£0.00	£120.00	15
Lodders Solicitors	£16,960.00	£3,392.00	£20,352.00	12
Bank charges	£8.00	£0.00	£8.00	8
Limebridge	£1,064.00	£212.80	£1276.80	21 22 23
St Peter's Church (donation)	£100.00	£0.00	£100.00	15
BMJ Lawncare	£360.00	£0.00	£360.00	24
Martyn Stanley (expenses)	£25.98	£0.00	£25.98	27
Shakespeare Patrols	£1232.00	£0.00	£1232.00	28
TOTALS	£20,52.38	£3,604.80	£24,057.18	

Receipts -£ 0.00Transfer -£ 24,150

Proposed – Cllr M Stanley

Seconded - Cllr M Lake

6.2 Any Other Finance Matters

Cllr Lake advised that £27k had been spent to date on legal fees relating to securing community access to the Headland Road playing fields.

It was reported that the Limebridge 3 year maintenance contract had expired in April 2024. It was agreed that smaller contractors would not be able to manage the larger contract although they should continue to be used for one-off jobs. It was agreed that the Parish Council (Cllr Holmes) would again approach Limebridge and Thomas Fox to tender for the next 3 years. Ideally a 3rd tender would be obtained but this had proved impossible on previous occasions. The clerk was asked to approach neighbouring parishes to find out who they used.

DH IW

Cllr Lake noted that the Parish Council had been questioned on the level of its reserves during the course of the Audit. A response had been sent that these were largely reserves set aside for the Synder Meadow Pavilion as well as the £10k set aside for playground

equipment which could not be purchased until agreement had been reached regarding use of the Headland Road playing field. A similar query had arisen in respect of CiL expenditure.

7. Project Updates from Councillors

Headland Road playing field – Cllr Hockaday advised that the Parish Council had written to WCC setting out the legal position as advised by Counsel. A response had been received and circulated to Councillors. In addition a complaint had been received from WCC/the School about the nature of the use of the field by the Community over the Summer holidays. The Parish Council had been expecting a proposal from WCC/the School regarding a way forward with the start of the new school term but this had not yet been forthcoming. The Parish Council noted with regret that a compromise solution looked increasingly unlikely. The gate to the playing field had been locked again by the school. Councillors updated each other on the activities/comments within the Community on this matter.

After discussion the following actions/decisions were agreed:

- obtain quotations for pursuing Court action
- request a follow up meeting with the school/WCC
- request WCC/the school to attend a Community meeting (they had previously indicated willingness to do this)
- request a proposal from WCC/the school for future Community access
- follow up with Cllr Pemberton to request his assistance in resolving the matter

The Clerk was asked to investigate if the playing fields could be registered as an asset of community value. This request had been made by a member of the local community.

<u>Traffic</u> – Cllrs Carter and Stanley's meeting with WCC modellers had been delayed by a month whist they updated their models to take into account the latest development/traffic information. It was agreed that the results of the village traffic survey with the summaries prepared should be put on the Village website and included in the next edition of Welford Matters. It was noted that Cllr Pemberton was discussing the roadworks which would potentially close Barton Road for a couple of weeks with WCC to reduce the impact on the village of Welford.

<u>Common Land</u> - Cllr Carter and the Clerk had identified areas of Common land along Church Street and elsewhere in the village. The plans were currently with Cllr Carter. Cllr Jones was keen to view these and asked the Clerk to follow up on the matter.

<u>Footpaths and Cress Hill</u> – Cllr Holmes had obtained some free wayposts from WCC but they had run out of stock so were having to order more. Cllr Holmes was keen to progress a plan for Cress Hill management and it was agreed that councillors would meet at Cress Hill at 6.30pm before the next planning meeting on 17th September. The clerk reported that Cress Hill was registered as a field in trust and had circulated details. Cllr Holmes had written an article on footpaths for the next edition of Welford Matters.

JH

IW

MS

IW

<u>Shared Drive</u> – Cllr Holmes noted that he had added information regarding contacts/footpaths/templates, but it was agreed that this needed further work. The clerk was asked to consider what should be added.		
Synder Meadow – Cllr Hockaday reported that they were still awaiting a 2 nd quote. He will chase for the quote and put together a package for a local builder to quote against. The existing pavilion really needs updating. The Parish Council need to spend the money this financial year.		
Communications It was suggested that the Parish Council should update the Community via its Parish website along the following lines for the playing field: • the gate is now locked • the PC are awaiting a proposal from the school/WCC • WCC/the school have asked the PC to reiterate to the Community the need to be respectful to the school, the teachers and Head. Cllr Hockaday would draft something for Cllr Appleton to put on website.	JH/NA	
Any Other Business		
None was raised		
Dates of Future Meetings		
 17th September 2024 - Planning Committee Meeting, Memorial Hall 1st October 2024 – Full Parish Council Meeting, Memorial Hall 		
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Meeting closed at 20:59