

WELFORD ON AVON PARISH COUNCIL - SEPTEMBER 2024

STREET RECORD Chapel Close Welford-on-Avon Warwickshire CV37 8QJ -T1 & T2 ash - Fell.	24/01267/TREE	01.07.2024	No objection
Cress Farm House High Street Welford-on-Avon Stratford-upon-Avon CV37 8EA -T1 Leyland cypress - Fell to ground level.	24/01280/TREE	02.07.2024	No objection
Cartref, Headland Road, Welford on Avon, CV37 8ER - demolition of the existing dwelling and the erection of three new dwellings with parking, landscaping and associated works.	24/00684/FUL	04.07.2024	Refused
Coppers , Chapel Street, Welford-On-Avon, Warwickshire CV37 8PX - vary condition 3 of planning approval 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	24/00924/VARY	04.07.2024	Granted with conditions
Meadow Bank, Duck Lane Welford-On-Avon Warwickshire CV37 8QD Conversion of existing loft areas to residential accommodation (retrospective)	23/02665/FUL APP/J3720/W/24/3344285	05.07.2024	Appeal submitted
Long Orchard Farm, Binton Road, Welford-On-Avon, Warwickshire CV37 8PP Removal of condition 4 (restricting to agricultural occupancy) of planning permission 80/01070/FUL dated 31 December 1980. Original description of development: One dwelling.	23/00705/VARY APP/J3720/W/23/3335015	08.07.2024	Appeal dismissed
Meadow Bank, Duck Lane Welford-On-Avon Warwickshire CV37 8QD Conversion of existing loft areas to residential accommodation (retrospective)	23/02665/FUL APP/J3720/W/24/3344285	10.07.2024	Appeal turned away – out of time
Murten Duck Lane Welford-On-Avon Warwickshire CV37 8QD - Proposed demolition of existing bungalow and the creation of a two storey house.	24/01102/FUL	18.07.2024	Application withdrawn
The Orchard, Duck Lane, Welford on Avon, Warwickshire, CV37 8QD - Erection of a single dwelling with access and detached garage, together with associated external works	23/02579/FUL APP/J3720/W/23/3334753	19.07.2024	Appeal dismissed
22 Millers Close, Welford-On-Avon, Warwickshire, CV37 8QG Demolition of single storey lean to and construction of 1 no. dwelling	23/03308/FUL APP/J3720/W/24/3345681	23.07.2024	Appeal submitted
Welford Barn, Binton Road, Welford-on-Avon, CV37 8PT - Change of use of existing office building to single dwelling with internal alterations only	24/01354/COUMA	26.07.2024	Refused
Meadow Bank, Duck Lane Welford-On-Avon Warwickshire CV37 8QD	24/01399/FUL	31.07.2024	Application withdrawn

Conversion of existing loft areas to residential accommodation (retrospective)			
Cherrycroft, Church Street, Welford-on-Avon, Stratford-upon-Avon, CV37 8EJ - T1 twisted willow - Remove.	24/01531/TREE	01.08.2024	No objection
Milcote, Long Marston Road, Welford-on-Avon, Stratford-upon-Avon CV37 8EG - proposed single storey extension to the side	24/01612/FUL	08.08.2024	Granted with conditions
The Yews, High Street, Welford-on-Avon, Stratford-upon-Avon, CV37 8EF - T1 willow - Fell. (Dead)	24/01667/TREE	14.08.2024	No objection
Welford Barn, Binton Road, Welford-on-Avon, CV37 8PT - Change of use of barn to single dwelling	24/01568/COUQ	20.08.2024	Prior Approval Refused
Willow Vale, Church Lane, Welford-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	24/01747/TREE	23.08.2024	No objection

5.2 Planning Applications Previously Considered (in July and August 2024)

<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Decision</u>
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.	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	T1 - twisted willow - Remove	Support

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

<u>Reference</u>	<u>Consultation Expiry Date</u>	<u>Address</u>	<u>Proposal</u>	<u>PC Decision</u>
24/02078/FUL	19/09/2024	Solamo Cottage Long Marston Road Welford-on-Avon Stratford-upon-Avon CV37 8EG	Double storey side, and single storey rear extensions.	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 – £ 0.00
Transfer - £ 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.

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

DH
IW

	<p>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.</p>	
<p>7.</p>	<p>Project Updates from Councillors</p> <p><u>Headland Road playing field</u> – 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.</p> <p>After discussion the following actions/decisions were agreed:</p> <ul style="list-style-type: none"> • 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 <p>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.</p> <p><u>Traffic</u> – Cllrs Carter and Stanley’s meeting with WCC modellers had been delayed by a month whilst 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.</p> <p><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.</p> <p><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.</p>	<p>JH</p> <p>IW</p> <p>MS</p> <p>IW</p>

	<p><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.</p> <p><u>Synder Meadow</u> – Cllr Hockaday reported that they were still awaiting a 2nd 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.</p>	<p>IW</p> <p>JH</p>
<p>8.</p>	<p>Communications It was suggested that the Parish Council should update the Community via its Parish website along the following lines for the playing field:</p> <ul style="list-style-type: none"> • 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. <p>Cllr Hockaday would draft something for Cllr Appleton to put on website.</p>	<p>JH/NA</p>
<p>9.</p>	<p>Any Other Business None was raised</p>	
<p>10.</p>	<p>Dates of Future Meetings</p>	
	<ul style="list-style-type: none"> • 17th September 2024 - Planning Committee Meeting, Memorial Hall • 1st October 2024 – Full Parish Council Meeting, Memorial Hall 	

Meeting closed at 20:59