

## Welford-on-Avon Parish Council

### Minutes of a meeting of the Planning Committee held on Tuesday 22<sup>nd</sup> October 2024 at 7:15 p.m.

**Present:** Cllr S Carter (in the Chair), Cllr N Appleton, Cllr M Stanley, Cllr D Holmes, Cllr D Jones, Cllr M Lake

**In Attendance:** Mrs I Wibberley (Clerk)

**Public:** 6

**Public Participation:** Linda Brooks, a Welford Chase resident, spoke in support of the proposed car park. It was noted that there had been several break-ins to vehicles in the existing carpark which was a key reason for moving it. Councillors observed this had not been apparent from the application. It was noted that the proposal would mean all vehicles using the main electronically locked gates. Nic Allen sought advice on changes which might be acceptable to the Parish Council and was directed towards matters in the formal response made to SDC, including landscaping, permeability of surface, boundary treatment, and development in the Open Countryside.

Nic Allen noted that he would probably withdraw the Welford Chase application and later re-submit. He would also be submitting an application for Mill Lane caravan site. He advised Councillors that he had contacted the school to discuss the future of the forest school.

Chris Ombler advised the council that he had completed the purchase of the former butchers shop from Colin Smith and would be stripping it out. A planning application would be submitted in due course.

He also informed the meeting about his plans for the land behind his property. He would be keeping horses on the fields and would be looking to install stables. He was considering a mobile stable whilst plans were developed and had dug a trench and laid a water pipe. He was advised that planning permission would be required because the fields were in the Conservation Area. Cllr Jones asked him to consider hedgehog friendly stock fencing.

Mr Ombler was considering putting up electric gates and a wall/pillar at the front of his property in High Street. Councillors noted that planning permission would be required and recommended him to look at other gates on properties in this vicinity as an example of what was likely to be acceptable.

Colin Pierce, a new resident in the village, offered his help to the Parish Council on matters relating to speeding and traffic. He had been involved with such matters in his previous community. He had met with Cllr Stanley and a further meeting with Cllrs Stanley and Carter was proposed.

Item		Action
1.	<b>Acceptance of Apologies – Cllr J Hockaday</b>	
2.	<b>Declarations of Interest – None</b>	

**3. Approval of Minutes** – The minutes of the meeting held on 17<sup>th</sup> September 2024 were approved subject and the Chairman was authorised to sign.

Proposed: Cllr N Appleton

Seconded: Cllr M Stanley

**4. Planning Applications**

Reference	Consultation expiry date	Property	Description	PC Decision
<a href="#">24/01635/VARY</a>	N/A	Kelmara, 19 Quineys Leys Welford-on-Avon	Application Reference Number: 23/01967/FUL Date of Decision: 13/09/2023 Condition Number(s): 2 Conditions(s) Removal: The following revisions to the approved drawings attached to ref: 23/01967/FUL are sought; Modifications to approved single storey rear extension and two storey front and side extensions to improve the usability / amenity of the dwelling and maximise the built volume. Design amendments to fenestrations of front, rear and both side elevations. Please replace approved drawings 001, 010B, 011B, 012B, 013B, 014B & 015B with revised drawings 1669-BA-100, 1669-BA-101, 1669-BA-102, 1669-BA-103, 1669-BA-104, 1669-BA-105, 1669-BA-106, 1669-BA-107, 1669-BA-108, 1669-BA-109, 1669-BA-110, 1669-BA-111, 1669-BA-112, 1669-BA-113, 1669-BA-114, 1669-BA-115 & 1669-BA-116. N/A.	Support
<a href="#">24/02474/TREE</a>	29/10/2024	Low Thatch, High Street, Welford on Avon, CV37 8EF	T1 – acer (T3 on the plan) – reduce crown from 9 – 10metres to 8 metres	Support
<a href="#">24/02467/TREE</a>	30/10/2024	Cedar Lodge, Church Street, Welford on Avon	-T1 Deodar cedar - Reduce canopy height by 1.5-2metres. Reduce lateral canopy growth by 1metre to shape / balance. Thin canopy density by 10-15%. Prune back branches in immediate contact with utility lines to give a 0.5metre clearance,	Support

				<p>where necessary. -T3 blue Atlas cedar - Reduce canopy height by 1-1.5metres. Reduce / tip-back lateral canopy growth by 0.5-1metre to shape / balance. Thin canopy density by 10-15%.</p>	
	24/02241/FUL	23/10/2024	Meadow Bank, Duck Lane, Welford on Avon	Erection of dwelling and garage with ancillary accommodation above (retrospective)	No representation
<b>5.</b>	<p><b>Other Planning Matters</b></p> <p>Cllr Appleton reported that Cartref, Headland Road had gone to appeal. It was agreed that the Parish Council re-submit its previous response to ensure the enquiry has all relevant information.</p> <p>Cllr Appleton had referred some complaints from residents regarding One Acre which he had referred to Enforcement. These related to (1) parking of contractor vehicles on the public road (2) starting work before 8am (3) one plot being in the wrong place and at wrong level. Cllr Appleton had requested survey levels of the plot so he could see if these accorded with what had been approved.</p>				IW
<b>6.</b>	<p><b>Any Other Business</b></p> <p><b>6.1 Action List</b> The action list was reviewed, item by item. The clerk would update the list.</p> <p><b>6.2 Synder Meadow CiL agreement</b> A request for a time extension had been made to SDC. No formal response had yet been received.</p> <p><b>6.3 Other Matters</b></p> <ul style="list-style-type: none"> <li>• Cllr Holmes was authorised to spend up to £300 for maintenance at Cress Hill.</li> <li>• Councillors reviewed the two tenders received for the village 3 year maintenance/grass cutting programme (2024-2027). They agreed to place the contract with Limebridge, this being the lowest quotation. The clerk was instructed to send them formal acceptance and to request a programme of works.</li> <li>• The Parish Council agreed to buy a multi purpose indoor table to be used for table football/air hockey/pool by the Youth Club at a cost of £100. The money would be donated to the Youth Club.</li> <li>• It was agreed that the Parish Council should carry out a Housing Needs Survey in 2025/6. The clerk was asked to progress.</li> <li>• Synder Meadow Sports Pavilion – tenders had been issued for Design &amp; Build and detailed design plans were also being prepared.</li> <li>• Cllr Carter updated the meeting on the DDA works suggested by the Church in relation to the rear footpath at St Peters.</li> </ul>				<p>IW</p> <p>IW</p> <p>IW</p>

	<ul style="list-style-type: none"><li>• Cllr Jones updated the meeting on the arrangements for Remembrance Day. The road closure had been confirmed.</li></ul>	
<b>7.</b>	<b>Dates of Future Meetings</b>	
	<ul style="list-style-type: none"><li>• 5<sup>th</sup> November 2024 - Full Parish Council Meeting, Memorial Hall</li><li>• 19<sup>th</sup> November 2024 – Planning Committee Meeting, Memorial Hall</li></ul>	

Meeting closed at 21:46