Welford-on-Avon Parish Council

Minutes of a meeting of the Planning Committee held on Wednesday 17th September 2024 at 7:15 p.m.

Present: Cllr S Carter, Cllr J Hockaday, Cllr N Appleton, Cllr M Lake, Cllr D Holmes.

Apologies: Cllr M Stanley, Mrs I Wibberley.

In Attendance:

Public: 0

<table>
<tr><th>Item</th><th></th><th>Action</th></tr>
<tr><td></td><td>Apologies
• Chair opened the meeting at 1915. Apologies have been received and accepted from Cllr M Stanley.
• Apologies were also received from the Clerk.</td><td></td></tr>
<tr><td>2.</td><td>Declarations of Interest and Dispensations
• None.</td><td></td></tr>
<tr><td>3.</td><td>Approval of the Previous Minutes
• The minutes of the meeting held on 20th August 2024 and the Chairman was authorised to sign.

Proposed: Cllr D Holmes Seconded: Cllr N Appleton</td><td></td></tr>
<tr><td>4.</td><td>Planning Applications
<table>
<tr><th>Reference</th><th>Consultation Expiry Date</th><th>Address</th><th>Proposal</th><th>PC Decision</th></tr>
<tr><td>24/02078/FUL</td><td>19/09/2024</td><td>Solamo Cottage Long Marston Road Welford-on-Avon Stratford-upon-Avon CV37 8EG</td><td>First floor side extension over existing garage, single storey rear extensions, dormer windows redesigned to flat roof and two storey side and front extension.</td><td>Object. PC reason on planning portal</td></tr>
<tr><td>24/01341/VARY</td><td>24/09/2024</td><td>Avon Bridge Binton Road Welford-on-Avon CV37 8PP</td><td>Variation of conditions 2 and 3 of planning permission 21/01715/VARY dated 27th July 2021, to alter: the location of the rooflights, the appearance of the glazing, design of the</td><td>Support PC reason on planning portal</td></tr>
</table></td><td></td></tr>
</table>

				chimney and raised decking design. Original description of development: Variation of condition 2 of planning permission 18/03299/FUL (APP/J3720/W/19/3231779) dated 10th March 2020 to amend the internal layout and the external appearance of the approved dwellings. Original description of development: Demolition of existing single storey dwelling and construction of two new dwellings with associated works including flooding and surface water management and new landscaping		
	24/01635/VARY	27/09/2024	Kelmara 19 Quineys Leys Welford-on-Avon Stratford-upon-Avon CV37 8PU	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.	Object PC reason on planning portal	

5.	**Other Planning Matters (incl enforcement issues)** • An inappropriate new fence has been erected on the footpath near the church yard extension. This is to be reported to enforcement. • A note had been received from the owner of Cedar Lodge saying that they were close to obtaining planning permission but because of the compromised scheme they would not be progressing with it.	
6.	**Any Other Business** **6.1 Action List** • Cllrs reviewed the action list and updated statuses. **Community/school playing fields update** • Cllrs discussed the community/school playing fields. **Other** **6.2**. Cllrs discussed the current grass cutting contract with Limebridge. It was agreed to go out to tender again to confirm the Parish Council were getting good value for money. **6.3** The Synder Meadow CiL agreement with SDC was discussed in detail and it was agreed that we should extend the current arrangement. The need for this extension is as a direct result of the school's attempt to close the playing field on Headland Road. It was agreed to approach both Manuela Perteghella (NA) and Vanessa Lowe (JH) for guidance on the process. This has been a significant distraction for the Parish Council. **6.4** A dog fowling complaint had been received. It was agreed to discuss it at the next meeting. **6.5** Infrastructure funding statement position with SDC was discussed. An updated was needed from the Clerk. **6.6** There was a discussion about the proposed massive increase in housing proposed by the new Government for Stratford District. The housing projections are roughly double that of the current plan. There was significant concern raised about the ability of the areas infrastructure eg: sewerage, schooling and highways to cope with any extra housing. It was also noted that Welford-on-Avon has accepted c.250 new houses over the last few years, 3 times the allocated number. We agreed the PC would comment on the proposals.	Action DH JH NA IW SC NA
7.	**Dates of Future Meetings**	
	• 1st October 2024 - Full Parish Council Meeting, Memorial Hall • 22nd October 2024 – Planning Committee Meeting, Memorial Hall	

Meeting closed at 21:11