Welford-on-Avon Parish Council

Minutes of the Meeting held on Tuesday 7th January 2025 at 7:15 p.m.

Action

Present: Cllr S Carter - in the Chair, Cllr D Jones, Cllr D Holmes, Cllr M Lake, Cllr J Hockaday

Acceptance of Apologies - Cllr M Perteghella, Cllr N Appleton, Cllr M Stanley

In attendance: Clerk - Mrs I Wibberley

Item

1.

Approval of Minutes – The minutes of 3rd December 2024 were accepted as a true record					
of the meeting and signed by			•		
Proposed – Cllr D Holmes	Seco	nded – Cllr S (Carter		
District Councillors' Report No report had been received there was debris at Binton B already done.	at the date of th	•	•		
Planning 5.1 Report of Planning Notices received from Stratford DC in December 2024					
Item	Reference	Decision Date	SDC Decision	PC Decision	
Comptons House High Street Welford-on-Avon Stratford- upon-Avon CV37 8EA Single storey extension and alterations to provide improved ground floor showering facilities	24/02708/FUL	09.12.2024	Granted	Support	
Comptons House High Street Welford-on-Avon Stratford- upon-Avon CV37 8EA Single storey extension and alterations to provide improved ground floor showering facilities	24/02709/LBC	09.12.2024	Granted	Support	
Baskerville Cottage Church Lane Welford-on-Avon Stratford-upon-Avon CV37 8EL Replacement of 3 existing modern timber dormer windows to the 1st floor front elevation on a like for like basis in accordance with information submitted 03.12.2024	24/03088/LBP	12.12.2024	Granted	N/A	
Land Adjacent To The Hive, Barton Road, Warwickshire, Welford-on-Avon CV37 8HG Annexe Outbuilding (retrospective)	24/02109/FUL	17.12.2024	Granted	Object	

Meadow Bank, Duc Welford-on-Avon, S upon-Avon CV37 8 Erection of dwelling garage with ancillary accommodation abo (retrospective)	Stratford- QD and	24/02242/FUL 1	7.12.2024	Granted	No representation	
5.2 Planning Appl Committee meetii		-			Planning	
Reference	Expiry Date	Property	Details of a	application	PC Decision	
24/03125/TREE	09/01/2025	Chestnut Cottage Church Lane Welford-on Avon Stratford-upon-A CV37 8EL	grown too		Support	
24/03071/AGNOT	18/12/2024	Agricultural Land Binton Road Welford-or Avon	Fodder sto	re with lockable	Object	
24/03036/FUL	03/01/2025	Little Dene Barto Road Welford-on-Avon Stratford -upon-Avon CV3 8EY	rear extended replacement	ent porch, raised	Object	

5.3 Planning Applications Received From SDC for Consideration at January 2025 Parish Council Meeting

Reference Consultation Expiry Date		<u>Address</u>	<u>Proposal</u>	PC Decision
24/03030/FUL	15/01/2025	The Barn Welford Pastures Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8HD	Proposed manege (amended orientation of approval 24/01672/FUL).	Support
24/03191/TREE	23/01/2025	Oak Tree House High Street Welford-on-Avon Stratford-upon-Avon CV37 8EF	T1 Oak tree - Lateral limbs pruned back to growth points approx. 1m removed to reduce the trees sail.	Support

5.4 Planning Enforcement

No matters discussed

5.5 Other planning matters

Cllr Lake noted that The Hive had been given retrospective planning permission (24/02109/FUL) which was contrary to the views of the Parish Council but that the

conditions imposed were positive, including that the property can only be used as ancillary accommodation. The conditions are annexed to these minutes for future reference.

Councillors noted that the Frog Lane planning application (24/02691/FUL) had not yet been determined and that the Parish Council objection still stands at present. The PC has not been reconsulted on new documents submitted.

Following the Parish Council's decision on 22 October 2024 Cllr Carter and the Clerk had met WRCC to discuss carrying out a Housing Needs Survey during 2025. This would commence at the end of January.

6. Finance

6.1 Approval of items requiring payment

Item	Base	VAT	Total	Bdgt
Clerk Salary	£582.40	£0.00	£584.20	7
Clerks Phone O2 (paid by DD)	£12.99	£2.60	£15.59	8
Donation Millennium Trust – Dec24	£120.00	£0.00	£120.00	15
Donation Millennium Trust – Jan25	£120.00	£0.00	£120.00	15
Bank charges	£8.00	£0.00	£8.00	8
Lodders Solicitors	£1,800.00	£360.00	£2,160.00	12
Microsoft	£39.20	£7.84	£47.04	8
Welford Matters	£500.00	£0.00	£500.00	15
Limebridge – Welford Churchyard	£180.00	£36.00	£216.00	23
Clerks backpay (Apr-Dec 2024)	£261.09	£0.00	£261.09	7
TOTALS	£3,623.68	£406.44	£4,030.12	

Receipts – £ nil Transfer - £4,000

Proposed – Cllr J Hockaday

Seconded - Cllr D Jones

The clerk noted that there had been an overpayment to Limebridge of approx. £500.00 and that this was being reconciled. It was also noted that there was a further invoice from Lodders of approx. £1,000.

IW

6.2 Any Other Finance Matters

A draft budget had been circulated to councillors on 17th December 2024 and discussed at the Planning Committee meeting on that day. Following this meeting Cllr Lake had made amendments to the draft budget which included increased expenditure on PROWs, increased audit fee, inflation increases for clerk's salary/phone/IT charges. The budget also assumed that the £93k Kehlstein CiL money would be received in 2025-26.

Councillors discussed how the Synder Meadow development could be funded. £357k had been received by way of grant from SDC. Some of this had already been spent on achieving planning permission and the remainder needed to be spent by 31 December 2025. Initial estimates had been received which indicated that the cost for the initial phase of building works are likely to be c.£600k. It was agreed that the £93k Kehlstein funds could be directed to this project, however there remained a shortfall. Councillors discussed

various ways of raising this money, including grants, donations, local funding projects, increased precept.

After lengthy discussion, and taking into account the nature of the community project and the timescale restrictions associated with the existing SDC grant, councillors agreed that it was appropriate for all residents to contribute by way of a one-off increased precept charge. They therefore agreed to increase the precept for 2025-26 to £200,000.

It was also agreed that £600k expenditure for the Synder Meadow pavilion project would be included in the budget.

Based on these discussions the budget for 2025-26 was agreed, with total income for the year being £308,083 and total expenditure for the year being £700,109. The difference between the two of £392,025 would be met from reserves.

Actions arising from the discussions were:

- The clerk was asked to contact SDC (and WALC if necessary) to check the rules for applying for this level of increase.
- Clerk to check the number of houses in the village (via electoral roll)
- Cllrs Hockaday/Carter to contact Severn Trent regarding the fund for community related activity
- Clerk/Cllr Lake to check financial regulations/standing order regarding rules relating to placing contract the size of Synder Meadow Pavilion project
- Cllr Carter to draft article for Welford Matters regarding precept and Synder Meadow Pavilion project

7. Project Updates from Councillors

Clir Jones – reported that she had attended an online meeting regarding the new speeding central reporting system.

She had completed and submitted an orchard fund application form for Headland Road and Cress Hill. She had met with the allotment trust to discuss tree planting on the edge of the allotment land and had also spoken to the history society to check out which trees were historically planted. Councillors discussed looking after trees once planted and felt that it would be best if local residents looked after the trees. Councillors noted that the locations and number of trees to be purchased had already been agreed, the only matters to be resolved were species and obtaining costs. Cllr Jones was asked to obtain quotations for 20 mature trees native to Warwickshire as soon as possible.

Cllr Jones expressed concern that the land managed by the Millenium Trust at the entrance to the village was not owned by either Highways or the Parish Council but was in the ownership of private individuals. It was agreed that the Articles of the Millenium Trust should be reviewed to ascertain the security of its position in the future. Cllr Stanley would be asked to do this as the PC representative.

Clir Hodges – reported that work on installing planks at the Synder Meadow footpath entrance would be started in the next few days. Wayposts would be installed in the next few weeks. He asked for permission to purchase a Brush Cutter at an estimated cost of £150. This was agreed.

CIIr Lake – he had reviewed the recent traffic data and circulated a summary of this to councillors. It was noted that compared to the last survey volumes were up significantly on all roads except Milcote Road. The data reported that cars were not speeding on Welford Hill, an area where residents had expressed concerns. It also indicated that cars

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	were travelling around 20mph on Headland Road. He observed that based on the data all areas in the village would be considered low risk. He would prepare a report to be included in Welford Matters.	ML			
	CIIr Hockaday – reported that no response had been received from either WCC or the School to the Parish Council's latest letter regarding the future of the Headland Road playing field. Cllrs Carter and Hockaday would hold weekly meetings to try to progress this matter. It was agreed that no further legal input was required at this stage. It was agreed to have an update for residents for March Welford Matters.				
	Cllr Carter – reported that he and the clerk had met with WRCC to progress the housing needs survey previously agreed by Councillors. This would be circulated with the Welford Matters magazine to be issued at end of January. There would be no cost to the Parish Council. Cllr Carter would write an article for the magazine. The closing date for the survey was the end of February (online or via free post). It was agreed that this needed to be publicised via the website and notice boards. It was reported that the completion rate for Welford last time (2019) was 22% which was high. The results would be available by the end of March and WRCC would attend the PC meeting on 22 April.	SC IW			
8.	Communications WRCC had asked the Parish Council to circulate information about the community food fleet that they run and it was agreed this would be included in Welford Matters. Other articles would be on the traffic survey, the increase in the precept to help fund the Synder Meadow Pavilion Project, and the housing needs survey.				
9.	Any Other Business Cllr Hockaday noted that all of the low cost housing at the Kehlstein development appeared to still be available.				
10.	Dates of Future Meetings				
	 21st January 2025 - Planning Committee Meeting, Memorial Hall 4th February 2025 - Full Parish Council Meeting, Memorial Hall 				
	Median also det 04.00	L			

Meeting closed at 21.30

Annex to the Parish Council Meeting Minutes dated 7th January 2025

Conditions relating to The Hive (24/02109/FUL)

1. The development hereby approved shall be carried out in accordance with the following plans and drawings:--

Land adjacent to The Hive proposed Location Plan 19-067-01 Land adjacent to The Hive proposed Block Plan 100/992/2024 Annexe proposed plan and Elevations 100/990/2024

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policy CS.9 of the Stratford-on Avon District Core Strategy 2011-2031.

- 2. At no point shall there be more than one dwelling on site at any one time. Once the dwelling approved under 22/00036/FUL (or under any variation or subsequent permission allowing for the development of a dwelling in that location) has been completed, the outbuilding hereby approved shall only be used for additional living accommodation ancillary to the enjoyment of the dwelling approved under 22/00036/FUL (or under any variation or subsequent permission allowing for the development of a dwelling in that location). It shall not be used as a separate dwelling unit, or as a unit of holiday accommodation, or for any trade, commercial or business use, and no separate curtilage shall be created. **Reason:** For the avoidance of doubt and to define the terms of the planning permission and because other uses may not be acceptable having regard to Policies CS.1 and CS.20 of the Stratford-on-Avon District Core Strategy 2011-2031.
- 3. The Awning Structure attached to the outbuilding but not detailed on the plans submitted, shall be removed within 1 month of completion of the dwelling approved under 22/00036/FUL.

 Reason: To preserve the character and visual amenities of the area having regard to CS.9 of the Core Strategy.
- 4. Within 3 months of the completion of the Local Needs Dwelling approved under application 22/00036/FUL, a scheme for hard and soft landscaping shall detailing treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. This landscaping scheme shall include: o the removal of material and hardstanding currently used for vehicle access to the rear of the site and outbuilding o planting plans (to a recognized scale) and schedules indicating the location, number, species, density, form and size of proposed tree, hedge and shrub planting; o the method and specifications for operations associated with planting establishment, protection, management and maintenance of all retained and new tree, hedge and shrub planting; o existing landscape features such as trees, hedges, shrubs and ponds which are to be retained and/or removed, accurately plotted (where appropriate); o location, type and materials to be used for hard surfacing where applicable for permeable paving, including specifications and details of manufacturer, type and design, colour and bonding pattern where appropriate. Samples may be required to be submitted and approved; o the position, design, materials, means of construction of all site enclosures and boundary treatments (e.g. fences, walls, railings, hedge(banks)), where appropriate; o car parking layout and any other vehicular and pedestrian access and circulation areas; o a timetable for the implementation of the soft and hard landscaping scheme. The approved soft and hard landscaping scheme shall be carried out strictly in accordance with the approved timetable of implementation and shall thereafter be protected, maintained and managed in accordance with the approved details.

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance the setting within the immediate locality, having regard to Policies CS.5,

CS.6, CS.8, CS.9 and CS.11 of the Stratford-on-Avon District Core Strategy 2011-2031. Page 2 of 8 Reference No. 24/02109/FUL

- 5. Within six months of planning permission being granted, an Ecological Mitigation and Enhancement Plan including the location and specification of proposed enhancements (i.e. native species planting and any additional ecological enhancements such as installation of bat and/or bird boxes) is to be submitted to and approved by the Local Planning Authority. Such measures will be shown on all applicable annotated site plans and elevations, and such approved mitigation and enhancement measures shall thereafter be implemented in full and maintained in strict accordance with the approved details in perpetuity.

 Reason: To enhance the nature conservation value of the site and ensure biodiversity net gain in accordance with the NERC Act, NPPF, ODPM Circular 2005/6.
- 6. Notes 1. 2. Prior to first use of the development hereby permitted, the sustainability measures proposed in the supporting 'Climate Change Checklist' shall be incorporated into the design of the development and/or site layout as relevant. Thereafter, the approved sustainability measures shall be retained and maintained.

Reason: To ensure sustainability measures are taken into account in the development, having regard to Policies CS.1, CS.2 and CS.9 of the Stratford-on Avon District Core Strategy 2011-2031 and Part V of the Development Requirements SPD. The Local Planning Authority has taken into account paragraph 39 of the National