

	Meadow Bank, Duck Lane, Welford-on-Avon, Stratford-upon-Avon CV37 8QD Erection of dwelling and garage with ancillary accommodation above (retrospective)	24/02242/FUL	17.12.2024	Granted	No representation
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5.2 Planning Applications Previously Considered (at December 2024 Planning Committee meeting)

Reference	Consultation Expiry Date	Property	Details of application	PC Decision
24/03125/TREE	09/01/2025	Chestnut Cottage Church Lane Welford-on-Avon Stratford-upon-Avon CV37 8EL	T1, dark Acer – Fell tree grown too big and crowding other trees.	Support
24/03071/AGNOT	18/12/2024	Agricultural Land Binton Road Welford-on-Avon	Fodder store with lockable area	Object
24/03036/FUL	03/01/2025	Little Dene Barton Road Welford-on-Avon Stratford-upon-Avon CV37 8EY	Proposed single storey rear extension, replacement porch, raised roof above garage and proposed front gates.	Object

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

Reference	Consultation Expiry Date	Address	Proposal	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

	<p>various ways of raising this money, including grants, donations, local funding projects, increased precept.</p> <p>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.</p> <p>It was also agreed that £600k expenditure for the Synder Meadow pavilion project would be included in the budget.</p> <p>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.</p> <p>Actions arising from the discussions were:</p> <ul style="list-style-type: none"> • 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 	<p>IW</p> <p>IW</p> <p>SC/JH</p> <p>IW/ML</p> <p>SC/ML</p>
<p>7.</p>	<p>Project Updates from Councillors</p> <p>Cllr 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.</p> <p>Cllr 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.</p> <p>Cllr 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</p>	<p>MS</p>

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
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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