

Welford-on-Avon Parish Council

**Minutes of the Planning Committee Meeting held on
Tuesday 17th December 2024 at 7:15 p.m.**

Present: Cllr S Carter – in the Chair, Cllr N Appleton, Cllr M Stanley, Cllr M Lake

In attendance: Clerk - Mrs I Wibberley

Item					Action
1.	Acceptance of Apologies – Cllr D Holmes, Cllr J Hockaday, Cllr D Jones				
2.	Declarations of Interest – Cllr Carter declared an interest in respect of Little Dene (24/03036/FUL), a house owned by his daughter, and refrained from discussion on this matter.				
3.	<p>Approval of Minutes – The minutes of 19th November 2024 were accepted as a true record of the meeting and signed by the Chairman.</p> <p>Proposed – Cllr M Stanley Seconded – Cllr N Appleton</p>				
4.	Planning Applications				
	Reference	Consultation Expiry Date	Address	Proposal	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 as 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.	<p>Other Planning Matters</p> <p>Cllr Appleton updated the meeting regarding development at The Hive where the house was being built on a different footprint to that which had been approved. He had contacted Enforcement and been advised that this change had been approved by SDC as a “ non-material amendment “. He was however concerned that the change of bulk & mass was not non-material and that he believed SDC should not make decisions of this nature without the Parish Council being notified /consulted. Councillors felt that the change should have necessitated a variation to the planning permission. It was agreed that Cllr Appleton should query this with SDC.</p>				NA

	<p>Weston House – Cllr Appleton confirmed that there was no construction management plan in place and that this had caused ongoing traffic management issues. Cllr Stanley had contacted WCC in this regard.</p> <p>Calthorpe Cottage – Cllr Appleton confirmed that the Enforcement Officer was happy with the colour of brick and had decided to take no further action.</p>	
6.	Finance	
	<p>Cllr Lake had circulated a draft budget for 2024-25, together with a forecast for the remainder of 2024-25. Councillors discussed the assumptions made for the forecast and agreed these looked reasonable.</p> <p>The assumptions underlying the initial draft budget 2025-26 were discussed (including no change to precept, lower bank interest, receipt of Kehlstein CiL money, higher audit fee). It was assumed that the Synder Meadow pavilion monies would all be spent during the year. Additional monies for footpath works had been included.</p> <p>Cllr Carter would follow up with the Kehlstein developer regarding possible financial provision for village amenities now that the housing development was close to completion.</p> <p>The clerk was asked to progress the latest VAT claim.</p> <p>Cllr Lake would revise the draft budget based on discussions and it would be formally discussed at the January Full Council.</p> <p>Cllr Holmes had circulated details of two quotations for making good the gateway from Synder Meadow to the adjacent fields, one of £150 for stoning and one of £460 for installation of sleepers. Councillors agreed that he should proceed with the more expensive and robust repair works at a cost of £460.</p>	<p>SC</p> <p>IW</p> <p>ML</p>
7.	Any Other Business	
	<p>7.1 Action List The action list was reviewed item by item. The clerk was asked to update this.</p> <p>7.2 Traffic Cllr Appleton had reviewed the latest WCC survey results and compared them to the 2022 figures. Vehicle movements appeared to have significantly increased, however it was noted that Bidford Bridge had been closed during the period of the survey. Cllr Stanley had queried the positions of the monitoring points – it appeared that the map and grid references were not accurately aligned. He and Cllr Appleton would check these and advise WCC accordingly. It was agreed that WCC be asked to carry out some further monitoring early in January 2025 to monitor traffic levels now that Bidford Bridge had been re-opened.</p> <p>7.3 Other maintenance matters Cllr Carter reported that one of the posts by The Bell had been knocked down. Cllr Stanley had reported this to WCC. Cllr Lake noted that the 30mph sign by Orchard Close had rusted away. Cllr Stanley would report this to WCC. At the</p>	<p>IW</p> <p>NA/MS</p> <p>MS</p>

	Clifford Chambers end of Milcote Road the “no HGV” sign is missing – Cllr Stanley would report this to WCC.	MS
10.	Dates of Future Meetings	
	<ul style="list-style-type: none"> • 7th January 2025 - Full Parish Council Meeting, Memorial Hall • 21st January 2025 – Planning Committee Meeting, Memorial Hall 	

Meeting closed at 20:46