

# WELLESBOURNE & WALTON PARISH COUNCIL

## Minutes for an extra ordinary meeting of the Council on Tuesday 3<sup>rd</sup> August 2021 at 7.15 pm at St Peter's Church, Wellesbourne

Present: Chairman: Cllr Mrs Prior Councillors: Blake, Cannon, Dipple, Jackson, Keogh-Bywater, Mrs Patalong, Shepherd Clerk: Mrs Scriven

District Councillor: 1 Members of public: 20

### 1. Welcome and announcements

2. Apologies for Absence – Cllrs Mrs Bolton, Kendall

3. Declarations of Interest - none

4. Confirmation of the order of the agenda - agreed

5. Identification of any items that might be resolved for confidential session - none

### 6. Open session for members of the public to raise any matters of relevance to the Parish

Mrs Dane, Newbold Road, said of planning application item 7.1 the plans were not clear on the SDC planning portal, access was unclear and that the layby at the front should not be considered residential parking. The application suggests the property is on a public transport route, suggesting the bus could be used for travel to work which would be inaccurate because the bus route does not cover an early service suitable for a 9-5 job.

Mrs Williams, Kineton Road, asked if anything can be done about the use of Kineton Road by HGVs, especially car transporters in the early hours of the morning that are a noise disturbance and cause the property to shake as they pass. It was noted that there had been other complaints from residents on Kineton Road about this matter and it would be raised by WWPC with WCC again.

### 7. Planning

#### 7.1 Applications

21/02298/COUM	Change of use of first floor offices and staff facilities that were associated with the A2 use of the building to a single residential flat. The accommodation would be a one bedroom flat and the room sizes would meet the national space standards. There are existing first floor windows to both the front and rear elevations of the building and all the rooms would have adequate natural lighting. The proposed change of use applies to the first floor of the building only and the ground floor will remain in a Class E use.		
At	1 Kineton Road, Wellesbourne	For	Mr Ian Findlater
Planning Officer	Paul Thompson	Date	12 <sup>th</sup> August 2021

The Council objected to this application on the grounds there is not enough information, the plans on SDC planning portal are in parts illegible. The access/egress into the property is unclear, there is a lack of parking for vehicles and in the event of a fire there would be no available exit via the ground floor building.

### 8. Potential developer for Wellesbourne Hall

8.1 Presentation to the Council and members of public in attendance was made by DHA Architects. (See attached notes)

### 9. Finance Committee

9.1 Management Report (June) – noted. A Finance working party meeting would take place on Teams on 13<sup>th</sup> August with attendance from the Clerk, RFO and Cllrs Mrs Bolton, Mrs Prior, Blake, Shepherd.

### 10. Dog Close

10.1 Amendment to lease map update – the map was being revised in line with the Land Registry map was being undertaken by Walton Estate solicitors.

10.2 Planning application for Lawful Development Certificate validation update Cllr AP – The certificate for lawful development was now posted on the SDC planning portal. This was to permit the replacement of the fence on Bridge Street, the addition of a new gate for public access, a fence along the edge of the woodland to shield public from the river bank, the addition of benches, and a new gate into an additional piece of land gifted to WWPC.

### 11. Reopening of Council Offices

11.1 Quote for freestanding screen at PC door.

11.2

Recommendation that purchase of a suitable screen for the office be delegated to the Clerk and Chairman from the funds vired from general reserves (up to £1500 + Vat) agreed at the meeting 22 <sup>nd</sup> July 2021	Prop Cllr AS 2 <sup>nd</sup> Cllr OC carried
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### 12. Cllrs & Clerk exchange of information

Clerk – none

Cllr Cannon – none

Cllr Shepherd – Asked if there had been any progress with replacement Councillor following Cllr Harte’s resignation. The Clerk confirmed the invitation to stand as Councillor had been posted on the Parish Council notice boards and website. The deadline for application was 12<sup>th</sup> August after which the Monitoring Officer at SDC would advise if an election was required or if WWPC could proceed to co-option.

Cllr Jackson – raised concern that the blue bin collection was only a temporary measure. Cllr Parry confirmed that this was a temporary arrangement but that SDC were working hard to find a more permanent solution and asked for patience. It was noted it had only been two weeks since the recycling plant had burned down and within eight working days SDC had found a way to resolve the collection problems, and that SDC should be commended for their prompt actions.

Cllr Mrs Patalong – asked if the resumed collections had been communicated to the community. It was noted that this had been publicised on social media as far as possible.

Cllr Dipple – none

Cllr Blake – none

Cllr Mrs Prior none

**13. Dates of next meetings**

10 <sup>th</sup> August 2021	Community Facilities
24 <sup>th</sup> August 2021	HEE
7 <sup>th</sup> September 2021	Full Council

There being no further business, the meeting closed at 20.45pm

Chairman....Cllr Mrs Prior.....

Signed.....

Date.....

(Completed 04/8/21)

**NOTES FROM PRESENTATION**

The owner of Wellesbourne Hall was seeking to build 6 new homes, convert the garage into a dwelling, refurbish the cottages/ lodge/bothy and extend the Hall itself. The intention being to advertise these properties for market rent and use the money raised from this to maintain the Hall going forward.

It was clear from the presentation that the restoration works would be carried out sympathetically to the existing buildings but the extension to the Hall would be more contemporary as would be the new builds. Concerns were raised by members of the public present about the plans to open access to the new builds at the far end of Church Walk due to the congestion of this area already. DHA acknowledged their concern and noted that no traffic plan had been agreed with the local highways authority at this time. Timescales for the development if given the go ahead would mean work would not commence for at least a year from now minimum.

A resident asked about the enforcement notice on Wellesbourne Hall and urged the Council to look into this before making any decision on the planning application when received. DHA denied there was an enforcement notice, saying there had been a pre enforcement notice but no actual enforcement notice. Concerns were raised about construction traffic and it was suggested that a temporary route through the main entrance on Stratford Road may be required.

Concerns were raised about deliveries, and services adding further activity to Church Walk, no reassurances were given about these issues, where there are homes there is need of services such as refuse collections and supermarket deliveries etc.

DHA Architects advised they would be doing a flyer deposit to around 200 homes in the area and would be holding a public consultation once plans had been finalised. They urged residents to attend and hear what the final proposals would entail.