

WELLESBOURNE & WALTON PARISH COUNCIL

Minutes for an Extra Ordinary meeting of the Council on Tuesday 25th April 2023 at 7.00pm at the Methodist Hall, Bridge Street, Wellesbourne

Present: Chairman: Cllr Mrs Prior Councillors: Barton, Mrs Bolton, Dipple, Keogh-Bywater, Shepherd Clerk: Mrs Scriven Members of public:

1. **Welcome and announcements** – It was noted that Wellesbourne Parish Council had been reappointed unchanged as the election was uncontested. There remained three vacancies on the Council which could now be co-opted.
2. **Apologies received** – Cllrs Howes, Kendall
3. **Declarations of Interest** - none
4. **Confirmation of the order of the agenda** - add correspondence from Planning Officer (SDC) regarding the gravel quarry at Barford at 7.1.6 - 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**

Mr Harper, Church Walk, raised concern regarding the omittance of the Environment Agency at the proposed development at Wellesbourne Hall.

Mrs Harland, Church Walk, reminded Cllrs that in 2009 Chedham's Yard group were refused access to visitor traffic on Church Walk to prevent disturbance to the neighbouring properties.

Mr Bottles, Chestnut Square, said he had moved to the area because of the history and any new build would spoil the density of the area Mr England, Church Walk, said some years ago a relative living on the opposite side of Stratford Road was refused access onto the road. Agent representing Wellesbourne Hall – no works were planned on or near the bund or flood defence wall. The Bothy was now smaller so reduced parking required. It was noted that planning permission might be required for the surface of the driveway and mechanisms to operate the gate at the Church Walk entrance.

7. Urgent Planning

7.1 Planning Applications

1.

23/00979/FUL	Single storey rear extension		
At	The Birches, 78 Mountford Close, Wellesbourne	For	Mr Mark Reid
Planning Officer	Sarah Leach	Date	2 nd May 2023

No objection

2.

23/00929/FUL	Single storey rear extension		
At	1 Beaufort Close, Wellesbourne	For	Mr Tom Witcomb
Planning Officer	Sarah Leach	Date	2 nd May 2023

No objection

3.

23/01033/FUL	Single Storey rear extension and garage conversion		
At	159 Dovehouse Drive, Wellesbourne	For	Sharon Scott
Planning Officer	Sarah Leach	Date	11 th May

No objection

4.

22/03023/LBC	Extension of the Bothy to provide a 1 bed dwelling and creation of associated residential garden; conversion of the garage to a 2 bed dwelling and creation of associated residential garden; demolition of existing garden buildings and erection of 2 no.dwellings and creation of associated shared amenity space in the small walled garden; rebuilding and conversion of the Brewhouse to create a 1 bed dwelling; creation of a residential garden for the Garden Cottage; widened vehicular access to Stratford Road and all associated development incl. hard and soft landscaping, creation of parking and bin storage areas.		
At	Wellesbourne Hall, Stratford Road, Wellesbourne	For	C/o Agent
Planning Officer	Malwina Idziak	Date	No deadline given

The Council reconsidered this application following a site visit by several Cllrs and now support the application with the following comments and conditions: The layout of the property in closest proximity to the Old Bakery is flipped, thus moving the habitable space closer to the courtyard. There is also a view that this would be preferable for the second building. Cllrs felt the renovation of the old buildings on the site was important and the introduction of the two new single storey dwellings in the walled garden would not cause harm to the Grade II listed Hall building or other properties of heritage importance at the site. Cllrs asked that a condition be attached to the new properties that any let should be for a minimum of 6 months, preferably longer with no holiday lets permitted. A topographical survey of the flood defence embankment is considered essential given the historical flooding of the surrounding ground and Cllrs would request SDC make application to the Environment Agency for a permit. Relocation of the bin store to one area does not now impact on Church Walk. SDC planning committee should undertake a site visit to familiarise themselves with the site and the implications of the proposed development to an important heritage site and the complexity of the location. Vehicle access to the Brew House does not significantly impact on Church Walk. The additional traffic onto Stratford Road is not seen as excessive and no objection is made.

5.

22/03022/FUL	Extension of the Bothy to provide a 1 bed dwelling and creation of associated residential garden; conversion of the garage to a 2 bed dwelling and creation of associated residential garden; demolition of existing garden buildings and erection of 2 no.dwellings and creation of associated shared amenity space in the small walled garden; rebuilding and conversion of the Brewhouse to create a 1 bed dwelling; creation of a residential garden for the Garden Cottage; widened vehicular access to Stratford Road and all associated development incl. hard and soft landscaping, creation of parking and bin storage areas.		
At	Wellesbourne Hall, Stratford Road, Wellesbourne	For	C/o Agent
Planning Officer	Malwina Idziak	Date	No deadline given

Response made in duplication of comment to 22/03023/LBC above

7.1.6 Correspondence – SDC Planning Officer response to planning application 23/0034/County – Gravel pit at Barford

A copy of the letter sent by SDC Senior Planning Officer Louise Koelman in response to this planning application was read to Cllrs. Using delegated powers, the officer had chosen to make no comment on what is a contentious planning application with a high number of objections from both Barford and Wellesbourne. Cllrs agreed this had a wider impact and asked the officer be asked to justify this decision not to address some of the concerns being raised.

Action: Write to the officer asking her to give the rationale for this decision cc District Cllrs Kendall and Parry/ Leader of the Council	By Office
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8. Cllrs & Clerk exchange of information - none

9. Date of next meeting 16th May 2023

There being no further business to discuss, the meeting closed at 7.40pm

Chairman.....

Signed.....

Date.....

(completed 26.4.23)