

# WELLESBOURNE & WALTON PARISH COUNCIL

## *Minutes for a meeting of the Council on Tuesday 4<sup>th</sup> April 2023 at 7.15 pm at the Methodist Hall, Bridge Street, Wellesbourne*

Present: Chairman – Cllr Mrs Prior      Councillors: Mrs Bolton, Dipple, Howes, Kendall, Shepherd      Clerk: Mrs Scriven  
District/County Cllrs: 2      Guests: Police Crime Commissioner Mr Seccombe      Police: PCSO Liam Allen and Police Officer Chris Taylor  
Members of public: 25

- 1. Welcome and announcements** – Cllr Mrs Prior announced Cllr Cannon had resigned his position with immediate effect.
- 2. Apologies received** – Cllr Barton, Keogh-Bywater
- 3. Declarations of Interest** – Cllr Shepherd declared a non-registerable interest (NRI) in matters pertaining to the Airfield as the alteration of the runway position could mean more air traffic flying over his house. The Clerk advised Cllr AS that no interest was required on this matter.
- 4. Confirmation of the order of the agenda** – reverse items 15.2.1 & 15.2.2, the budget heading to vire should be agreed first - agreed
- 5. Identification of any items that might be resolved for confidential session** – Item 13.3 Land adjacent to the Medical Centre and item 14.2 Relocation of the Parish Council offices as legal and contractual matters - agreed
- 6. Confirmation of the minutes of the Council meeting**  
**7<sup>th</sup> March 2023** – Add Cllr Howes who was in attendance – agreed with amendment  
**21<sup>st</sup> March 2023** – to be agreed at next meeting

**7. Matters arising from the minutes not included in the agenda** - none

**8. Open session for members of the public to raise any matters of relevance to the Parish**

**Police and Crime Commissioner Mr Seccombe (accompanied by Police officer Chris Taylor and PCSO Liam Allen)** – gave an informative narrative on the restructuring of Wawickshire Police after disengaging with West Mercia, including the recruitment of more police officers and PCSOs. He said the biggest crime was currently Cyber crime, online scams and banking fraud. He reminded residents and Cllrs that at least half of the force was plain clothed and unmarked vehicles, but understood the desire for higher police visibility from parishes especially where local crime had been an issue but said the perception and fear of crime was far higher than the actual criminal activity. Cllrs asked what the rationale was for moving the SNT from Stratford to Southam and if they would move back to Stratford once the Southam Team was fully staffed. At the APM Inspector Hembry had said the shift collected cars from Stratford and then paraded for duty at Southam but were driving through Wellesbourne en route.

PCSO Liam Allen confirmed that although Southam was being used as a base they did not have to parade there and could still use the fire station in Wellesbourne.

Cllrs asked if the Sec 106 money allocated to the police for the Upper Lighthorne development would be used for the provision of a new station. Mr Seccombe said the Sec 106 funds would be spent locally and should see a police presence in the area and reiterated he did not want officers sitting in buildings but rather out and about being visible. He did not commit to the Sec 106 providing a new station.

A Cllr, having been subject to an attempted online scam had attempted to report it to Action Fraud but they only recorded and involved themselves when the fraud had actually taken place not just attempted. PC Taylors said this should always be reported to the local police who would then use the intelligence to help locate scammers such as telephone numbers used.

Residents raised concerns about a rising drug problem locally along with a general rise in antisocial behaviour, and concerns about weapons being sold to minors from Wellesbourne market including air rifles, knives and cross bows.

PC Taylor said it was imperative to report these things when seen either to 101 or online and that the police were working with other agencies to combat these issues. He confirmed the two stalls on the market were not selling weapons illegally as the Police and Trading Standards had reviewed the matter but if there were to be evidence of selling to minors they would investigate them again.

Mr Seccombe was asked if the new elevated numbers of police officers were as a result of PCSOs recruited as officers, he confirmed this had not been the case in Warwickshire although he acknowledged that some PCSOs might apply to other jobs including police officer.

It was noted that much of the antisocial behaviour occurred within half an hour of the PCSOs going off shift and then in the small hours when people are not around to witness and report it, an example being the fire started near to Church Walk recently.

Mr Seccombe confirmed that 999 still took priority to 101 calls but that there was now a Control Room Inspector who could make instant decisions on deployment of officers or special units such as traffic, canine or armed response where deemed necessary.

The Chairman thanked Mr Seccombe, PC Taylor and PCSO Allen for their attendance on behalf of the Cllrs and attendees.

**Open session (cont'd)**

Mr Wykes (on behalf of Wellesbourne & Walton Flood Action Group) - the developers had responded to the planning responses given but that they contained misunderstandings and inaccuracies. WWFAG would make response to this to SDC Planning and CC to WWPC.

Mrs Harper, Church Walk, raised concern that the Environment Agency had confirmed in writing that the flood wall defence was not an EA asset. Any works carried out within 16m of an EA flood defence required a permit. The minutes of 28<sup>th</sup>Feb 2023 had not recorded that two residents had confirmed the gate was used for occasional access for livestock, not the substantial use it would have if residential use.

Mr Harper, Church Walk, reminded Cllrs that the PC had objected to the application for the glamping pods and of what those objections were. He said the EA had insisted the applicant remove a tree from his land as it was leaning onto an EA flood defence.

Mrs Harland, Church Walk, the turning circle - residents had been advised in the late 90's by a District Cllr that to prove ownership, an application would have to be made to the London Gazette or alternatively, for WCC to adopt it, the road surface would have to be made up to highway standard and street lighting installed which the residents did not want. The access to the field gate had been used for occasional servicing of livestock only.

Mr Bottles, Chestnut Square, asked Cllrs if they intended on voting at this meeting stating that one of the two bungalows would be situated at the edge of his garden allowing densification of the area with buildings not in keeping with the existing buildings and that placement of car parking in front of the Hall diminished the view of the historical building.

Mrs Dane, Newbold Road, said she thought the traffic report was good and that the use of commercial vehicles already such as the bin wagon set the precedence for others. The statement that extra traffic could be accommodated as travelling at low speed was false as the layout of the road and residential parking meant that the traffic had to move at very low speed.

SCOPE application – Mrs Dane raised points believed should be addressed by the Council including gas mains, water, noise, hours of construction, flood possibility, cycle and walking access.

Mrs Troth, Chestnut Square raised concern that the SDC Planning Portal did not have the second amended plan uploaded so residents had not seen the suggested amendments and therefore felt it unreasonable for the PC to take a decision on it until seen.

Mr Hargis, Chapel Street asked when the Community Day event was taking place – 9<sup>th</sup> September was confirmed by the PC

## 9. District & County Council matters

9.1 Cllr Kendall update – Cllr O'Donnell sent apologies, but had reported the palisade fencing by the Co-op had been funded by her Cllr grant fund.

9.2 Cllr Parry report – noted. It was noted that SDC had arranged an Enforcement Officer to cover the Easter bank holiday in case of unwanted encampments. She offered congratulations to Justina (clothing boutique) on their winning a regional best retail award.

9.3 Cllr O'Donnell report – to follow

## 10. Planning

### 10.1 Applications

1.

23/00786/TREE	T1 – Willow – pollard reduce height by 3 metres T2 – Sycamore – Reduce in height by 3 metres T3 – Sycamore – Reduce in height by 3 metres as per annotated photograph		
At	3 Peacock Court, Chapel Street, Wellesbourne	For	Mr Joe Jones
Planning Officer	Assistant Planner	Date	12 <sup>th</sup> April 2023

No Objection

2.

23/00694/VARY	Variation of Condition 3 of planning permission 20/01512/FUL (date of decision: 16/10/2020) to allow for the building to be used for holiday accommodation and ancillary accommodation.		
At	43 Kineton Road, Wellesbourne	For	Ms J Newton
Planning Officer	Stuart McIver	Date	18 <sup>th</sup> April 2023

No objection

3.

SCOPE/00038	The redevelopment of Wellesbourne Mountford Airfield Involving the creation of a new 917m by 23m runway, up to 2,400m <sup>2</sup> of hangarage, up to 30,800m <sup>2</sup> of grass aircraft parking, up to 16,400m <sup>2</sup> of hardstanding aircraft parking, up to 750m <sup>2</sup> of flexible use class E floorspace including the aircraft control tower, terminal building (including replacement café, reception area and waiting lounge) and other airfield enhancements, up to 210,000 m <sup>2</sup> of employment floorspace in use class B2/B8 (general industrial/storage or distribution) floorspace, including up to 10,500m <sup>2</sup> of ancillary use class E(g)(i) (office) floorspace, and up to 5,000m <sup>2</sup> of use class E(g)(ii)/E(g)(iii) (research and development/light industrial) floorspace including up to 250 m <sup>2</sup> of ancillary use class E(g)(i) floorspace in a new STEM (science, technology, engineering and mathematics) camp		
At	Wellesbourne, Airfield, Loxley Road, Wellesbourne	For	Lauren Tinker Terence O'Rourke Ltd
Planning Officer	Joe Brooke	Date	19 <sup>th</sup> April 2023

Wellesbourne & Walton Parish Council would make the following comments on the Scoping document: SCOPE/00038 Mountford Airfield

- The Council understood from previous conversations that there would be no development of the distribution warehouses, yet this plan indicates that this is now not the case. The Council would seek clarity on this matter.
- Environment statement suggests the gas service main that crosses the area can cope and so it is considered unnecessary to include it in the development plans when it is a high pressure gas main and should be included to assess any impact.
- The document states construction work noise would be minimal therefore it is considered unnecessary to include but the impact on the existing businesses could be detrimental and should be included.
- The construction traffic hours of operation are omitted - this is essential and should be included.
- Walking and cycling access omitted as unnecessary and should be included.
- Dismissed drinking and waste/grey water as a responsibility that lies with Severn Trent's responsibility and therefore was considered unnecessary in the initial work to be done. However, the impact on the existing business could be detrimental as the storm water run off or storage areas are not detailed and there is no detail of mitigation measures or detail of flood prevention measures for water run off caused elsewhere due to the proposed development.
- Unexpected ordinance on site -- minimal plans given for this - further information required as to how this will be carried out and who would be responsible for ensuring it was done properly and fully.
- Possible removal of the air museum - this is a valued part of the existing airfield business and history with underground bunkers and various aircraft memorabilia, removal would not accord with the first part of Policy AS9 of the SDC Core Strategy to "retain and enhance the existing" - this is an existing business and part of the village's important aviation history.
- The lighting of the area is left to a "stand alone" environmental report. This is an important issue that needs to be fully explored before construction with a detailed plan for lighting included in the planning application. Light pollution has been an issue in the village from the industrial developments and the preservation of "dark skies" is necessary.

4.

23/00798/FUL	Single storey rear extension		
At	10 Constance Harris Close, Wellesbourne	For	Mr Macrae
Planning Officer	Sarah Leach	Date	20 <sup>th</sup> April 2023

No objection

5.

22/03021/LBC	Change of use of walled garden to a glamping site, including provision of 8no. glamping pods, a barbeque hut, a plant/changing building, creation of parking and bin collection areas, alterations to the existing vehicular access to Church Walk, and all associated development (incl. hard and soft landscaping)		
At	Wellesbourne Hall, Stratford Road, Wellesbourne	For	C/O Agent
Planning Officer	Malwina Idziak	Date	Not yet issued close consul date

The Council maintain its previous objection and having reviewed the amendments comment that the glamping pods have moved closer to the properties on the other side of the wall potentially increasing noise disturbance to neighbouring properties. The proposed tarmac covering to the turning circle which is not in the ownership of the hall would create an impermeable surface potentially increasing flood problems due to no drainage in place. The intended use for short stay would not preclude parties and larger gatherings using several of the pods causing disturbance in a rural location not suited to holiday let. Cllr Kendall abstained

6.

22/03022/FUL	Extension of the Bothy to provide a 2-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 residential gardens in the small walled garden; rebuilding and extension of the Brewhouse to create a 2-bed dwelling and creation of associated residential garden; 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	Not yet issued close consul date

The Council repeated its objection pending validation of known amendments to this plan.

10.2 Date of next planning meetings: 5<sup>th</sup>, 19<sup>th</sup>, 26<sup>th</sup> April 2023

## 11. Finance Committee

11.1 Committee Chairman's update Cllr RB – The Clerk and RFO were now preparing for Year End, this year new External Auditors had been appointed. The Asset Register was reviewed but not completed as costings for the new play equipment were still awaited. The Risk Assessment was reviewed and some sub-division was required.

Action: Bring Asset Register and Risk Assessment to the next committee meeting	By Office
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11.2 Record of payments made as per the attached list - noted

11.3 Record of staff salary payments made as per the attached list - noted

11.4 Management reports & Management commentary (Feb 2023) - noted

11.5 Accounting Terminology Document - noted

11.6 Council Funds – The Chairman explained WWPC were looking to invest excess funds currently held due to the commuted sums paid by Persimmon for the upkeep of the green open space that the PC had recently taken responsibility for.

11.6.1

1.

Recommendation from the Finance Committee that the Clerk/RFO be permitted to transfer up to £900,000 including the figure already authorised, to CCLA (Sums to be sent in tranches if felt appropriate by the Clerk/RFO)	Prop: Cllr AS 2 <sup>nd</sup> Cllr AP carried
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2.

Recommendation from the Finance Committee that the Clerk/RFO be permitted to transfer £200,000 from the Persimmon funds to CCLA (Sums to be sent in tranches if felt appropriate by the Clerk/RFO)	Prop: Cllr AS 2 <sup>nd</sup> Cllr AP carried
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11.7 Date of next meeting – 23<sup>rd</sup> May 2023

## 12. Highways, Environment & Emergency Committee

12.1 HEE update – no update as no meeting had taken place

12.2 Date of next meeting: 11<sup>th</sup> April 2023 – cancelled, new date to be agreed

## 13. Community Facilities Committee – Cllr AP

13.1 Chairman's report Cllr AP – It was noted the new defibrillator had been installed by the sports field on Dovehouse Drive. WCC were permitting trickle charging from the County Depot.

Action: Write to the Lions and WCC to express gratitude for the provision of this valuable equipment.	By: Office
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It had been agreed that the Council should re-wild some of the areas cut by the Council's groundsman. Areas not to be cut would be listed in the WWNews and communicated to those neighbouring properties.

13.2 Quote – Gate on Mountford Sportsfield

Recommendation to accept the quote for installation of a gate on the Mountford Sportsfield	Prop: Cllr AP 2 <sup>nd</sup> Cllr TD Carried
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13.3 Land adjacent to the Medical Centre – moved to confidential

13.4 Date of next meeting 9<sup>th</sup> May 2023

**14. Office & Staffing Committee – Cllr AP**

14.1 Chairman’s update – There had been no meeting, the Chairman informed Cllrs that Mr Thomas had passed his probation recently and noted there had been several positive comments about him from residents.

14.2 Relocation of the Parish Council offices – moved to confidential

14.3 Date of next meeting: 25<sup>th</sup> April 2023

**15. Index working Party**

15.1 Index update – Cllr RB said the Index had now been completed and would be delivered shortly. She gave thanks in their absence to Cllr Barton, Ex-Cllr Blake and Mrs Skinner for their assistance in preparing the index.

15.2 Fees for production of the Index of Shops and Amenities (Printing cost £2693.00 and income collected/be collected £2700.00)

15.2.1

Recommendation to vire £1627.00 from HEE litter picking surplus budget to Index for payment of Consultant works and £90 for the updating of village map	Prop: Cllr RB 2 <sup>nd</sup> Cllr AP carried
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15.2.2

.Recommendation to pay the additional hours accrued by Mrs Skinner to complete the Index	Prop: Cllr RB 2 <sup>nd</sup> Cllr AS carried
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**16. Annual Parish Meeting - Cllr AP**

16.1 Feedback - The meeting had been well attended with informative presentations given by Wellesbourne & Walton Flood Action Group, Warwickshire Fire Service and Warwickshire Police SNT. It was noted that the police presentation was too small to see for many and some of the figures appeared to be inaccurate.

Action: Write to the three guest speakers thanking them and providing constructive feedback	By Cllr Prior
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**17. Wellesbourne & Walton News (June)**

Annual meeting of the Council (May)

Mowing Schedules

Index of Shops & Amenities – contact with the office

Regional – Best Retail Service Award

**18. Cllrs & Clerk exchange of information**

Cllr Kendall said he and Cllr Parry had been approached by Ukrainian refugees and their host families to see if there was any assistance they could get with provision of furnishings for their flats. It was noted there were 500 families across the district who would be displaced as family hosting was ending.

Cllr Howes said the Cllr litterpicking event had been a great success.

**19. Dates of next meetings**

16 <sup>th</sup> May 2023	Full Council
25 <sup>th</sup> April 2023	<b>Committees</b>
11 <sup>th</sup> April 2023	Office & Staffing
9 <sup>th</sup> May 2023	HEE
23 <sup>rd</sup> May 2023	Community Facilities
	Finance

Under Section 100A of the Local Government Act 1972, in view of the confidential nature of the business about to be transacted, it is advisable in the public interest, as if members of the public were present during the consideration of such business, there would be disclosure to them of exempt information under Paras 1 and 11 and Part 1 Schedule 12A of the said Act, that the public be excluded.

**CONFIDENTIAL**

13.3 Land adjacent to the Medical Centre – Cllr Howes had approached Walton Estate and Hastings House Medical Centre on behalf of Wellesbourne In Bloom with a view to turning the small triangle of land outside the surgery building into a community garden. It was agreed this should be discussed by the newly formed Parish Council post elections.

14.2 Relocation of the Parish Council offices – Cllrs discussed the possibility of new offices and reviewed the potential Heads of Terms document. It was noted that WWPC would not wish to sub-let but that it would like to accommodate groups already assisted by the Council such as Citizens Advice and Chedhams Yard.

There being no further business to discuss, the meeting closed at 10.00pm

Chairman.....

Signed.....

Date.....

(completed 5 April 2023)