

WELLESBOURNE & WALTON PARISH COUNCIL

Minutes for a meeting of the Council on Tuesday 3rd October 2023 at 7.15 pm at the Methodist Hall, Bridge Street, Wellesbourne

Present: Chairman: Cllr Mrs Prior Councillors Mrs Bolton, Barton, Davies, Dipple, Mrs Hancox, Jackson, Keogh-Bywater
Assistant Clerk: Mr Thomas District & County Cllr: 3 Members of Public: 15

1. **Welcome and announcements** – The Assistant Clerk have now pasted the ILCA exam.
2. **Apologies received** – Cllrs Davies, Shepherd, Storr, Howes
3. **Declarations of Interest**
Cllr Prior and Cllr Dipple declared an Other Registrable Interest (ORI) in matters relating to item 13.4 as a trustee appointed by the Council to Wellesbourne Sports and Community Centre.
Cllr Dipple also declared an Other Registrable Interest (ORI) in matters relating to item 13.2 in connection to Chedham's Yard.
Cllr Keogh-Bywater declared an Other Registrable Interest (ORI) 10.1 item 3 (23/01944/VARY).
4. **Confirmation of the order of the agenda** – Add 13.9 relating to the correspondence from Mr Chris Cole and 10.2 Council Plan Consultation from SDC - agreed
5. **Identification of any items that might be resolved for confidential session** – none.
6. **Confirmation of the minutes of the Council meeting on 5th September & 12th September 2023**
5th September – agreed.
12th September – moved to Full Council 7th November.
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**
Anthony White, Chapel Street – in connection to 10.1 item 3 (23/01944/VARY) Placing an extra door on the side facing out into the garden and some of the internal changes would not matter. The Juliette balcony would overlook some of the neighbouring properties. The application read as if it's work for the future. Building works have taken place with the steelwork being 12 – 14 ft high, so was retrospective.
9. **District & County Council matters**
Cllr George Cowcher report - noted
Wellesbourne Mountford Airfield - Residents close to the proposed development had raised concern. The exhibition from Stortford/Gladmans raised concerns relating to the viability of the airfield and the number of warehouses proposed. The District Council had no part to play in the consultation exercise. This was an exhibition by Stortford/Gladmans and the landowners. The environmental scoping study had now been completed. There had been a lot of information but as yet, no planning application.
Cllr Parry report - noted
September been very busy month representing all six parish councils and attending planning committee meetings. As part of the planning committee, Cllr Parry made no comment regarding Wellesbourne Mountford Airfield and Newbold Road planning applications.
Cllr Johnston report - noted
Contact had been made relating to the parking around the Dentist and also speeding problems associated with the A429. Mention was made of the PC's contract with the dentist. Speed was the area of concern on the A429. Approaches would be made to the Police to monitor the speed.
Cllr. Johnson was informed about the survey conducted in recent times on Ettington Road which had recommended the traffic island be planted. This was matter for enforcement as the developers had not completed this work.
Cllr O'Donnell – No report provided.

10. Planning

10.1 Applications

1.

23/02317/FUL	To take the current single storey (2.5m wall/4m apex) brick built outbuilding and increase the footprint to make it a usable space for a car/motorcycle and general storage		
At	20 Jeacock Place, Wellesbourne	For	Mr Marcus Butcher
Planning Officer	Delan Jermy	Date	5 th October 2023

No objection.

2.

23/02393/FUL	Single storey extension to rear, replacing existing conservatory. Double storey extension to side.		
At	25 Valletta Way, Wellesbourne	For	Daniel Ewing
Planning Officer	Declan Jermy	Date	5 th October 2023

No objection.

3.

23/01944/VARY	Variation of condition 2 of planning permission 22/01408/FUL To reposition the replacement house, reducing the garage in width eternal alterations including the addition of an external door on the northwest elevation, addition of a Juliette balcony on the south west elevation. Minor internal changes to the layout also proposed.		
At	Replacement House, The Beeches, Chapel Street, Wellesbourne	For	Not given in email
Planning Officer	Victoria Kempton	Date	Not given in email

Some of the works had already happened and this should have been a retrospective application. Like the previous application relating to the house development, the council still objected to the positioning of the Juliette balcony. The size of the proposed development appeared too large for the plot of land in bulk, height and mass.

4.

23/02520/VARY	Removal of condition 7 of planning permission 17/00972/FUL dated 20 th July 2017 which requires the addition of passing bays. Original description of development: Full application for the change of use of land to campsite and erection of a toilet block		
At	Land off Hunscombe Lane, Wellesbourne	For	Victoria Warr
Planning Officer	Victoria Kempton	Date	18 th October 2023

Objection, due to the lane being narrow there is a need for the passing bays. Cllrs could see no reason to vary the planning application.

10.2 Consultation – Council Plan

This was the Council seeking to obtain feedback on the areas which were felt important. The consultation could be completed by individuals as well as the PC collectively. The consultation covered areas such as rural isolation, delivery of services, climate change, housing, and affordable housing.

Action: Council Plan to be reviewed by Councillors and completed.	By: All Councillors
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10.3 Consultation – Statement of Community Involvement (consultation 21st September – 3rd November)

It was agreed that the Chairman would respond, citing lack of Community Forums, lack of time for Parish Councils to respond to planning applications and a lack of consistency in the presentation of planning applications and failure to give due weight to Neighbourhood Plans. Comments were made regarding out of hours services not being available.

Action: Response to be put together listing the above areas and sent back to the District Cllrs	By: Cllr AP
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10.3 Planning Application – Newbold Road land update – Cllrs agreed to seek further advice

10.3.1

Recommendation to withdraw the current planning application for Newbold Road Land pending further work with Wellan to revise the plan and engagement in pre-planning advice with WCC/EA to be taken from the Unilateral Agreement fund.	Prop: Cllr AP 2 nd Cllr Mrs Hancox Carried
Action: The above application to be withdrawn, consultation to be carried out with the agencies involved. This would involve contacting SDC that we are withdrawing the application.	By: Cllr AP

10.4 Date of next WWPC Planning Committee Meeting: 17th October 2023

10.5 Date of next SDC planning committee meetings: 11th and 25th October 2023

11. Finance Committee

11.1 Committee Chairman's update– Cllr RB

Over £1m was held within the accounts largely due to the commuted sums for grounds maintenance over the next 20+ years and the RFO was in the process of closing an old savings account with minimum interest and transferring the amount to the new CCLA account.

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 for August – Noted.

It was stated that the capital sum relating to the HEE Committee had not yet been used, but expenditure was linked to item 12.2

11.5 Date of next meeting – 14th November 2023

Action: Committee Chairman need to have their budgets for the 2024-25 for the meeting on the 14 th November 2023	By: All Committee Chmn
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12. Highways, Environment & Emergency Committee

12.1 HEE update – Cllr MKB – a report was submitted - noted

12.2 Capital Fund

Recommendation to purchase and install four defibrillators, one safe box and three solar safe boxes from the Capital Fund	Prop Cllr MKB, 2 nd Cllr RB carried
Action: x4 Defibrillator units to be purchased and installed. Three to be Solar Powered stand-alone version. Any spare funds to be used for training - All the money to come from the HEE Capital Sum.	By: Office

12.3 Date of next meeting: 9th January 2024

13. Community Facilities Committee – Cllr AP

13.1 Chairman's update – Cllr AP

Information was given in relation to securing the final areas of the Grange land. A quote to place a post and rail fence between the Grange land and the SUDS at Ettington park and planting the area with native hedging, allowing the fence to be removed after the native hedging become established. The same procedure would occur in the hedge gap on Walton Road

The Dene Meadow area was to be cut within the coming weeks, as well as the meadow on the Grange land.

13.2 Chedham's Yard – correspondence ref: required repair works – update.

The trustees of Chedham's Yard were to seek the quotes again in an attempt to obtain cheaper quotes. The PC had agreed to pay the provided quote but would progress payment once the trustees confirm the quote revision.

13.3 Multi agency meeting – problems with vandalism of village property and antisocial behaviour – update

This meeting was scheduled to take place on the 18th October to be attended by WWPC, Wark Police, St Peter's Church, SDC Crime Prevention Team

13.4 Essential structural works at WSCC – Quotes had been obtained for the build works

Cllrs Prior and Dipple left the meeting.

13.6.1

Recommendation to accept quote B for £2820.00 plus vat for the structural repair of the staircase on the WSCC building to be taken from the Council's Sinking Fund	Prop Cllr RB, 2 nd MKB carried Cllr. Mrs Hancox abstained
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Action: To contact Builder B, in order to carry out the repair work to the external stairway at the WSCC	By: Office
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13.6.2

Recommendation to cover the cost of closure of the facility during the structural works at a rate of up to £4861.00 to be paid on receipt of details of actual extent and cost of any closure. This sum to be taken from General Reserve	Prop Cllr RB, 2 nd DB Carried
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Cllrs Prior and Dipple returned to the meeting.

13.7 Correspondence – Play area, equipment at the Grange (Amy Stokes).

Action: Add to Community Facilities agenda 17 th October 2023	By: Office
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13.7.2 Correspondence – Chris Cole had requested permission to install locking brackets on the boundary fence at Mountford Sports field to ease access at events. The Lions were paying for these and Mr Cole was to fit them without making charge.

Recommendation to accept Mr Cole's proposal, funded by the Lions.	Prop Cllr AP, 2 nd Cllr Carried
Action: confirm to Mr Cole he can proceed.	By: Office

13.8 Coronation Heritage Fund bid update - Cllr AP - A bid had been submitted relating to a micro wood from the Coronation Heritage Funding.

13.9 Date of next meeting 17th October 2023

14. Office & Staffing Committee

14.1 Chairman's update – Cllr DB

No meeting had taken place. The Staff Liaison meetings had been reinstated at the Clerk's request for staff to raise any issues with Cllrs.

14.2 Office relocation update – Cllr AP

The change of use planning application had been validated and posted to the SDC planning portal. Quotes relating to the internal works were still awaited.

14.3 Date of next meeting: to be arranged.

15. Wellesbourne & Walton News (discussion document)

15.1 Recommendations for consideration

Recommendation that: The Parish Council agrees to take over publication of the Wellesbourne and Walton News from the PCC from December 2023	Prop: Cllr DB 2 nd Cllr AP Carried
Recruit a new editor by December and pay on at a cost of £6,000 pa.	Prop: Cllr DB 2 nd Cllr AP Carried
Create a budget of up to £20,000 to cover all costs and contingency.	Prop: Cllr DB 2 nd Cllr AP Carried
Set up an editorial board to oversee all aspects of the publication.	Prop: Cllr DB 2 nd Cllr AP Carried

The current group would be doing the January 2024 edition, resulting in the first edition for the PC being the February 2024 edition. Due to the unknown costs, it was proposed that we agree a figure of £7,000 for a figure to take us up to the end of March 2024. The figure to come from reserve and the amount incorporated within the Communities Facilities department. Advertising for the post of Editor will come from the Office and Staffing budget. . At this stage WWPC based the budget on duplicating the services that are currently in place. WWPC noted thanks to Mrs Dane for her help in providing the financial and administrative information to enable WWPC to plan ahead.

16. Wellesbourne & Walton News (Nov) – submitted but add advert for new Editor for WWNews

17. Cllrs & Clerk exchange of information

Cllr Keogh-Bywater – asked Cllrs to agree naming of the two Grange Parks area, if there could be provision for a future park in the Hastings ward area? An ash tree located in the green at the of Daniel Drive was broken.

Action: To contact Green Belt to make them aware of the broken tree.	By: Office
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Cllr Mrs Jackson – Dene Meadow signs had large bolts protruding.

Action: Notify the Handyman to remove the sharp bolt ends.	By: Office
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Cllr Mrs Bolton – At the roundabout between the bypass and the Stratford Road the tree was obscuring the light column and a possible hazard for aircrafts from the airfield.

Action: Report tree to County Highways/Forestry dept at WCC	By: Office
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Cllr Dipple – Commercial oil was being dumped at the bridge at Walton.

Action: Report to WCC Highways dept and Wbne SNT	By: Office
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18. Dates of next meetings

7 th November	Full Council
To be arranged	Committees
17 th October	Office & Staffing
17 th October	Community Facilities
14 th Nov	Planning
9 th January	Finance
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There being no further business to discuss, the meeting closed at 8:55pm

Chairman Cllr..... Signed..... Date.....2023

