

WELLESBOURNE & WALTON PARISH COUNCIL

Minutes for a meeting of the Council on Tuesday 2nd January 2024 at 7.15 pm at the Methodist Hall, Bridge Street, Wellesbourne

Present: Chairman: Cllr Mrs Prior
District/County Council: 3

Councillors: Barton, Mrs Bolton, Davies, Shepherd
Members of public: 3

Clerk: Mrs Scriven

1. **Welcome and announcements** – The Chairman wished everyone Happy New Year.
2. **Apologies received** – Cllrs Dipple, Hancox, Howes, Jackson, Keogh-Bywater, Storr
3. **Declarations of Interest** – Cllr Mrs Prior declared a disclosable pecuniary interest in item 11.6 as recipient of Chairman's allowance
4. **Confirmation of the order of the agenda** – add new 10.2.2 planning vary 23/01477/OUT - 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 December 2023** - accepted
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**
Mr Hargis, Chapel Street raised concern about inconsiderate parking in the vicinity of Chestnut Square preventing emergency access
Miss McDonough, Mountford Close raised concern about cars parking on the footway by Newbold Road shops and large puddles of water from heavy rainfall at kerbside making it difficult to get round the parked vehicles. Also the overgrown hedges which following rainfall were difficult to pass without getting soaking wet.
9. **District & County Council matters**
 - 9.1 Cllr George Cowcher – report noted. It was noted Wellesbourne and Hampton Lucy had been excluded from the Upper Lighthorne survey, to be raised at the meeting by Cllr Cowcher.
 - 9.2 Cllr Parry – report noted. The success of the flood work control from Moreton Morrell had been measured by the amount of water held in the attenuation ponds.
 - 9.3 Cllr Johnston – report noted.
 - 9.4 Cllr O'Donnell – no report given & Cllr O'Donnell was not present at the meeting.

10. Planning

10.1 Applications

1.

23/03104/FUL	Proposed rebuild and extension of existing home office		
At	34 Newbold Road, Wellesbourne	For	Mr Ron Lee
Planning Officer	Lindsey Young	Date	2 nd January 2024

No objection

2.

23/03154/FUL	Removal of lean to extension and construction of new rear extension and side car port extension		
At	2 Staple Hill Cottages, Staple Hill, Wellesbourne	For	Mr & Mrs McLauchlan
Planning Officer	Lindsey Young	Date	5 th January 2024

No objection

3.

23/03170/FUL	New 1 bedroom detached house		
At	25 Manston Drive, Wellesbourne	For	Mr Lewis Locker
Planning Officer	Sarah Leach	Date	5 th January 2024

This is overdevelopment of the site and totally out of character with the existing street scene, the design is for a detached property where all others are semi detached so is out of context with other properties in the area, the plot is too close to the A429 bypass road (removing the shelterbelt buffer to the noise from the road), would have a detrimental effect on the neighbouring properties which because the adjoining road is set at a 90° angle would make their windows face a two storey brick wall, there is no parking provision for the proposed detached 2 bed property where there should be a minimum of two spaces provided and sufficient parking is already lacking at 25 Manston Drive where the garden has been removed to put slabs for parking one vehicle which it is uncertain as to whether the hard standing was installed without proper planning consent.

4.

23/03316/FUL	Erection of a two-storey side/rear extension, alterations to existing single storey roof and erection of glazed conservatory		
At	10 Granville Road, Wellesbourne	For	Mr & Mrs Beck
Planning Officer	Kacey Dickinson	Date	15 th January 2024

No objection

5.

23/03325/TREE	G1 – Leylandii cypress hedge – remove to ground level to allow clearance of highway and footpath. Replant approx 47 1.5-2 metre high western red cedar trees to create new boundary hedge.		
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At	1 Stratford Road, Wellesbourne	For	Mr Chris Wyatt (CTS)
Planning Officer	Assistant planner	Date	11 th January 2024

Support – request SDC Tree Officer Ruth Rose suggests a native species rather than the suggested red cedar

6.

23/03417/FUL	Removal of existing canopy above front entrance and replaced with a single storey front porch extension with a widened driveway crossover and amended associated driveway area.		
At	38 Hammerton Way, Wellesbourne	For	Mrs Ruth Roberts
Planning Officer	Kacy Dickenson	Date	19 th January 2024

No objection

10.2 Amendments/Additional Details

1.

23/02511/FUL	Change of use from a Conservative Club to a community facility together with external alterations and the addition of access ramps – a statement outlining the proposed use of the building added		
At	14 Church Street, Wellesbourne	For	Wellesbourne Parish Council
Planning Officer	Victoria Kempton	Date	January 2024

Sheldon Bosley Knight had submitted an amended application without consultation with WWPC as the original application was to be refused on the grounds of no natural light. The Clerk explained this to SDC who permitted WWPC to submit a subsequent application.

2.

23/01477/OUT	Outline planning application for a residential development of up to 20 dwellings (Class C3 use) with access from Wheelwright Way, and associated infrastructure works (all matters reserved except for access)		
At	Land Off, Wheelwright Way, Wellesbourne	For	Dalscote Little LLP
Planning Officer	Charlotte Dicks	Date	22 nd January 2024

The council maintained its original objections to this application and agreed the reduction of 5 dwellings had no impact on the unsuitability of the development on land which had been left undeveloped as it formed the access/egress for helicopters from the airfield which must be maintained for the future in accord with the Wellesbourne & Walton Neighbourhood Plan to maintain and enhance the flying function of the airfield.

10.3 Notification under General Permitted Development Order

1. Noted

23/03292/TEL28	Notice of intention to install electronic communication apparatus pursuant to the Town & Country Planning (General permitted development order)2015 and the electronic communications code (conditions and regulations) 2003 (as amended)		
At	Willow Drive, Wellesbourne	For	Information only
Planning Officer	Sarah Leach	Date	2 January 2024

1. Noted

23/03293/TEL28	Notice of intention to install electronic communication apparatus pursuant to the Town & Country Planning (General permitted development order)2015 and the electronic communications code (conditions and regulations) 2003 (as amended)		
At	Brookside Avenue, Wellesbourne	For	Information only
Planning Officer	Sarah Leach	Date	2 January 2024

2. Noted

23/03294/TEL28	Notice of intention to install electronic communication apparatus pursuant to the Town & Country Planning (General permitted development order)2015 and the electronic communications code (conditions and regulations) 2003 (as amended)		
At	1 Birch Grove, Wellesbourne	For	Information only
Planning Officer	Sarah Leach	Date	2 January 2024

3. Noted

23/03349/TEL28	Notice of intention to install electronic communication apparatus pursuant to the Town & Country Planning (General permitted development order)2015 and the electronic communications code (conditions and regulations) 2003 (as amended)		
At	Site off 1 Mordaunt Road, Wellesbourne	For	Information only
Planning Officer	Kacey Dickenson	Date	3 January 2024

10.4 Withdrawn

1. Noted

23/02520/VARY	Removal of condition 7 of planning permission 17/00972/FUL dated 20 th July 2017 which required the addition of passing bays. Original description of development: Full application for the change of use to land to campsite and erection of toilet block		
At	Land off Hunscombe Lane, Wellesbourne	For	Victoria Warr
Planning Officer	Victoria Kempton	Date	6 th December 2023

4. Noted

23/02611/VARY	Removal of condition 6 of planning permission 21/03314/VARY dated 11 th January 2022 which requires the addition of passing bays. Original description of development: Vary of conditions 2 and 3 of planning permission 20/02432/FUL (date of decision 05/07/2021) To allow installation of a manager's lodge of a different design including approval of materials.		
At	Land off Hunscombe Lane, Wellesbourne	For	Victoria Warr

Planning Officer	Victoria Kempton	Date	6 th December 2023
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10.5 Date of next WWPC Planning Committee Meeting: 16th January 2024

10.6 Date of next SDC planning committee meetings: 10th & 24th January 2024

11. Finance Committee

11.1 Committee Chairman's update – no update.

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 November - noted

11.5 Reclaim of building insurance costs for Wellesbourne Sports & Community Centre and the Village Hall – payment had been received.

Cllr Mrs Prior left the meeting

11.6 Chairman's Allowance – Consideration of current allowance for budget – Cllr DB requested the Chairman's allowance be increased to cover the cost of expenditure incurred by the Chairman in her duties on behalf of the Council. It was agreed all expenses should be met.

11.6.1

Recommendation to raise the Chairman's allowance by £150 (to cover the expenses expended by the Chairman)	Prop Cllr DB, 2 nd Cllr RB Carried Cllr AS voted against
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Cllr Mrs Prior returned to the meeting

11.7 Date of next meeting – 20th February 2024

12. Highways, Environment & Emergency Committee – Cllr MKB

12.1 HEE Chairman's update – no update

12.2 Correspondence – CSW Wellesbourne (Community Speed Watch Team)- request for new lighter and easier to use speed recording devices had been received. It was noted the original equipment could be offered for sale to other parishes via WALC. Cllrs agreed.

12.2.1

Recommendation to purchase two Bushnell Velocity Speed Guns from HEE Capital Sum (use in both directions/multiple sites) up to £230+vat each	Prop Cllr AP 2 nd Cllr DB carried
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12.3 Community Speed Watch Results – noted. Further information would be provided by the Police.

12.4 Climate Change (Council Development Plan) – Cllrs agreed to remove the airfield and to add wind turbines to the new PC offices as an alternative power source suggestion.

12.5 Date of next meeting: 9th January 2024

13. Community Facilities Committee – Cllr AP

13.1 Chairman's update – money for the micro-wood had been received, shrub planting on Dene Meadow would commence once weather permits, tree planting on the Grange had been done and emergency work on the hedge on Walton Road had been carried out.

13.2 Fire & Rescue consultation (consideration of WWPC response) – The Chairman would attend a meeting by the Fire Service and report back to Cllrs. Consideration of response to be made at the February Full Council.

13.2.1 Correspondence – concerns on service reductions - noted

13.3 Coronation Living Heritage Fund – the fund had been placed into a designated heading to be managed over 3 years covering maintenance schedule agreed. Work was to start in August ready for autumn planting.

13.4 Unlawful encampment – consideration of request to SDC to reimburse costs to secure areas left vulnerable by development – Cllrs agreed to invoice SDC 50% of the charges. Persimmon stated that the fence should have extended further down to close the gap but as no inspection was carried out this went unfinished.

13.4.1

Recommendation to invoice SDC for 50% of the cost of making good the land damaged by Unlawful encampment £1872.13 net	Prop: Cllr AP, 2 nd Cllr AS carried
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13.5 Correspondence – Wellesbourne Wanderers (request for signage on fences Dovehouse/Mountford sports fields) – Cllrs agreed two signs at Dovehouse and two at Mountford with size and content agreed by WWPC prior to installation with removal once weathered.

Action: Notify Wbne Wanderers of permissions and conditions.	By: Office
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13.6 Orchard notice board – giving layout of community orchard and detailing planted trees. It will also acknowledge the Mackie family who gifted the land to WWPC, Mr Mackie would be formally opening the orchard on behalf of his family later in the year.

13.6.1

Recommendation to accept quote to provide a site layout sign for the community orchard at a cost of £1425.40 + Vat to be paid from Unilateral Funding	Prop Cllr AP 2 nd Cllr DB carried
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13.7 Date of next meeting 13th February 2024

14. Office & Staffing Committee – Cllr DB

14.1 Chairman's update – no update

14.2 Office relocation update – The contractors had been contacted to requote for internal works due to the layout changes.

Planning decision was awaited, once approved the lease would be reviewed. Work was still to be completed by Sheldon Bosley Knight on behalf of Walton Estate, including the tree removal, window replacement, sign and air conditioning unit removal and a

replacement garage door. Trustees would be meeting in March to make a decision on the lease for the triangle of land by the GP surgery.

14.3 Date of next meeting: 27th February 2024

15. Wellesbourne & Walton News

15.1 New arrangements for publication update – the PC have appointed a new Editor, Christine Michael. Cllr Barton acknowledged grateful thanks to the volunteers who assisted with delivery of the newsletter.

15.2 Contracting of a designer – it was agreed that the current designer should complete the first three editions whilst tutoring Mrs Michael in use of the software for production thereafter.

15.2.1

Recommendation to contract a designer at a cost of £720 + vat to complete the first three editions of the Wellesbourne and Walton News (Feb/Mar/Apr)	Prop Cllr AP 2 nd Cllr DB carried
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15.3 Wellesbourne & Walton News content (FEB) – Annual Report

16. Consideration of a Citizens Award – Cllrs agreed to give nominations this year.

Action: nominations for the award from Cllrs to be sent to the office	By Councillors
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17. Annual Parish Meeting

17.1 Arrangements – speakers/venue update – speakers arranged (topic Unauthorised Encampments) venue to be confirmed

18. Cllrs & Clerk exchange of information - none

19. Dates of next meetings

6 th February	Full Council
	Committees
9 th January	HEE
13 th February	Community
16 th January	Facilities
20 th February	Planning
27 th February	Finance
	Office & Staffing

There being no further business to discuss, the meeting closed at 9.00pm

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

Signed.....

Date.....

(Completed 4/1/24)