

WELFORD PARISH COUNCIL
Meeting of the Parish Council held on
Thursday 27th October 2022 commencing at 7:30pm
in the Village Hall, West Street, Welford

Present

Councillors: Dr. M Gorrod (Chairman), Mr. N Brotherton, , Mr. T. Forder, Mr., Mrs. S. Phelan, plus Unitary Cllr. Irving-Swift

Clerk: Mr. I Kelly

Public: 5

Minute	Action
22/84 Apologies for Absence:	
Apologies were received from Mr. A. Curtis, Mr. W. Hughes, Mr. T. McCullagh and were accepted by the Council	
22/85 Minutes of the Meeting Tuesday 27th September 2022 and the Planning Meeting 23rd September 2022	
The minutes of the meeting held on Thursday 27 th September 2022 and the Planning Meeting on the 23 rd September 2022 were approved	
22/86 To receive an update on outstanding actions and to note any matters arising from the minutes not included on this agenda for report only:	
The Clerk gave the following updates in relation to the action record: <ul style="list-style-type: none"> Repairs to the bus shelter would be completed shortly The planting of laurels and deposit of bark chippings in Roundhouse Close had been completed. The resident who raised this was concerned that the laurels were close to his driveway and declined to give the Council permission to enter his drive to cut the laurel bushes. Resident had been advised that he could trim any overgrowth onto his drive. 	
22/87 Declarations of Interest and Dispensations:	
Cllr. Brotherton declared an interest in item 6d, to consider work to overhanging trees with houses that back onto the Playing Field	
22/88 Public Participation;	
None	
22/89 Agenda	
a) To approve the quote of £12,999 received from Creative Play in relation to new play equipment	
The Clerk had circulated the quotation from Creative Play prior to the meeting. This quotation was the revised version following the September meeting decision when the Council agreed that Creative Play was the preferred supplier but only two pieces of equipment which were in urgent need of replacement should be purchased. Cllr. Gorrod said that there were funds identified in the budget for asset replacement which this fell into. Councillors approved the purchase of the Clyde Activity Centre, metal cradle seat swing and associated works to the value of £12,999	Clerk
b) To consider further improvements as highlighted in the Neighbourhood Plan	
Cllr. Forder had provided an updated list of identified issues that were outstanding from the Neighbourhood Plan and which were shared with Councillors. The Councillors discussed the various actions and agreed to progress two items: <ol style="list-style-type: none"> 5.4 Preserve the character of the Parish: demolishing the incomplete building on the corner of Northampton Road/Newlands Road (and improving the neglected site). Councillors agreed that a request should be made to WNC to issue a Section 215 notice to clear the area. It was noted that it is an eyesore on the entrance to the village and that children are entering the site through damaged corrugated metal sheets securing the entrance to a derelict building on the edge of the site. 5.46 Local employment opportunities: the Council was informed that a Christmas event is taking place in December. The Council agreed that the organiser should be contacted to ask if the Council could be of any help with the event. 	Clerk Clerk
c) To receive an update regarding The Spinney boundary	
The Clerk had circulated a Statutory Declaration from a previous Chairman of the Council that was held by Land Registry. This document accepted the boundary for	

houses backing onto the Spinney was correct. Cllr. Gorrod said that other infringements that were not included in this document need to be considered by Council when all members are present. In response to a point made by a resident, Cllr. Gorrod said that some people have extended their gardens while others have no done so and that the Council needed to secure its assets and agree a consistent approach for all properties along the boundary. It was agreed that this will be discussed at the December meeting	
d) To consider work to overhanging trees with houses that back onto the Playing Field	
Cllr. Brotherton left the meeting. The Clerk had circulated a paper with photographs showing a number of trees that are in the Playing Field and overhanging on to gardens and fences on The Leys were in need of a balanced trim. This was on the grounds that if householders trimmed the trees on their side, the trees would look lop sided. Councillors agreed that a quote should be obtained to proportionately trim the trees and raise the canopy above the fence height. The Clerk then referred to an area of rough ground that was covered over with black plastic near to the entrance to the Playing Field from The Leys. The Councillors were asked to agree to this land being levelled and grass seed applied to the area. Councillors agreed that a quote should be obtained The Clerk also referred to the hedgerow along Newlands Road and as it had been two years since it was last trimmed, a quote for that work would also be obtained. Cllr. Brotherton returned to the meeting	Clerk Clerk Clerk
e) To note EV usage data for the period July – September 2022	
The Clerk had circulated a paper from WNC showing the usage of the EV charge points in West Street from July to September 2022. It was agreed that the paper will be made available on the village website	Clerk
f) To approve the dates for Council meeting in 2023	
Councillors noted and approved the meeting dates for 2023: January 26th, February 23 rd , March 23 rd , April 27 th which will also be when the Parish Meeting is held, Annual General Meeting May 25 th , June 22 nd , July 27 th , September 28 th , October 26 th and December 7 th .	
g) Clerks update	
The Clerk said that the WNC Public Spaces Protection Order which commences on the 1 st November 2022 has only one noticeable change to the DDC Order in that a person in charge of multiple dogs is not permitted to walk more than 4 dogs at any one time on land to which the order applies, whereas this number was previously 6. Cllr. Irving-Swift said that dogs should now be on a lead land within 50 metres of any entrance or exit of an Educational Institution when open and in use by pupils	
22/90 Planning	
a) To note updates from previous Planning Applications	
The Clerk gave an update on the Slurry Lagoon application. He said that Natural England had advised him that their reply to WNC Planning stated that <i>'there was insufficient information to enable Natural England to provide a substantive response to the application.'</i> The Clerk had also received a reply from the Environment Agency which stated <i>'The Environment Agency has not been contacted about the proposed slurry lagoon or had any pre-app discussions about the creation of a new slurry lagoon. The proposed slurry lagoon would be a permissible activity as it is a directly linked activity to the Pig Farm and will require a variation to the PPC permit to include this within the permit.'</i> The Clerk said that the slurry lagoon planning application is not on the November agenda for the WNC Planning Committee.	
b) WND/2022/0734 Land between 57 & 59 , High Street, Welford. Construction of dwelling, on-site parking/turning and landscaping	
Cllr. Brotherton gave the Council an overview of the original development for this site which was permitted under DA/2010/0934. Cllr. Brotherton said the 2010 Design and Access Statement highlighted a number of points including that they <i>'have endeavoured to create as much space around and between the buildings so to avoid looking cramped'</i> and that it <i>conserves the current sense of open space and this is certainly true between plot 2 and no. 57'</i> (now no 59). Finally, condition 7 of the Planning Consent removed Permitted Development Rights. Cllr. Brotherton said that the site is now adjacent to the village conservation area and subject to Policy W1 of the Welford Neighbourhood Plan which is not mentioned in the current Design and	

Access statement. Cllr. Brotherton said that The design is shoe horned onto the site and elevated because of the need to raise construction above the flood plain. This gives a contrived design which sits uncomfortably with number 59 with regards to window and door levels, the difference being highlighted by the proximity of the proposal to the existing house. Cllr. Brotherton said that as the proposal is in direct contravention of the Neighbourhood Plan W1 a) and b) and of a contrived design, there was sufficient reason for the Parish Council to object to the proposed development. Councillors agreed that there were sufficient grounds to object to the application	Clerk															
22/91 Reports																
a) Highways																
Cllr. Gorrod said that there were a few loose kerb stones on West Street which would be reported to FixMyStreet. Cllr. Gorrod also noted that the dip on the canal bridge on the South Kilworth road appeared to be worsening.																
b) Rights of Way																
Cllr. Gorrod said that one of the way marker posts on Hall Lane was missing.																
c) Playing field																
Cllr. Brotherton said the Playing Field continues to be well maintained although some items are at the end of their economic life and in need of replacement. The area where the Hornbeam tree will be planted continues to be monitored. Cllr. Brotherton said that despite the recent rain, the ground remains dry below the surface and therefore unsuitable to be planted at this stage.																
d) Speed Indicator Device (SID) report																
SID reports have been received, circulated to Councillors and placed on the website																
e) Welford Youth and Community Centre																
Cllr. Gorrod said that no meetings have been held recently																
f) Village Hall:																
Cllr. Phelan reported that the Village Hall AGM had taken place on the 27 th October and that all the bookings that had been lost due to lockdown had returned and there had been some new bookings as well.																
22/92 Finances																
a) Councillors noted the bank working balance at Unity Trust on the 20 th October 2022, £59,939.37																
b) Councillors note standing order for street lighting paid to SSE on the 18th October £137.96																
c) Councillors approved the following payments																
<table border="1"> <thead> <tr> <th>PAYEE</th> <th>REASON</th> <th>£</th> </tr> </thead> <tbody> <tr> <td>Staff costs</td> <td>Salaries - October</td> <td>734.13</td> </tr> <tr> <td>Ian Kelly</td> <td>Expenses – Bark chippings £29.25, Laurel bushes £12.00, printer ink £32.97</td> <td>74.22</td> </tr> <tr> <td>R & G</td> <td>September grass cutting</td> <td>1,406.98</td> </tr> <tr> <td>Helen Dyson</td> <td>Tree project</td> <td>304.15</td> </tr> </tbody> </table>	PAYEE	REASON	£	Staff costs	Salaries - October	734.13	Ian Kelly	Expenses – Bark chippings £29.25, Laurel bushes £12.00, printer ink £32.97	74.22	R & G	September grass cutting	1,406.98	Helen Dyson	Tree project	304.15	
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22/93 Date of next meeting: Thursday 8th December 2022																
The meeting closed at 8.37pm																
Signed that the Minutes are a true and accurate record																
Signed by Chairman	Dated															