

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



To all Members of the Planning Consultative Committee of the Council

You are hereby summoned to attend a Consultative Planning Meeting of the Parish Council to be held in the Parish Meeting Room, Bramley Way, Bidford-on-Avon on Monday 8th January 2018 @ 7.30 pm to transact the following business

3rd January 2018

Elisabeth Uggerløse
Clerk to the Parish Council



AGENDA

- 1. To receive and accept apologies**
- 2. To receive declaration of Interest on Items on the Agenda**
 - All members of the Council are respectfully reminded that in order to comply with the Code of Conduct adopted by the Parish Council on 30th July 2012, if any matter arises during the meeting in which they have declared a disclosable pecuniary interest (DPI) they should leave the room
 - Written requests for Dispensations for DPI should be received by the Clerk no more than 24 hours prior to the meeting. Dispensations will be granted as appropriate.

Plan Agenda Jan. 2018

3. **To approve** the Minutes of Planning Meetings of 11th December 2017
4. **Public Forum** - questions from members of the public. Please be aware that Council will only be able to respond to the issues relating to the business to be transacted at the meeting. Approx. 15 minutes in total; 3 minutes per person. (Public Participation at Council Meeting Guidance Notes apply). Please note that this is the **only** opportunity members of the public have to raise issues as, once the meeting has started, all discussions are limited to the Council and Officers.
5. **To receive** a Pre Planning presentation from Kathryn Ventham of Barton Willmore in respect of the aspirations of Bidford Grange Golf Club.
6. **To review** planning application **17/03542/FUL – Miss Elizabeth Woods, Persimmon Homes Ltd Marriage Hill Nurseries, 45 Salford Road, B50 4EY**
Erection of an electrical sub station to serve residential development 14/03028/OUT/ 16/02642/REM (retrospective)
The Parish Council considered this application at its December Planning Committee meeting and resolved to object on the grounds that it has an adverse visual impact on the streetscene. This objection could be waived, if the applicant agreed to “screen” the substation minimising the visual impact.
The Planning Officer has noted the comments and had replied as follows: *There is existing hedge row adjacent to the sub-station where this bounds Salford Road. Submitted plans (extract below) show proposed shrub planting (where visitor parking is currently located) and additional hedge row planting approximately where the existing close boarded fence is (shown in photo 2 below). It is possible to condition that this planting as shown on the submitted plan is put in within the first planting season following consent being granted. Would this be sufficient to screen the sub-station from your point of view or where you looking at further screening? If so could you advise what screening you are looking for so that I can engage with the developers on this matter.*
7. **To consider** the following planning applications
 - i. **17/03258/REM Mr John Deakin, CALA Homes (Midlands) Ltd, Long Marston Airfield, Campden Road, Lower Quinton, CV37 8LL**
Submission of Reserved Matters (access, appearance, landscaping, layout and scale) for 400 dwellings (Class C3) including open space, drainage works, highway works and all other associated work pursuant to planning permission 14/03579/OUT (Outline application (with all matters reserved (access, appearance, landscaping, layout and scale) for future determination) for the erection of up to 400 dwellings (Class C2/C3), up to 4,000 m² employment hub (Class B1(a)-(c) and a community hub (Class A1-A5/B1(a)/C3/D1/D2). Provision of new open space including parks and amenity space. Upgrading of existing access junction and provision of new emergency access of Campden road and associated infrastructure, engineering and landscaping works including a new pedestrian/cycle link from Campden Road to the Stratford Greenway, sustainable urban drainage systems and all ancillary enabling

works including demolition of existing buildings and structures) dated. 28th February 2017.

Councillors are reminded that Council is being notified as an adjoining Parish Council and that its comments will not trigger this application being determined at a Planning Committee but will be fully considered in coming to a decision on the application.

Council is also reminded that this application is in respect of the reserved matters regarding access, appearance, landscaping, layout and scale and NOT in respect of the relief road.

ii. **17/03566/VARY Mr Carl Varney, Varney and Varney Homes, land East of Waterloo Road**

Variation of conditions no. 2 and 5 of planning permission reference 17/00929/FUL to allow a minor material amendment to the siting and internal layouts of Plots 4 and 5, construction of a detached garage to serve Plots 4 and 5 and alteration to the timing of the landscaping works.

iii. **17/03569/FUL Mr and Mrs Parker, Riverside, Kings Lane, Broom B50 4HD**

Demolition of existing utility and log store and erection of proposed two storey rear extension with internal alternations

iv. **17/03608/LBC Mr W Partington, Media Training Masterclasses Limited, George Harborne House, 90-92 High Street, B50 4AF**

Replacement of timber infill panels and remedial works to the existing timber frame

v. **17/03652/FUL Miss Kirsty Quinney, 68 Marleigh Road, B50 4EE**

Two storey side extension to match existing standing building

vi. **17/03759/TREE, Mark Newell Tree Care Ltd., 41 High Street B50 4BQ**

T1 – Willow – Reduce by approx. 1/3 to old pruning points

8. To note the following planning decisions

i. **17/02386/FUL Mr and Mrs Borland, Milton House, High Street, Broom B50 4HL**

Permission granted

ii. **17/02581/FUL Mr James Dunford, Elmfield Bungalow, Georges Elm Lane, B50 4JR**

Application has been withdrawn

iii. **17/03447/COUQ Mr Tom Archer, Sherwood Acres, 6 Georges Elm Lane. B50 4JR**

Prior Approval refused