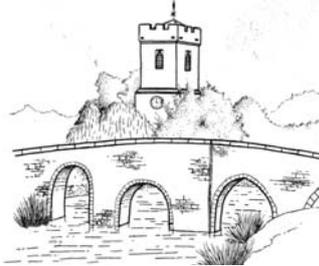


# BIDFORD ON AVON PARISH COUNCIL

## 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 12<sup>th</sup> February 2018 @ 7.30 pm to transact the following business

7<sup>th</sup> February 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**
  - i.** All members of the Council are respectfully reminded that in order to comply with the Code of Conduct adopted by the Parish Council on 18<sup>th</sup> December 2017, if any matter arises during the meeting in which they have declared an Interest, which could be personal or prejudicial, they should declare so and leave the room.
  - ii.** 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 Feb. 2018

3. **To approve** the Minutes of Planning Meetings of 8<sup>th</sup> January 2018
4. **Public Forum** - questions from members of the public. Please be aware that Council will only be able to respond to 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 consider** approval of a policy that would require every tree felled to be replaced by 2 trees – not necessarily in the same site but within the parish, the new site to be approved by the Council.
6. **To consider** the following SDC Consultations
  - i. “Site Allocations Plan for Stratford-on-Avon District – Intention to Prepare a Local Plan – Regulation 18 Consultation – Revised Scoping and Initial Options.  
Consultation document available at [www.stratford.gov.uk/siteallocations](http://www.stratford.gov.uk/siteallocations)  
Council has arranged a drop in session on Tuesday 13<sup>th</sup> Feb. 1.00 – 5.00 pm at Elizabeth House as well as the Planning Training on Feb. 15<sup>th</sup> between 5.00 – 7.00 pm dealing with this point.
  - ii. the “Canal Quarter Regeneration Zone Framework Masterplan Supplementary Planning Document Consultation” available at [www.stratford.gov.uk/canalquarter-spd](http://www.stratford.gov.uk/canalquarter-spd). Consultation ends on Friday 16<sup>th</sup> March.  
Council has arranged 2 drop in days:  
Monday 19<sup>th</sup> February 10.00 am – 4.00 pm at Venture House Business Centre  
Wednesday 7<sup>th</sup> March 2.00 – 7.00 pm at Room 002, Elizabeth House
7. **To consider** the following planning applications
  - i. **18/00134/FUL – Mr S Tingey, The Pad, Kings Lane, Broom B50 4HB**  
Construction of a new front porch and construction of a front/side extension
  - ii. **18/00139/FUL – Mr and Mrs McLeish, Barton Farmhouse, 6 Welford Road, Barton, B50 4N**  
Proposed single storey rear extension. 2no. conservation rooflights to front elevation
  - iii. **18/00148/DDT – Mrs E Uggerloese (Bidford- on -Avon Parish council), Land North and West of Millers Bank, Broom**  
T1 – native black poplar: fell (Tree is dead, all but one limb. The felling is subject to replacement planting. The tree is to be replaced by 2 no. native black poplars. Cuttings will be taken from the live growth and grown-on to produce clones of this tree as it is a rare female native black poplar)  
Please note this is for Notification purposes only
8. **To note** the following planning decisions

- i. **17/03267/FUL - Mrs Harris, The Croft, Bidford Road, Broom**  
**Permission refused**
- ii. **Mr Prosser, Prosser Homes, Health Centre, High Street, Bidford-on-Avon**  
Permission granted
- iii. **Miss Elizabeth Woods, Persimmon Homes Ltd., Marriage Hill Nurseries, 45 Salford Road, B50 4EY**  
Permission granted
- iv. **Miss Kirsty 68 Marleigh Road, B50 4EE**  
Permission granted
- v. **Mr Carl Varney, Varney and Varney Homes, Land East of Waterloo Road**  
Permission granted
- vi. **17/03759/TREE Mark Newell Tree Care Ltd., 41 High Street, B50 4BQ**  
No objection
- vii. **18/00030/FUL Mr and Mrs Robert Thompson, 83 Marleigh Road, B50 4EE**  
Permission granted

To Clerks to Town and Parish Councils and Parish Meetings

***Site Allocations Plan for Stratford-on-Avon District  
Intention to Prepare a Local Plan***

***Regulation 18 Consultation - Revised Scoping and Initial Options***

**Thursday 25 January to 5.00 pm Friday 9 March 2018**

Stratford-on-Avon District Council is holding a six-week public consultation on the revised scope of its Site Allocations Plan. The Site Allocations Plan is one of a number of planning policy documents that, when adopted, will be used by the Council to help make decisions on planning applications across Stratford-on-Avon District. It will also enable communities to know where new development may happen in the future.

The consultation document is divided into four parts which you can comment on, in particular by responding to specific questions relating to the topics covered. You can respond to any or all of these questions. The topics are:

- Part 1 The approach to identifying Reserve Housing Sites
- Part 2 The definition of Settlement (Built-Up Area) Boundaries
- Part 3 The proposed approach towards Specific Sites
- Part 4 Self-Build and Custom Housebuilding

The consultation document can be viewed on the District Council's website at [www.stratford.gov.uk/siteallocations](http://www.stratford.gov.uk/siteallocations) . It is also available to inspect at the District Council offices - Elizabeth House, Church Street, Stratford-upon-Avon CV37 6HX and at public libraries across the District. Copies of the document can be obtained from the Council.

The consultation is also being advertised by Public Notice in the Stratford Herald (25 January), Leamington Spa, Redditch and Stratford Observer (25/26 January) and Midweek News (30 January) 2018.

### **How to Comment**

Comments are invited on any aspect of the Revised Scoping and Initial Options document.

- Responses can be made via an on-line comment form using the link above - or
- by downloading a form and emailing it to [policy.consultation@stratford-dc.gov.uk](mailto:policy.consultation@stratford-dc.gov.uk) - or
- by post to: **Freepost Plus RTYG–BGXS-ESLZ, Stratford on Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX** - or
- handed in at the District Council offices in Stratford-upon-Avon.

### **What happens next**

The Council will take any comments received into account in the preparation of the 'Submission' version of the plan, which will then be subject to a further 6 weeks consultation to enable interested parties to make representations on its 'soundness'. The Plan itself, together with all representations, will then be submitted to the Secretary of State for examination.

Comments must be received by the District Council by **5.00 pm on Friday 9 March 2018**.

Yours faithfully

**John Careford**  
**Policy Manager (Planning & Housing)**

## ***Canal Quarter Regeneration Zone Framework Masterplan Supplementary Planning Document Consultation***

**Thursday 1 February to 5.00pm Friday 16 March 2018**

The Council has prepared a draft Canal Quarter Regeneration Zone (CQRZ) Framework Masterplan Supplementary Planning Document (SPD). This document provides additional guidance on the interpretation and implementation of Core Strategy Policies AS.1 and SUA.1.

The SPD provides a framework to guide the regeneration and renewal of the built and natural environment of the CQRZ.

The SPD will bridge the gap between the planning policies and proposals that are set out in the Core Strategy and the co-ordinated delivery of a series of developments that will together create a new high quality urban community.

The SPD is structured into four sections, each with a number of sub-sections:

- Introduction – including location, background and purpose of SPD, and stakeholder engagement
- Context – situation, route structure, townscape and land use
- Framework masterplan – vision, themes, masterplan and key design principles
- Delivery – relocation of businesses, site constraints, utilities, phasing and monitoring.

The document has been informed by technical analysis as well as engagement with local stakeholders including elected representatives of the communities in the area.

The consultation document can be viewed on the District Council's website at [www.stratford.gov.uk/canalquarter-spd](http://www.stratford.gov.uk/canalquarter-spd). It is also available to inspect at the District Council offices, Elizabeth House, Church Street, Stratford-upon-Avon CV37 6HX and at Stratford-upon-Avon Library.

The consultation is also being advertised by Public Notice in the Stratford Herald (1 February) and Midweek News (6 February) 2018 and on the Council's website.

The Council is also hosting two drop-in days when Officers will be available to answer questions and provide information face to face at:

- **Venture House Business Centre, Avenue Farm Industrial Estate, Birmingham Road, Stratford-upon-Avon, CV37 0HR - Monday 19th February 10am - 4pm**
- **Room 002 Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX - 7 March from 2pm – 7pm.**

### **How to Comment**

Comments are invited on any aspect of the SPD.

- Responses can be made via an on-line comment form using the link above; or
- by downloading a form and emailing it to [policy.consultation@stratford-dc.gov.uk](mailto:policy.consultation@stratford-dc.gov.uk); or
- by post to: Freepost Plus RTYG–BGXS-ESLZ, Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX; or
- handed in at the District Council offices in Stratford-upon-Avon.

### **What happens next**

The comments submitted during the consultation period will be assessed and the SPD will be amended as appropriate prior to its adoption by the Council. It will be used by the Council to help deliver the regeneration of the Canal Quarter and make decisions on planning applications.

Comments must be received by the District Council by **5.00 pm on Friday 16 March 2018**.

**John Careford**  
**Policy Manager (Planning & Housing)**