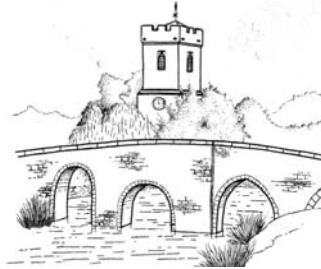


BIDFORD ON AVON PARISH COUNCIL
In the County of Warwickshire



To all Members of the Parish Council

You are hereby summoned to attend a Meeting of the Parish Council to be held at the Parish Council Meeting Rooms, Bramley Way on Monday 30th April 2018 after the closure of the Annual Parish Meeting (Part 2) but no earlier than 7.30 pm to transact the following business

25th April 2018

Elisabeth Uggerløse
Clerk to the Parish Council



AGENDA

- 1. To receive** and accept apologies
- 2. To receive** any 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 18th 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
- 3. To approve** the Minutes of the Parish Council meeting held on 26th March 2018

4. **Youth Forum** – an opportunity for the young of the parish to put their concerns to members of the Parish Council. Approx 15 mins. (Public Participation at Council Meeting Guidance Notes apply)
5. **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.
6. **Councillor Forum** – questions from members of the Council in respect of items on the Agenda or Matter Arising (Councillors should be aware this is not a forum when administrative issues are to be raised – this can be done directly with the Clerk and, if deemed appropriate, can be added to the Agenda as a separate item)
7. **To receive** a report from the County Councillor
8. **To receive** a report from the District Councillors
9. **To receive** Clerk's Report (if relevant)
10. **To receive** Reports from the Parish Council's Working Groups (if relevant)
 - i. **Amenities WG** – Report with recommendations circulated
 - ii. **Business Development** – Interim Feasibility Report circulated
 - iii. **Communication & Marketing**
11. **To receive** verbal report following the meeting at Salford Priors regarding Cycleways.
12. **To consider** the following correspondence
 - i. Letter from resident regarding Bidford School admissions
 - ii. Letter from the British Legion inviting Council to participate in a Special Event for Remembrance Sunday – date and venue of the first meeting to be arranged
 - iii. Thank you letter from Bidford Primary School for the grant
13. **To consider** the following planning applications
 - i. **18/00845/VARY Mr James Wilson, Greenacres Waterloo road, B50 4JP**
Variation of conditions 2 and 4 of planning permission 13/02455/FUL to enable 14 of the 16 previously approved gypsy family plots to be occupied by static caravans and the remaining 2 plots to be for touring caravans
 - ii. **18/00947/FUL Mr S Felix, Blenheim Nursery, 7 Stratford Road, B50 4LU**
Erection of new glasshouse for use in connection with existing horticultural business (part retrospective)
14. **To approve :**
 - Accounts for the month of March 2018 (circulated)
 - this month's payments (circulated)

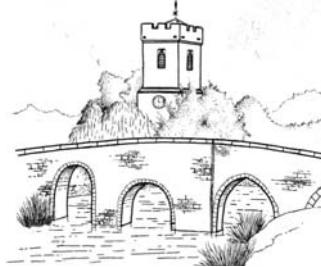
Due to the sensitive nature of this item, the Council may resolve to exclude the public (Public Bodies (Admissions of Meetings Act) 1960 s1(2))

15. To consider correspondence from resident

16. To receive Report from the Staffing Panel, following the Appraisal of the Clerk

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Item 10 i) - REPORT/RECOMMENDATIONS FROM THE AMENITIES WORKING GROUP

Members: Cllrs. Hiscock (chairman), Mrs Keeley and Pound
Attendant: Mrs E Uggerløse - Clerk

Members met on Wednesday 25th April 2018 @ 4.30 pm

1. Grant Application

- **Mark Smith – Annual Vintage Gathering**
Financial assistance to purchase coal
Total cost of event : £3.5
Amount requested: £400
Recommendation : to approve the grant

2. Annual Inspection of Play Area

- Copies were given to both Mark and Dave Prickett for them to go through and carryout the necessary work.
 - i. One of the things that has to be done is to remove the logs from the play area enclosure on the Big Meadow and it is proposed these be replaced with a couple of picnic tables. I have checked the suitability of this with the Play Inspection Company who has approved it.
 - ii. Missing caps were also mentioned on a number of occasions – Dave has suggested that, instead of replacing them on a regular basis, he will cover the nut with silicone which removes the danger of sharp edges

Recommendation : to note

- **Marleigh Park**
A installation inspection was carried out and Play & Leisure, the company that installed the equipment, have visited the site. A report with their replies to the issues raised is being received.

Item 10i) Amenities Report April 2018

- **Outdoor Gym equipment**

Site visit to this area was made by installers to check out some small issues. Contractors were present to see how maintenance of the equipment should be carried out

Recommendation : to note

3. KINGS LANE, BROOM PLAY AREA

Cost to replace the existing fence £4,000.00 – it needs replacing

Recommendation : to approve

4. BIG MEADOW FENCE

Following site visit, to agree recommendation

Recommendation: to approve this and obtain quotation for Council approval at next meeting

5. BIDFORD YOUTH CLUB AREA

As Councillors have been made aware; it appears that some children were found playing on the youth club area. There followed a discussion when it became clear that it was recognised as Parish Council land but as such, it was public open space(POS). This is not the case as the land is leased to Bidford Youth and Canoe Clubs.

The other concern was the children accessing the riverbank and falling into it and the Council's responsibility as landowners.

After much deliberation and discussion the following **Recommendation is being made:**

That Council erect a 6/7 ft fence round the site respecting the right of access of 2 of the properties due to "easement of long usage" by allowing approx. 1 M between their fence and the new fence: this will ensure the area is clearly designated as land leased to a third party with no right of access to it and will restrict the access to the riverbank to those with legitimate right to it.

Cost £9,500.

4. WAR MEMORIAL

Obtained 2 quotations:

- G Seller & Co – company that carried out the original refurbishment **£1,250.00 plus VAT**
- Memory Lane Memorials – did the small "Lest we Forget" plaque **£2,176.80 plus VAT**

Recommendation to approve G. Seller & Co. They have advised Council of the potential danger of damaging the sandstone structure when removing the existing plaque and this has been accepted.



Bidford-on-Avon

Village Centre Feasibility Study

April 2018

Mike King
People and Places Insight Ltd
Mike.king@people-places.co.uk



Background

People and Places Insight Ltd is an organization with the objective to help renew and regenerate localities from across United Kingdom and the Republic of Ireland. The People and Places team have worked with National Government, Local Authorities, Town Councils, Business Improvement Districts, Neighbourhood Plan Steering Groups, Community and Town Partnerships, Universities and Retailers on a wide range of projects including;

- ❖ Benchmarking Town Centre Performance
- ❖ Visitor Satisfaction Surveys
- ❖ Car Parking Strategies
- ❖ Feasibility Studies
- ❖ Business Support
- ❖ Signage Reviews
- ❖ Mystery Shopping
- ❖ Establishing Market Town Forums and Networks
- ❖ Neighbourhood Planning
- ❖ Partnership Development and Training

Mike King is the Director of People and Places Insight Ltd and offers 16 years' experience in research, planning and regeneration projects in both the public and private sector. Mike is a specialist in community consultation, framing research schedules, survey design, analysis and report writing using a combination of SNAP Survey Software, Survey Monkey and Microsoft Office Packages.

Approach

At present the British Legion Building in the village centre is vacant and up for auction. Bidford-on-Avon Parish Council have been speaking to developers about potential options for the site which would be beneficial to the village centre and wider economy. Options discussed include a mixed retail/ business use. It is important to the Parish Council to understand what local stakeholders would like to see developed on the site and equally as important whether or not they would use the development.

People and Places Insight Limited recommended the following layered approach;

- ❖ **Business Surveys:** A short survey to ascertain the views of local Businesses. The cohort included Village Centre based traders, Industrial Estate based traders and the ever growing, and increasingly important to the local economy Business owners who operate from home. Surveys were hand delivered to Village Centre Businesses, posted to Industrial Estate Businesses and hosted online for Home-Based Businesses to complete. Questions in the Survey included options for the development of the British Legion Building and potential levels of use. The online survey for Home-Based Businesses has been re-issued in April 2018 as we feel that this cohort is very important both due to the projected increase in numbers over the coming years and their potential to visit any new Village Centre development to use the premise as a base for work or act as a meeting place.
- ❖ **Residents Survey:** A short survey to ascertain the views of Residents. To ensure there is the opportunity for all Residents to complete the survey a range of completion options was made available. An online version was hosted on local websites and advertised in local publications and newsletters. Augmenting the online version 100 face to face interviews were conducted with a random sample of village centre users. Questions in the Survey included options for the development of the British Legion Building and potential levels of use.
- ❖ **Focus Groups;** Following the survey elements of the research Businesses and Residents were invited to participate in three Focus Groups to discuss the future use of the British Legions Building based on the research findings. The Focus Groups questions were built upon the quantitative research data in order to gain rich qualitative feedback on development options and potential use. Focus Groups are being planned for May 2018.

The following paper incorporates a robust primary sample of both Business respondents and Residents/ Village Centre Users views about the potential new development. It must be noted that the sample will be built upon with continued survey work and the planned Focus Groups, so the attached results are at an interim stage. A fuller report will be presented to the Parish Council at the end of May 2018.

Executive Summary

Café/ Coffee Shop Wanted

- ❖ 58% of Businesses and 57% of Residents/ Town Centre Users indicated that if commercial space were to become available in the village centre they would like to see 'Units suitable for Food and Drink Sales and Consumption e.g. Café. Qualitative feedback from the Residents/ Town Centre Users augmented the statistical data with 'Café' and 'Coffee Shops' being cited as uses for commercial space.
- ❖ 90% of Residents of Bidford-on-Avon reported that in principle, they would support the use of some of the existing Parish funds if that was necessary to enable their favoured development.

Retail Space

- ❖ 53% of Residents/ Town Centre Users reported that if commercial space were to become available in the village centre they would like to see 'Units suitable for Retail e.g. clothes shop.

Businesses Not Planning to Move

- ❖ 80% of Businesses did not have any future plans to change their business premises.
- ❖ Over three quarters of Businesses indicated that if commercial space were to become available in the village centre they would not be interested in new premises.

Residents Survey Results

The following results are based on the 200 completed Resident/ Town Centre User Surveys. The results are presented as in line with the structure of the survey.

If some commercial space were to become available in the village centre, which TWO of the following options would you like see for the benefit of Bidford-on-Avon? (Please tick two options only)

	%
Office space (non-shared)	2
Office space (shared)	8
Units suitable for Retail e.g. clothes shop	53
Units suitable for Food and Drink Sales and Consumption E.g. Cafe	57
Units for community use e.g. Meeting space	28
Units for Service Providers e.g. Pre School Nursery, Local Authority Services	41
Units suitable for light industry	5

57% of Resident/ Village Centre Users indicated that if some commercial space were to become available in Bidford-on-Avon they would like to see 'Units suitable for Food and Drink Sales and Consumption e.g. Café, with 53% 'Units suitable for Retail e.g. clothes shop. 41% of respondents stated they would like to see 'Units for Service Providers e.g. Pre School Nursery, Local Authority Services.

Please use the space provided to give details on the type of businesses you would like to see attracted to the village centre?

Substantiating the quantitative findings, the key theme to emerge when Residents/ Village Centre Users were asked to give details on the type of businesses they would like to see attracted, 'Café' was the key theme, comments included:

*Please note that all comments are copied verbatim and may include grammatical errors

- ❖ *The village needs a cafe or eatery with parking, alternatively retail unit of a useful size. We have no reasonable sized units in the village to attract a retail type business. If a much needed eatery or cafe type business could be attracted they should be given the opportunity to have a offshoot in the Meadow as an incentive.*
- ❖ *It would be nice for Bidford to have more support from their residents and I feel more retail and cafe shops may encourage this*
- ❖ *It must be independent but affordable. Diverse and a good standard of food offering. There is a lot of room for improvement with the standard of food served at the take away with exception of fish & chips. Lower pricing attracts more custom which attracts footfall. A cafe that is open!! And serves a good brunch (offering veggie options & gluten free etc) and decent coffee. Perhaps*

with mum and baby meets in the daytime to maximise trade. We would love to be able to buy fresh croissants first thing on a Saturday or Sunday!!

- ❖ *Delicatessen Cafe*
- ❖ *Cafes /delicatessens of a high standard such as those found in Stratford and Alcester*
- ❖ *The village is lacking an attractive go to cafe. One that would welcome a variety of customers, including locals, offering good quality coffee and snacks.*
- ❖ *A social space, cafe for example, where families and friends can meet in the day time.*
- ❖ *Good sized cafe for young families, local workers, walkers, cyclists and other visitors.*
- ❖ *The village needs a decent coffee shop/ cafe which would attract both locals and visitors.*
- ❖ *A more contemporary cafe serving a variety of foods/drinks.*
- ❖ *Locally sourced healthy cafe / restaurant*
- ❖ *cafe open for visitors for light lunches etc.*
- ❖ *Cafe and more retail eg clothes or homeware*
- ❖ *Restaurants and cafes*

A sub section of those Residents/ Village Centre Users who wanted to see a 'Café' in Bidford-on-Avon Village Centre stated 'Coffee Shop':

- ❖ *I would love a coffee shop that was open after school to allow me to take my son for a treat at the end of the day and also a place I could meet friends during the week. The bakery has limited space and restrictions on opening times which means we currently either travel to Alcester or to Osco's but would much prefer somewhere we could walk to rather than having to use the car*
- ❖ *I would love to see a coffee shop /farm shop business using locally sourced food a reasonably priced up to date menu somewhere families can walk to sit outside meet up with friends for coffee and buy local produce. A meeting place with a local food theme*
- ❖ *Somewhere for local parents to meet for a coffee with a space for children to play*
- ❖ *A proper coffee shop /upmarket café along the lines of Orange Mabel Tea Rooms in Alcester, open all day to serve breakfast as well lunch and afternoon teas.*

The other key theme to emerge from the qualitative feedback was that Residents/ Village Centre Users would like to see 'Retail' attracted to the Village Centre, comments included:

- ❖ *retail unit of a useful size. We have no reasonable sized units in the village to attract a retail type business.*
- ❖ *Retail outlets such as clothing, homewares and furnishings (but not hair and beauty outlets, health facilities e.g. dentists, therapies).*
- ❖ *Quality retail &/or leisure type premise to attract visitors to the village centre.*
- ❖ *retail shops, book shop, haberdashery, green grocer, antique centre*
- ❖ *Specialist non-food retailers e.g. for country sports, cycling, walking, river sports, antiques*
- ❖ *Small retail units for shops such as clothing or handmade crafts, or delicatessen etc.*
- ❖ *Nursery; mother and child facilities. Domestic retail - e.g. food shops, hardware.*
- ❖ *more retail egg clothes or homeware*

Within the 'Retail' theme several comments specifically cited 'Green Grocer', examples include:

- ❖ *Green Grocer*
- ❖ *first choice: green grocer - we have a wonderful butcher and bakery and we get our milk delivered by the milkman but always find we have to go to budgens or one stop for a few bits and pieces but have to do our main shop elsewhere e.g. Stratford or Evesham. I think a green grocer would benefit everyone, helps the local economy and businesses and means people eat fresh and buy local.*

'Clothes Shop' was also mentioned, comments included:

- ❖ *Clothes shop Sports shop /school uniform*
- ❖ *A boutique style clothes shop*
- ❖ *clothes shop, somewhere tourists would want to visit.*
- ❖ *Independent clothes shop*
- ❖ *Cheap shoe, clothes, shop*
- ❖ *Small retail units for shops such as clothing*
- ❖ *Clothes shops/boutiques*

Only answer if you are a resident of Bidford-on-Avon Parish: In principle, would you support the use of some of our existing Parish funds if that was necessary to enable your favoured development?

	%
Yes	90
No	10

90% of Residents of Bidford-on-Avon reported that in principle, they would support the use of some of the existing Parish funds if that was necessary to enable their favoured development.

Business Survey Results

The following results are based on the 40 completed Business Surveys. The results are presented as in line with the structure of the survey.

Is your Business based?

	%
From premises in the village centre	35
From premises on the outskirts of the village centre	32
From home	32

In regard to where Business respondents were based, the split was even with 35% 'From premises in the village centre' and 32% 'From premises on the outskirts of the village centre' and 32% 'From home'.

Do you have any future plans to change your business premises?

	%
Yes	20
No	80

80% of Businesses did not have any future plans to change their business premises.

From the 20% of Businesses who did have future plans to change their business premises, 50% stated this was to 'Relocate to another premise on the outskirts of the village centre'.

If some commercial space were to become available in the village centre would you be interested in new premises?

	%
Yes	24
No	76

Over three quarters of Businesses indicated that if commercial space were to become available in the village centre they would not be interested in new premises.

From the 24% of Businesses who were interested if commercial space were to become available in the village centre, 57% stated this was 'Units for Service Providers e.g. Pre School Nursery, Local Authority Services.

If some commercial space were to become available in the village centre, which TWO of the following options would you like see for the benefit of Bidford-on-Avon? (Please tick two options only)

	%
Office space (non-shared)	4
Office space (shared)	8
Units suitable for Retail e.g. clothes shop	31
Units suitable for Food and Drink Sales and Consumption e.g. Cafe	58
Units for community use e.g. Meeting space	35
Units for Service Providers e.g. Pre School Nursery, Local Authority Services	42
Units suitable for light industry	15

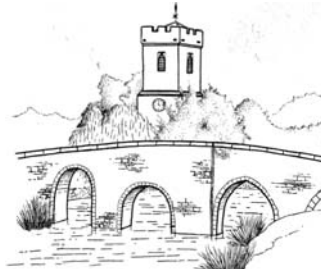
Over half (58%) of Businesses reported that if some commercial space were to become available in the village centre, for the wider benefit of Bidford-on-Avon, they would these units to be ‘Suitable for Food and Drink Sales and Consumption e.g. Café’. 42% of Businesses stated units for ‘Service Providers e.g. Pre-Nursery School, Local Authority Services’, 35% ‘Units for community use e.g. Meeting space’ and 31% ‘Units suitable for Retail e.g. clothes shop’.

Please use the space provided to give details on the type of businesses you would like to see attracted to the village centre?

‘Café/ Coffee Shop’ was the key theme to emerge, comments included:

- ❖ *Modern quick food and or cafe. Family friendly dining.*
- ❖ *We need a nice cafe for people to meet, meetings to take place and for visitors to get a drink and cake*
- ❖ *Good café*
- ❖ *Coffee shop*

BIDFORD ON AVON PARISH COUNCIL In the County of Warwickshire



Item 13 i) - 18/00845/VARY - Greenacres, Waterloo Road

On receipt of this application, I contacted SDC's Enforcement to establish whether they had concluded their investigation regarding the actual use of this "authorised Gypsy & Traveller site"

I was advised the case was still open. On inspection, it was found there were more caravans that were allowed and it became necessary to deal with this as a precursor to any action in relation to the status of the occupants. A Breach of Condition Notice was then prepared when the application arrived.

As can be seen from the application this is to "*enable 14 of the 16 previously approved gypsy plots to be occupied by static caravans and the remaining 2 plots to be for touring caravans*"

Council should consider two issues:

- Increase in the number of caravans from 14 to 16 – this follows the above Breach of Condition Notice
- Gypsy & Traveller pitches consist of a static AND a touring caravan: this application is in respect of 14 static and 2 touring which puts in doubt that it is, in fact, used as an Authorised Gypsy and Traveller site, which is the case of the original Enforcement investigation.
I have spoken to the planning officer who agrees the application would not appear to support that this is a "Gypsy & Traveller Site".