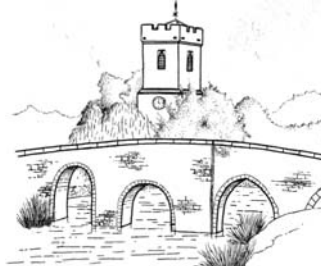


BIDFORD ON AVON PARISH COUNCIL

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 13th August 2018 @ 7.30 pm to transact the following business

8th August 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 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.

Plan Agenda Sept. 2018

3. **To approve** the Minutes of Planning Meetings of 9th July 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 receive and consider** the following correspondence:
 - i. **SDC** – Delegated Powers to Determine Planning Applications
6. **To receive** verbal report on the Green Belt Presentation
7. **To note** Council's waiving of its objection to Planning Application 18/01476/FUL subject to the inclusion of the following condition wording:
The garage hereby approved shall only be used for storage purposes ancillary to the enjoyment of the main dwelling. It shall at no time be used as a separate dwelling unit and no separate curtilage shall be created.
Reason: It is considered that the site is inappropriate for an independent unit of accommodation in addition to the main dwelling and such development would be detrimental to the amenities of the area and sustainability objectives in accordance with Policies CS.1 and CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).
8. **To consider** the following planning applications
 - i. **18/00525/VRY Mr Steven Felix Blenheim Nursery, 7 Stratford Road, B50 4LU**
 Variation of condition no. 6 of planning permission reference 15/01972/FUL dated 10th August 2015 to amend the opening times to 8.00 – 17.00 Mon-Sat and 10.00 – 16.00 Sun.
 Original description of development: Erection of new café/restaurant
 - ii. **18/01637/FUL Mrs A Billingsley, 16 Welford Road, B50 4NP**
 Single storey extension to rear
 - iii. **18/01735/FUL Mr B Steele, 70 High Street, B50 4AB**
 Change of use of rear of single storey building from commercial bakery (class B2) to 2no. one bedroom apartments (Class C3) and minor external alternations.
 - iv. **18/017833/FUL Shilpalm Properties Ltd, King George House, 11 High Street B50 4BQ**
 change of use of ground floor existing offices (B1a) and first floor to three bedroom dwellings (C3) with proposed single storey side extension.
 - v. **18/02368/TREE Mark Newell tree Care Ltd, Avonside, 12 Grange Road, B50 4BY**
 T1 and T2 – Lombardy Poplar – Fell

9. To note the following planning decisions

i. 17/03621/FUL Adam Weaver AB Automotive Products, 3B Waterloo Road, B50 4JH

Permission granted

10. To consider changing the date of the next Planning Committee Meeting from 10th to 17th September (Clerk on Annual Leave)

Direct Line : 01789 260400
Fax : 01789 260007
e-mail : Phil.grafton@stratford-dc.gov.uk
My ref : PG/mdh
Your ref :
Date : 18 July 2018



To all Town and Parish Clerks

Phil Grafton
Head of Governance and Democracy

Dear Colleague

Delegated Powers to Determine Planning Applications

At the meeting of Council on 16 July 2018 members approved a number of changes to our Constitution, including changes to the powers delegated to council officers to determine planning applications, as opposed to the Planning Committee.

Until now, the decision-making powers delegated to officers largely depended on whether or not the application was a major or a minor planning application ("a substantial development proposal").

As from 16 July this distinction is removed and now, regardless of the size of the proposed development, if the local parish council or the ward member objects to the application then the matter will be referred to the Planning Committee.

Otherwise, a council officer may determine the application, unless he/she, in consultation with the Chairman of the Planning Committee, believes that the application has generated significant public interest, or in any other respect merits consideration by the Planning Committee.

In making this change, members of the Council asked me to write to all Town and Parish Councils in the District to bring these changes to the attention of your members. For further details please see my report to the meeting that is published on the Council's website.

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Grafton'.

Phil Grafton
Head of Governance and Democracy
Monitoring Officer

Elizabeth House
Church Street
Stratford-upon-Avon
CV37 6HX

telephone **01789 267575**

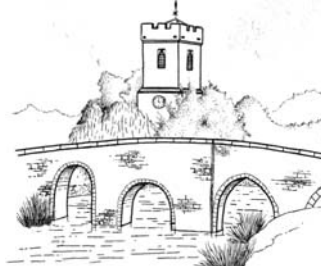
minicom **01789 260747**

website **www.stratford.gov.uk**

DX700737 STRATFORD-ON-AVON 2

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



ITEM 8 – PLANNING APPLICATIONS

- **18/01637/FUL** – The Parish Council has already considered this application under Listed Building Consent (LBC) when it supported it as the applicant is working with the Conservation Dept. to return the building to its original state (in as much as this is possible)
- **18/01735/FUL** – County Highways have objected as there is no allotted parking to these dwellings.
This breaks with the traditional High Street premises of shop on the ground floor with dwelling on top – it already is like this. Council has to consider whether the loss of the rear of the ground floor for dwellings is contrary to NDP Policy ECON 1 (Protecting and Enhancing Existing Employment Sites) and to Policy ECON 3 (Protecting and Enhancing the Village Centre). The proposal would appear to envisage the front of the premises being a bakery shop/tea room with a very reduced space. there is the added concern, already expressed by County Highways, of no parking for 3 dwellings especially as the entrance to the flats is from the High Street which will result in cars parking outside to gain access even if only to unload shopping.
- **18/017833/FUL** – This application is contrary to NDP Policy ECON 1 (Protecting and Enhancing Existing Employment Sites) and to Policy ECON 3 (Protecting and Enhancing the Village Centre).
The Parish Council is aware of at least one party interested in keeping these premises commercial.