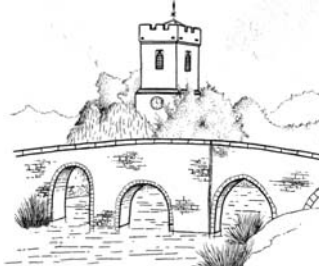


# BIDFORD ON AVON PARISH COUNCIL

## 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 17th September 2018 @ 7.30 pm to transact the following business

12<sup>th</sup> September 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 Sept. 2018

3. **To approve** the Minutes of Planning Meetings of 13<sup>th</sup> September 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. **South Worcestershire Development Plan** – Consultation on the Development Boundary review Recommendation – to note
6. **To consider the** SDC Draft Strategic Housing Land Availability Assessment 2018 (SHLAA) Information and Report circulated.  
Please note Council has an extension to 18<sup>th</sup> September to reply.
7. **To note** the following replies made by Council to the following applications
  - i. **18/01991/FUL Mr David Sullivan, 33 Steppes Piece, B50 4AT**  
Construction of a driveway  
As Highways had not raised any objection, Council made a “No representation” comment.
  - ii. **18/02503/TPO Mr Graham Murray Schofield, 17 Old School Mead, B50 4AW**  
T1 Lime – Fell  
Following consultation with the Tree Officer at SDC and its own policy, Council objected
8. **To consider** the following planning applications
  - i. **18/01637/FUL & 18/01638/LBC Mrs A Billingsley, Wisson Hill, 16 Welford Road, Barton**  
Amendments received as follows:
    - Removal of the Juliette balcony to the Removal of the Juliette balcony to the existing first floor landing window above the main entrance door (west elevation)
    - Reduction in footprint of the extension to 5900mm in length x 4100mm in width (the size of the original proposal being 6600 x 4800mm)
  - ii. **18/01883/FUL CALA Homes (Midlands) Ltd., Land between B439 Evesham Road/Luddington Road & A3400 Shipston Road. Including Land Between Luddington Road And Stratford Racecourse, Land Between River Avon & River Stour/B4362 Clifford Lane And Land Between B4362 Clifford Lane And A3400 Shipston Road**  
Construction of a southwestern relief road to Stratford-upon-Avon extending between the A3400 Shipston road near Orchard Hill Farm and the Luddington Road B439 Evesham Road. The proposed road incorporates: a bridge structure over the River Avon and Stratford

Greenway and associated viaduct approaches and embankments, provision of new footpaths, provisions of new junctions between the relief road and Luddington Road, B4632 Clifford Lane/Campden road and A3400 Shipston Road with associated alignment alterations, provision of new accesses to Stratford-upon-Avon Racecourse and Clifford Business park, associated infrastructure (including lighting), utilities, engineering (including drainage works) and landscaping works

**Note:** Council is being **notified** as a nearby Parish Council and is asked to be aware that as such your comments will not trigger this application being determined at a Planning Committee.

iii. **18/02266/VARY Mr Andrew Miles MAD Developments (Broom) Ltd, River House, High Street, Broom B50 4HN**

Variation of condition 2 (approved plans) of Planning Permission 17/03123/VARY to allow the construction of a gate and garden wall to front of Property Plot 1

iv. **18/02253/FUL Mr & Mrs David & Ingrid Rushton, The Old Vicarage, 13 High Street, B50 4BQ**

Conversion of Garage/Hobby Room into holiday cottage

v. **18/02315/FUL Mrs Sarah Birch, Grce House, Welford road, Barton**  
change of use of agricultural land to garden (part retrospective)

vi. **18/02317/FUL Mr and Mrs O'Brien 56 Victoria Road, B50 4AR**  
Single Storey rear extension

vii. **18/02356/TREE Mr Anthony Judd, 5 Icknield Street, B50 4BX**

o T1 and T2 – birch

o T3 - willow

o T4 – beech

o T5 – maple

Reduce in height from approx. 9 metres to 6.7 metres and spread from approx. 5.5 metres to 3.7 metres

v. **18/02617/TREE Claire Bye, Orbit Housing, 10 Icknield Street, B50 4BX**

T1 – Holly – Fell

9. **To note** the following planning decisions

i. **18/01639/LBC Mrs A Billingsley, Wisson Hill,**

ii. **18/01662/FUL Mr N Gartrell, 4 Malt House Close, Broom, B50 4JT**  
*Granted*

iii. **18/01783/FUL Bright Stars Nursery, Friday Furlong, Waterloo Road, Bidford-on-Avon**  
*Granted*

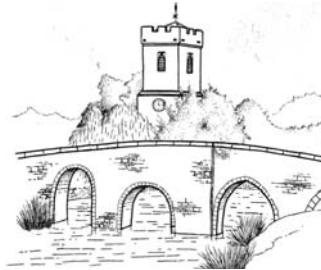
iv. **18/01991/FUL Mr David Sullivan, 33 Steppes Piece, B50 4AT**  
*Granted*

v. **18/02080/FUL Mr & Mrs Tony Davies, 70The Leys B50 4DW**  
*Granted*

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# **BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



### **ITEM 6 – SDC Draft Strategic Housing Land Availability Assessment 2018 (SHLAA)**

Please note that the SHLAA is simply an assessment of the possible sites based on an agreed methodology (similar to the one used by the NDP Steering Group used when assessing the different sites). SDC is required to have a SHLAA to ensure it has the required land supply at any given time.

These sites will then be assessed by the Site Allocation and these will form part of a statutory consultation.

You will see from the attached map that from the 15 identified sites in Bidford, only 3 are amber:

- BID 2 (Land West of Grafton Lane) owned by WCC and it was considered as one of the reserve sites for the NDP
- BID 8a – this would appear to be to the east of the 5 new dwellings Mr Jackson developed.
- BID 11 – this is the area east of Jacksons Meadow and north of Miller Homes

Because the NDP does not have any reserve sites (the site selected for this [land to the West of Waterloo Road] was granted planning permission by appeal for 200 dwellings) the recommendation is for the Parish Council to approve either 8a and/or 11 – if it rejects all of them, it risks having sites imposed willy nilly. Site No. 2 is outside the Village Boundary and, although at the presentation it was made clear that many

of the sites would, by the nature of them, be outside the Village Boundary, if the Parish Council accepted either one or both of the others, it would be in a better position to argue against the third.

It is also recommended Council consider the max. number of dwellings it considers appropriate for any site it proposes.

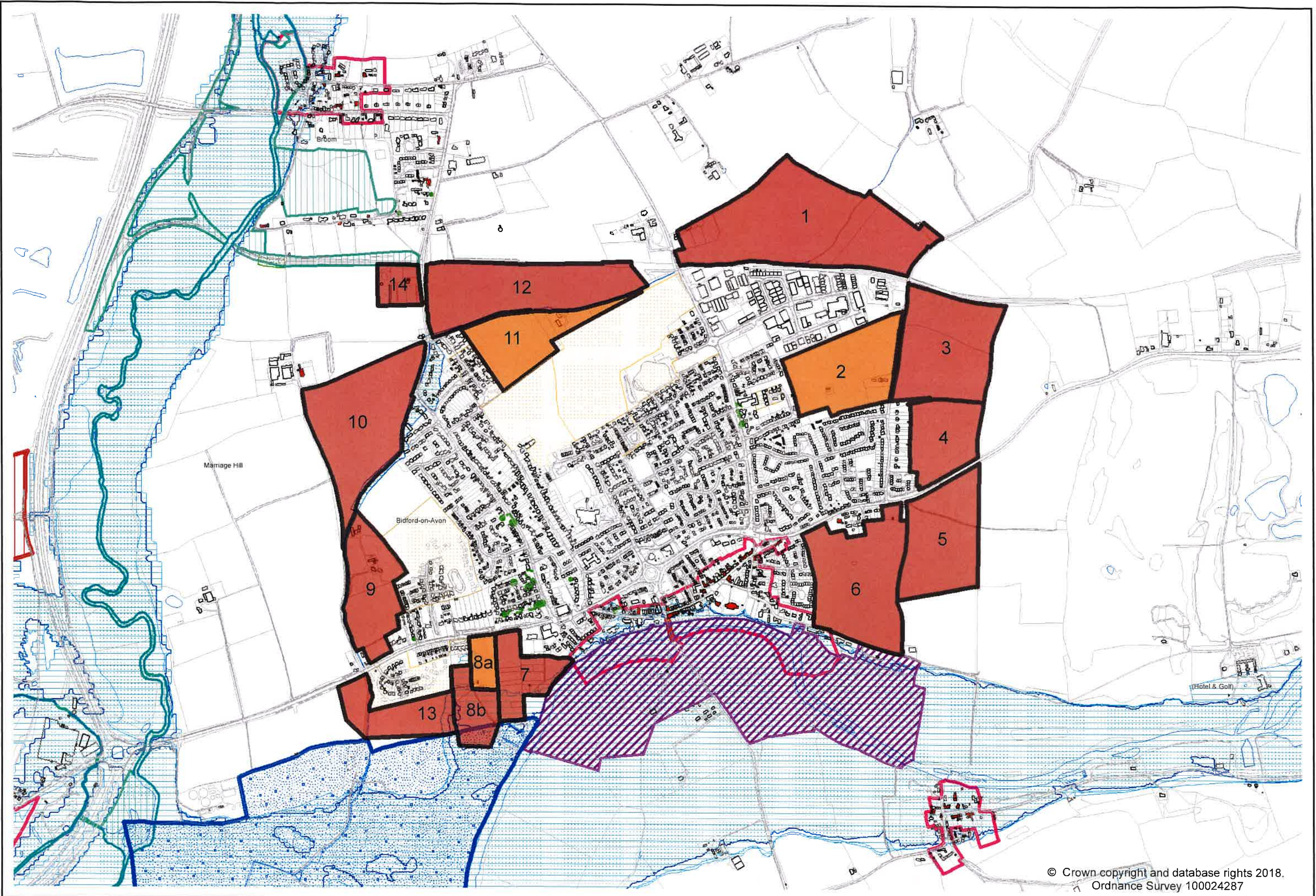
Although the consultation ends on 14<sup>th</sup> Sept. as the next Planning Committee meeting is on Monday 17<sup>th</sup> Sept. when council can consider this, SDC have agreed to the Council responding by 18<sup>th</sup> Sept.

The following documents form part of this Report

- Map showing the proposed SHLAA sites (on the screen red looks brown)
- 2 pages showing the methodology
- Copy of the presentation made yesterday  
Hard copies have been left in the small Parish Council Meeting Room accessed via the library should any one wish to see them

Full access to the consultation is avail at **[www.stratford.gov.uk/shlaa18](http://www.stratford.gov.uk/shlaa18)**.





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Ordnance Survey 100024287

Bidford-on-Avon Land Parcels







