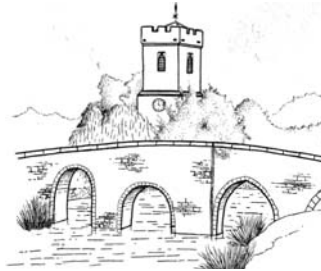


BIDFORD ON AVON PARISH COUNCIL
In the County of Warwickshire



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 May 2019 which will take place after the Annual Parish Council Meeting which starts at 7.30 pm but no earlier than 8.00 pm to transact the following business

8th May 2019

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

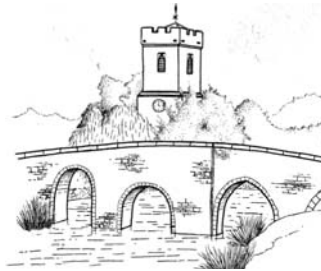
Plan Agenda May 2019

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 Planning Meetings of 8th April 2019
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** approving the Street Naming of the new development off Waterloo Road. The applicants proposed name is *BlamoreRise*. Please note the Parish Council must have a valid reason to object to the proposed name.
6. **To consider** the following Planning Applications.
 - i. **19/00648/OUT Mr G Bradley, Brookfields Barn, Stratford Road, B50 4LU**
Replacement dwelling with all matters reserved except the access
It should be noted that this application is for a replacement dwelling on a site that is not really visible from the road. However, it is currently not inhabited and it is outside the village boundary. The footprint would also appear to be somewhat larger than the current dwelling.
 - ii. **19/00731/FUL Mr Buggins, Countryside Properties (UK) Ltd and Midland Heart Ltd, Development site, corner of Waterloo Road and Wellington Road (Old United Carriers site)**
Erection of 50 affordable houses
Council should consider that
 - *this application is contrary to NDP Policy ECON 1 which seeks to protect existing employment sites-there is little or no proof that this site has ben properly advertised once the outline planning permission for a retail site was granted*
 - *this application is dependent on Government Funding – if permission is granted and the funding is not realised there is a risk that the 50 affordable dwellings will simply become 50 dwellings*
 - iii. **19/01137/DDT Jill Houghton, Jill's Gardens, Astwood House, 67A High Street B50 4BG**
T1 –willow – decayed pollard stem, split:: Fell (replacement planting required)
Please note this is a notification under the Dead/Dangerous Tree so the work has been carried out. As can be seen, a replacement is required.

7. **To note** the following planning decisions
- i. **18/02180/FUL and 18/02181/LBC, Ms Young, 38-40 High Street, B50 4AA**
Subdivision of 38-40 High Street to form two separate dwellings. 38 will be renovated to form a 2 bed townhouse and 40 will be renovated throughout
Permission granted
 - ii. **18/03067/FUL, Mrs Clare Thornton Land at Waterloo Road (Miller Homes)**
Proposed residential development of 4 dwellings
Permission granted
 - iii. **19/00239/FUL Mr and Mrs Dean March, 15 Wilkes Way**
First floor side/ear extension
Permission granted
 - iv. **19/00545/FUL Miss Anna Wells, 15 Quinneys Lane**
Change of use of land (land exchange of land from church curtilage to residential curtilage) and removal of shed and construction of double garage
Permission granted

BIDFORD ON AVON PARISH COUNCIL
In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 8th April 2019 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way, B50 4QG

PRESENT

Chairman Cllr Fleming

Cllrs. Atkins, Ms Deacon, Harvey, Hiscocks, Mrs Keeley, Knight, Pound and Mrs Taylor

In attendance Mrs E. Uggerløse, Clerk to the Parish Council

Also present District Cllr Pemberton and 5 Pre presentation members

1. TO RECEIVE AND ACCEPT APOLOGIES

There were no apologies

2. TO RECEIVE DECLARATION OF INTERESTS 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 18th December 2017, if any matter arises during the meeting in which they have declared a disclosable pecuniary interest (DPI) they should leave the room.

None

- Written requests for Dispensations for DPI should be received by the Clerk no more than 24 hours prior to the meeting.

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Dispensations will be granted as appropriate.

None requested

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 11TH MARCH 2019

Cllr Mrs Keeley proposed the Minutes be accepted as being accurate

RESOLVED that the Minutes be approved and they were signed by the Chairman.

4. PUBLIC FORUM

No members present

5. TO RECEIVE A PRE PLANNING PRESENTATION FROM SAM SILCOCKS OF HARRIS LAMB PROPERTY CONSULTANCY REGARDING PROPOSED PLANS TO LAND TO THE EAST OF WATERLOO ROAD (OLD UNITED CARRIERS SITE)

Mr Silcocks started with a history of the site followed by a good presentation of the proposed application for 50 affordable dwellings some of which will be for rent and others for part-ownership. The house mix is in accordance with district requirements. It was confirmed that the dwellings will be offered to local residents first before going out to the rest of the district and this will be bound by a S106 Agreement.

Copy of the presentation is attached to these Minutes.

6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

i. 18/03067/FUL Mrs Clare Thornton, Land At, Waterloo Road, Bidford on Avon

Amendments/additional information has been received regarding the revised layout revising the positioning of plot 1 and associated detached garage and parking arrangements of plot 4

it was noted that efforts had been made to address the Parish Council's concerns.

RESOLVED to note

ii. 19/00499/FUL Mr Patrick Perry, 34 , Marleigh Road, B50 4DF

Proposed reposition of 1.8m fence

RESOLVED no representation

iii. 19/00586/FUL Mr Gordon Gregg, 1 Spiers Court, St Laurence Way, B50 4LF

remove part of an existing front/ rear garden dividing wall and replace with timber gate to provide access to rear garden (retrospective)

RESOLVED no representation

iv. 19/00621/FUL Mr and Mrs Morris, 87 High Street, B50 4BG

Proposed two storey rear extension

RESOLVED by 8 votes in favour and 1 abstention no representation

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- v. **19/00643/DDT Elisabeth Uggerloese, Bidford on Avon Parish Council, 10, Millers Bank, Broom B50 4HZ**
T1 – Rowan – fell (windblown, no replacement required given proximity to adjacent property)
RESOLVED to note
- vi. **19/00645/ADV Mrs Ingrid Rushton, 15B High Street, B50 4BQ**
Erection of various non illuminated signs to property
RESOLVED to support as this will assist a new business on the High Street
- vii. **19/00687/TPO Mrs Amanda Gallagher, 1 Old School Mead, B50 4AW**
T4 – Lime: crown reduction, re-shaping and removal of dead wood. Appropriate height 23 metres to reduce by 9 metres. Current spread of 10 metres to reduce by 4 metres
RESOLVED to object as there was concern that the work to be carried out was excessive and detrimental to the tree. However, this objection would be waived if, following the site visit, the Planning Officer agrees with the work or reaches an agreement with the applicant as to what work is advisable and permitted.
- viii. **19/00688/FUL – Mr Ryan Kirby, 27 Mill Lane, Broom B50 4HR**
Rear of single storey infill extension
RESOLVED no representation
- ix. **19/00758/DDT Bidford Boats, Boatyard Drive, Holland Close**
 - o T1 Lime : re-pollard to previous pollard points (stem decay and crown dieback).
 - o T2 Lime: re-pollard to previous pollard points (Crown will be exposed when large lateral of adjacent London plane removed and also more exposed when T1 re-pollarded)
 - o T3 – London Plane : prune off large, over-extended lateral growing through crown of T2. Selective reduction of remaining crown of balance**RESOLVED** to note
- x. **19/00777/COUQ Jeremy Green & Sons, Barton Farm, Welford Road, Barton**
Prior approval notification for the change of use of agricultural building into 1no. dwelling including associated operational development under Class Q (b)
Please note this is a Notification for prior approval and not a formal application: only comment if you have evidence that the proposed development contravenes the Regulations relating to permitted change of use.
RESOLVED to note. The Parish Council would like to be involved with the

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design of the proposed dwelling to ensure it is in character with the site and area

- xi. **19/00778/LDE Ms Sally Homer, 26 High Street, B50 4BU**
Use of former home office as independent dwelling
Please note that this is an application for certificate of lawful development and not a formal application: only comment if you have evidence that the use described in the application has not occurred for a continuous period of 4 years
RESOLVED to note
- xii. **19/00794/FUL Mrs Amanda Ison, 12 Glebe Close, B50 4BL**
Rear single storey extension. Replace fence to side boundary
RESOLVED no representation

7. TO NOTE THE FOLLOWING PLANNING DECISIONS

- i. **18/03233/FUL Mr Joseph Goodwin, Topiary Parks Ltd**
Proposed extension of existing permanent residential mobile home park
This application has been withdrawn
- ii. **19/00098/COUC, Mrs Ingrid Lisbeth Rushton, 15B High Street, B50 4BQ**
Prior notification of change of use – Prior approval is not required.
- iii. **19000102/FUL Ms L Preece, 7 Bidford Road, Broom B50 4HPB**
Permission refused
Contrary to The Core Strategy and Policy H1 of the Bidford on Avon NDP

8. TO CONSIDER PLANNING APPEAL 70 HIGH STREET B50 4ab – CHANGE OF USE OF REAR OF SINGLE STOREY BUILDING FROM COMMERCIAL BAKERY (CLASS B2) TO SINGLE TWO BEDROOM ACCOMMODATION (CLASS B3) AND MINOR EXTERNAL ALTERATIONS

The appeal is being dealt with by way of Written Representation to be received by the Planning Inspectorate before 22nd April.
As council had made a No Representation comment it was **RESOLVED** that no further representation was required.

9. TO NOTE REPLY RECEIVED FROM WALC REGARDING THE NAMING OF BRIDGE COURT, BROOM

RESOLVED to note

The meeting closed at approx. 8.20 pm

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Land to the east of Waterloo Road, Bidford

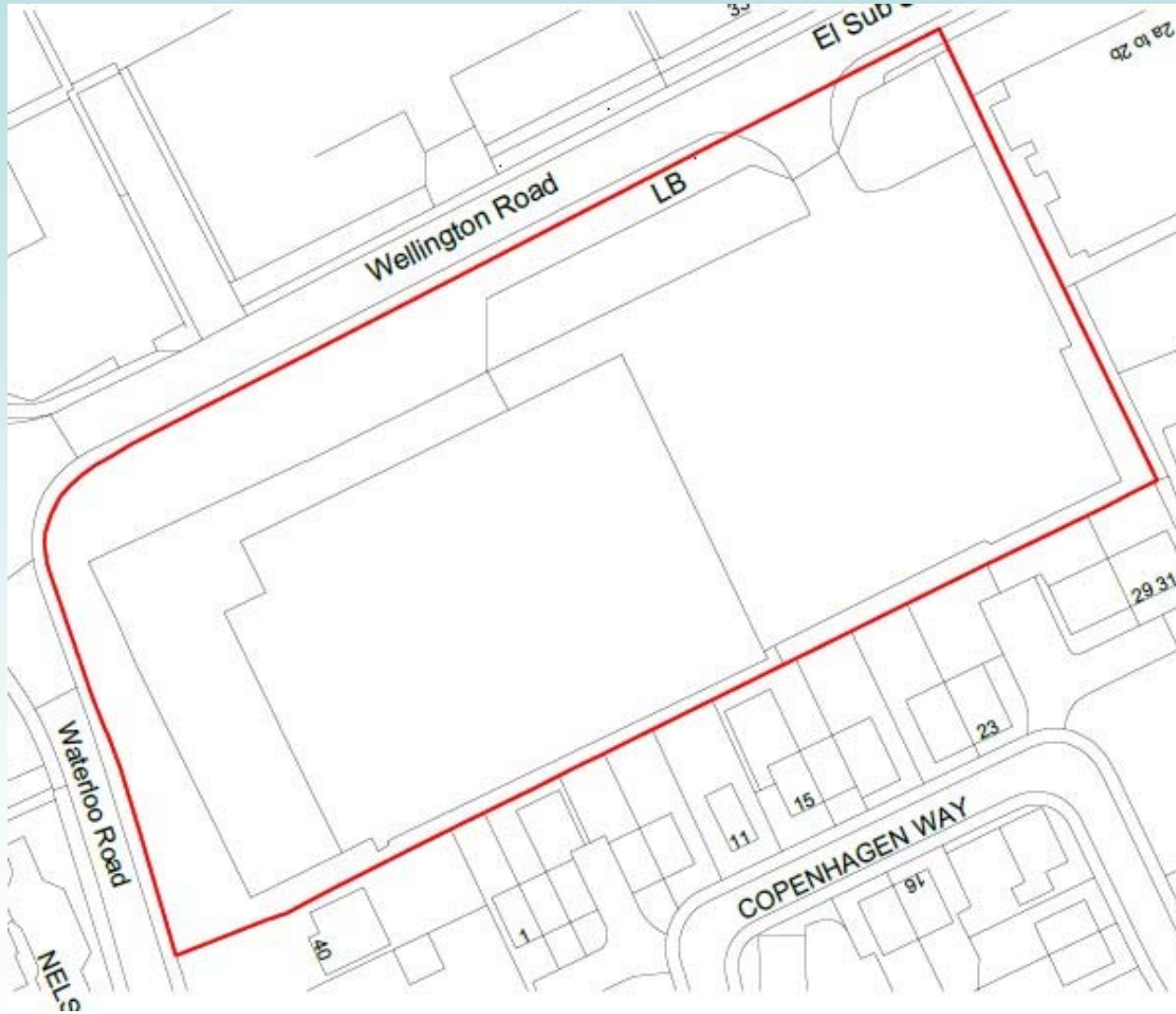
This presentation:

- 1) Introduction
- 2) Site History
- 3) Proposed Residential Development
- 4) Discussion

Introduction

- The site is a vacant and derelict previously developed site that is located within the settlement boundary for Bidford
- The site is located to the south east of the junction of Waterloo Road and Wellington Road
- The site is not subject to any particular designation in the Stratford District Local Plan or the Bidford Neighbourhood Plan.
- The last use was a distribution centre, but the site has been vacant for approx. 10 years and a new use needs to be identified.
- We have met with the Local Planning Authority and Housing Team at SADC on a couple of occasions when developing the proposed scheme.
- We would welcome any comments you have in relation to the proposed residential development and we are happy to answer any questions you might have.

Introduction



Site History

- The site was vacated 10+ years ago
- When it first became vacant it did not come back into employment use
- As a result the buildings were demolished
- In an attempt to secure an occupier, the previous owner, St Francis Group, went to the significant expense to secure retail planning permission
- However, even with this consent, a retail store did not come forward
- An alternative use is needed to prevent the site sitting vacate for another 10 or more years.

Proposed Residential Development

- Prepared by Countryside in partnership with Midland Heart
- 100% Affordable Housing with a mix of tenures
- The mix of dwellings directly responds to the need identified by the Council's Housing Officer
- The layout and design of the scheme has evolved significantly following input from the Planning and Housing Teams at the Council
- A full set of supporting reports has been submitted with the planning application and have informed the proposed scheme.

Proposed Residential Development



Proposed Residential Development



Any comments or questions?

