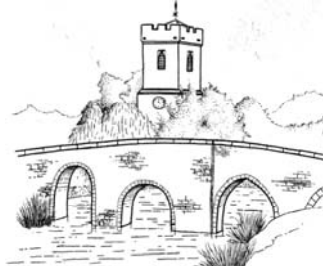


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Planning Application Committee held on Monday 11th February 2008 in the Parish Meeting Room, Bramley Way, Bidford-on-Avon at 7.30 pm

PRESENT

Chairman Cllr. Hiscocks
Cllrs. Ms. Deacon, Hill, Mrs. Keeley, Langston, Spiers and Williams

Also present 2 members of the public

The Chairman welcomed all and opened the meeting.

1. APOLOGIES

Apologies received and accepted for Cllrs. Gerrard, Hendey and Sandle

2. DECLARATION OF INTERESTS ON ITEM 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 20th August 2007 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.

None declared

3. APPROVAL OF THE MINUTES OF THE PLANNING MEETING HELD ON MONDAY 14TH JANUARY 2008

Proposed by Cllr. Ms Deacon and accepted as being accurate and signed by the Chairman

4. PUBLIC FORUM

- Mark Smith asked for the continued support from the Parish Council in respect of his application (07/03346/FUL). He would not like the decision to be delegated to the planning officer but that the application should go to committee
- A resident from the top end of the High Street asked if the council could do something regarding the parking situation at that end of the High Street. It is becoming increasingly difficult for residents to park as people employed in nearby shops and business use it to park their cars all day. It was suggested the item be included in the agenda for the next Parish Council meeting.

5. CORRESPONDENCE

- **SDC** – Consultation on Street Trading and Collections Policy/Market Policy
Cllr. Mrs. Keeley agreed to look at this on behalf of the council
- **CPRE** – Midland Green Belt Study 2007 - *Cllr. Hill agreed to look at it*

6. MATTERS ARISING FROM THE PREVIOUS PLANNING COMMITTEE MEETING

- **Land in Broom for affordable houses** – As had been agreed, a meeting with a senior planning officer was arranged to discuss the issue. It would appear that although it would be possible to allow the building of 4 houses (as opposed to 2), the current policy clearly states that no permission will be given for the building of a dwelling as proposed by the owner of the land. However, SDC suggested the Parish Council consider promoting a ‘Local Choice’ scheme serving the whole parish. Particular attention was brought to Policy CTY5 which deals with ‘exception’ schemes. It was agreed the clerk should circulate CTY5 to members for further consideration at a later Planning Committee Meeting.
The Council accepted that in this instance the failure of the owner to be allowed to build would not make this a viable proposition,
- **Application No. 07/03346/FUL – The Pony Meadow** – The Parish Council had supported this application. However, the Environment Agency had sent an objection stating this was in a Flood Zone 3 Area meaning it has a 1% or greater chance of flooding on any given year. IN view of this, the planning officer requested the Parish Council accept the Planning Authority refusing the application under delegated powers.
Members considered the contents of the Environment Agency’s report, especially the figure of 1% or greater chance of flooding and resolved that it would not give delegated powers but would like the application to go to Committee.
The Clerk was instructed to find the flooding implications of Fraser House, as this had only recently received planning permission.

7. THE FOLLOWING PLANNING APPLICATIONS HAVE BEEN RECEIVED

- **08/00018/TRE – R. Crompton, 16 High Street B50 4BU.**
T 1 – beech – fell
Support subject to approval by the arboricultural department
- **0800048/FUL – Kelly Homes (UK) Ltd, 4 Saxon Court, High Street**
Change of use from residential to A2 estate agency
No representation
- **08/00089/ADV – B. Quelch, Riverside Shooting Lodge, Rush Lane, B50 4ER**
Retrospective 1 post mounted hanging sign showing direction of the shooting ground (800 x 600, not illuminated)
No representation

8. FOR INFORMATION

- **07/02261/FUL - Adrian Bennett, 14 Grange Road, B50 4BY**
Granted, with conditions – the conditions were read out by the Clerk
- **07/02781/FUL – John Walker, Moorlands Lodge, Steppes Piece**
Refused
- **07/03265/FUL – Mr. and Mrs. D. Harvey, Charnwood, Mill Lane, Broom**
Granted

The meeting closed at 8.00 pm