

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Planning Application Committee held on Monday 9th February 2009
at the Parish Council Meeting Room, Bramley Way.

PRESENT

Chairman Cllr. Hiscocks
Cllrs. Ms. Deacon, Gerrard, Hendey, Hill, Mrs. Keeley, Langston, Sandle
 Spiers

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

A member of the public was also present.

1. APOLOGIES

Apologies received and accepted from Cllr. Williams

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 12TH JANUARY 2009

Proposed by Cllr. Mrs. Keeley and accepted as being accurate and signed by the Chairman

PM Mins. Feb. 2009

4. PUBLIC FORUM

A resident raised his concerns regarding application 08/03301/FUL , 25 Stepped Piece, advising that although not against the extension itself, he was very concerned about the soakaway and the consequences it would have on neighbouring properties.

He was also concerned about the visibility of the new access

5. THE FOLLOWING PLANNING APPLICATIONS HAVE BEEN RECEIVED

- **08/03301/FUL – Mr. D. Khara, 25 Steppes Piece, B50 4AT**

Two storey extension

Council made the following comments:

The Parish Council has no objection to the extension itself, however great concerns were expressed by all members in respect of:

- *The access – this is very close to the bend and will have very poor visibility – members feel it is essential Highways visit the site before approval is given to ensure there is no danger to traffic.*
- *Is a soakaway the most appropriate way of dealing with the water situation bearing in mind the propensity of this area to possible flooding and the effect on the brook which rises very rapidly in the current wet climate conditions.*

The Parish Council is very mindful of any changes that may exacerbate flooding of the village and would appreciate extreme care being taken with planning where flooding is an issue.

- **09/00010/FUL – Blenheim Nursery, 7 Stratford Road,**

Removal of temporary mobile home and replacement with permanent workers dwelling

The Parish Council supports this application:

- *The application is a local business that has grown over the years to become a well established nursery supplying local business as well as local residents*
- *With the number of businesses in the area decreasing the Parish Council fully supports any development that improves the local job opportunities*
- *This is an established business looking to improve the conditions of its workers*
- *The design is acceptable and well shielded from the road.*

- **09/00038/FUL – Mr. And Mrs. Buckley, Wyke House, 5 Malt Close Broom**

Proposed clock tower on garage

No representation

- **09/00068/TREE – Mr. E. Arkell, Avon Nest High Street**

T1 – Yew: fell

The Parish Council would prefer this well established yew tree NOT be felled and would ask that an alternative be looked at.

- **09/00071/TREE – Mr. E. Arkell, Fraser House, High Street**
T1 conifer: fell
Subject to approval by the Arboricultural Dept.
- **09/00076/FUL – J. Wilson, Old Railway Yard, Waterloo Road**
Change of use to residential caravan site for 7 gypsy families with a total of 14 caravans (7 static homes and 7 touring caravans) with associated works
The Parish Council objects for the following reasons:
 - *It is contrary to Pol. CTY 8 which states that “proposals for new sites in rural areas for positioning of mobile homes or caravans for permanent accommodation including individual units will be resisted”*
 - *The area is outside the Built up Area Boundary – STR.4*
 - *Gypsy site – the Council understands that District Council is not aware of the need for further accommodation. Policy CTY.7 states that “the proposed site would not cause harm to the character of the local area...or unduly affect any neighbouring properties or activities”*
 - *It is contrary to Pol. CTY.1 which states that “all forms of development in the countryside other than those in accordance with provisions elsewhere on the Local Plan, will generally be resisted in order to preserve the character and ensure that resources are protected”.*

6. FOR INFORMATION

- **08/00278/FUL – Mr. J. Wilson, Old Railway Yard, Waterloo Road**
This application has now been withdrawn
- **08/02331/FUL – Mrs. C. Cox, Farmington Farm, George Elm Lane**
Granted
- **08/02761/LBC – Mrs. A. Randle, Wisson Hill, 16 Welford Road, Barton**
Granted
- **08/02900/FUL – Mr and Mrs. J. Harvey, 18 High Street, Broom**
Granted
- **08/02949/TREE – WCC, land adj. to 7 Tower Close**
Granted
- **08/02997/FUL – Mr. T. Lockyer, 63 Marleigh Road, B50 4EE**
Granted

The Meeting finished at approx. 7.55 pm