

# **BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Planning Application Committee held on Monday 11<sup>th</sup> July 2011 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

### **PRESENT**

Chairman                    Cllr. Sandle  
Cllrs.                         Atkins, Fleming, Gerrard, Hill, Langston, Spiers and Williams

Also present:                9 members of the public  
                                     District Councillor Howse

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

### **1. TO RECEIVE AND ACCEPT APOLOGIES**

*Apologies received, and accepted, from Cllrs. Mrs. Keeley and Hiscocks.*

### **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 2<sup>0th</sup> 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 13<sup>TH</sup> JUNE 2011**

Proposed by Cllr. Langston, accepted as being accurate and signed by the Chairman

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#### 4. PUBLIC FORUM

- Agents for Brookhouse Engineering made a short presentation of the reasons for the new application, emphasising the new measures being taken to mitigate the issues raised in past applications such as:
  - Improved landscaping
  - Tree planting to form an avenue to the access of Moor Hall Farm
  - Elevations being altered to make them more sympathetic to their surroundings
  - Separation of the application for increased storage and the stable/bungalow applications.
- Broom residents raised the following concerns:
  - Although they do support local business, this application is a step too far, especially bearing in mind the chequered planning history of this site
  - It is no longer simply storage but extensive industrial use
  - However, the number of jobs will not be increased
  - This site is not appropriate for further extension
  - Landscaping will take too long to screen the machinery/buildings
  - Further damaging impact of the historic building of Moor Hall Farm, which has already been harmed
  - There is a need to solve the storage problem by perhaps seeking temporary storage elsewhere
  - Heart of England Way will be visually damaged
  - Clarification of the impact the testing of the booms will have:
    - ✓ How often
    - ✓ How to ensure they will be disabled again
  - The two storage buildings are **not** unobtrusive
  - Movement of heavy vehicles along winding roads
  - Landscaping – the use of deciduous plants will mean they will only screen during the summer months.

#### 5. TO CONSIDER THE FOLLOWING CORRESPONDENCE

*None received*

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## 6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- **11/01403/FUL R.S. Brookhouse Engineering (Evesham), Moor Hall Farm, Wixford B49 6DL**

Full planning permission for the erection of the storage/workshop building; external storage of machinery; associated engineering and landscaping works; provision of car parking and turning facilities; and temporary storage of area to north of exiting building.

After some discussions, it was proposed to object to the application on the following grounds

- Concern was expressed that this is, essentially, an agricultural area (Moor Hall Farm) and that this application would require extensive industrial development which the Parish Council considered inappropriate, especially when there is industrial land available within the area.
- Access road to the site is unsuitable for the size, and number, of vehicles entering and exiting the site
- the proposed landscaping would take many years to develop and mature to fulfill its purpose: to screen the site and mitigate the visual impact.

Following a vote it was **RESOLVED 5 TO 3** to accept the proposal and object to the application

- **11/01401/OUT, R.S. Brookhouse Engineering (Evesham) Ltd., Moor Hall Farm, Wixford B49 6DL**

Outline planning application for the relocation of the existing bungalow and stables required in connection with proposed development on existing site by R.S. Brookhouse Engineering.

**RESOLVED** : Members felt unable to comment for the following reasons:

- Having objected to planning application 11/01403/FUL, members felt the stable complex should remain in situ and not transfer to this site
- There was insufficient topographic information of the site to enable a proper consideration of the visual impact the new building could have.

The Chairman proposed the Council consider Planning Application 11/01329/FUL. Members agreed.

- **11/01329/FUL, Mr. P Scully, Avon Farm, Welford #Road, Barton**  
Erection of replacement barn  
**RESOLVED** To make the following comments:
  - ensure the new build is sympathetic with its surroundings
  - hedge must be retained, or replaced by the same type of hedge if damaged, to mitigate the visual impact
- **11/00864/ADV The Royal Lifesaving Society, River House, High Street, Broom**  
Erection of three non illuminated flag poles and flags  
**RESOLVED** : No representation
- **11/01177/FUL, Miss Sarah Baker, 1 Cox Close, B50 4EF**  
Single storey extension to front of garage with new porch and pitched roof  
**RESOLVED** : No representation
- **11/01272/FUL Mrs. K. Bristow, Bentleys, Kings Lane, Broom B50 4HB**  
Proposed detached annex  
**RESOLVED:** To object for the following reason:
  - The Council considers this overdevelopment and contrary to Policy CTY.1 which states that "*all forms of development in the countryside, other than those in accordance with provisions elsewhere in the Local Plan, will generally be resisted in order to preserve its character and to ensure that resources are protected*"
- **11/01368/FUL British Telecommunications Plc, Salford Road, B50 4EH**  
Installation of external services cable containment bridge (in connection with the installation of a new broadband infrastructure)  
**RESOLVED:** No representation

#### **7. TO NOTE THE FOLLOWING PLANNING DECISIONS**

- **10/01787/FUL P. Harvey, Famington Farm, Georges Elm Lane**  
*Granted with conditions*
- **10/02655/FUL Mr. Dean Boswell, Land between Harvest Camp and Vine Cottage, Mill Lane, Broom**  
*Application has been withdrawn*
- **11/01057/LBC Mr. and Mrs. J. Smith 46 Tower Hill, B50 4DY**  
*Granted*

The meeting closed at approx. 8.45pm

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