

# **^BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Planning Application Committee held on Monday 12<sup>th</sup> March 2012 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

### **PRESENT**

Chairman Cllr. Sandle  
Cllrs. Atkins, Bailey, Fleming, Gerrard, Hill, Hiscocks, Mrs. Keeley, Spiers and Williams

Also present District Cllr. Howse and James  
9 members of the public  
1 member of the press

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

Before the meeting, Paul Harris, from the Planning Policy Team at Stratford District Council gave a presentation of the Draft Core Strategy.

### **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 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.

### **3. APPROVAL OF THE MINUTES OF THE PLANNING MEETING HELD ON MONDAY 13<sup>th</sup> FEBRUARY 2012**

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

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#### 4. PUBLIC FORUM

The members of the public present expressed concern regarding the application for the development to land to the rear of 18 Salford Road

- Too many dwellings (137) and medical centre as they will generate too much traffic onto a very busy road
- The B439 is not wide enough to take this volume of traffic, and it cannot be widened
- Primary school already full to capacity.

#### 5. TO CONSIDER THE FOLLOWING CORRESPONDENCE

- Planning application 12/00006/FUL – 66 Victoria Road B50 4AR, request from applicant for the Parish Council to consider withdrawing its objection.

The Clerk advised that an amendment to this application had been received, advising the height of the ridge would be reduced by 1M.

**RESOLVED** to be able to give this amendment, and the request, due consideration, a site visit would be required. It was agreed this would take place on Monday 19<sup>th</sup> @ 6.00 pm

#### 6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- **11/01837/OUT – Welbeck Land (Ifield) Limited, Land to the Rear of 18 Salford Road, B50 4EN**

Outline application for mixed use development comprising demolition of existing dwelling (18 Salford Road) erection of up to 137 no. dwellings and new medical centre. Provision of access road and associated public open space.

Amendments have been made as follows:

- Stage 1 Safety Audit dated 22.02.12
- Revised Access Plan – Drawing no. 004 RevB
- Designers response to Stage 1 Road Safety Audit by CTC
- Addition to Transport Assessment by CTC
- Topographical Survey Plan – drawing no, 10D178/001
- Agricultural Land Assessment Report

The Council considered comments made by its planning consultant, who continued to question the accuracy of the revised highway plans submitted, and also pointed out that the safety audit failed to address the issues that had been outlined in previous correspondence.

Members also stated that the issues it had raised regarding access by emergency vehicles remained as did the lack of parking facilities for patients to the proposed medical centre.

The Clerk recommended the Council consider instructing its own Transport Planning Consultant to produce an independent report as there are a number of technical points which remain outstanding and can

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be challenged: the key point being whether a development of this scale can be adequately accommodated within Bidford in transport accessibility and sustainability terms. The cost would be £675.00 and a resident had offered to donate £270 towards this cost.

**RESOLVED** to instruct the Transport Planning Consultant and reply accordingly to the planning officer.

- **12/00138/FUL – Mr. Jack Broadhurst – Alexander Group Ltd., Bidford Grange Golf Club, B50 4LY**

Change of use and conversion of existing hotel (32 bedrooms) together with the erection of a new linked 3 storey building (54 bedrooms) with ancillary accommodation to a specialist (dementia) care home (C2).

Retention of existing vehicular access and car park

There was considerable discussion regarding this application, the main points being:

- Permission for an extension to the hotel building already existed, and the footprint for this application was both smaller and lower.
- It addresses a known social requirement for dementia patients
- It could generate local jobs
- Would a dementia unit be appropriate for a site that also included a 9 hole golf course and holiday homes?
- Is a location so near to the river appropriate for a dementia unit?
- Concern about the impact due to increase traffic flow – dementia patients requirements state 1 carer per 3 patients.
- Concern about the impact on an oversubscribed health centre.

It was proposed the application be refused on the grounds of increased traffic and that the dementia unit did not fulfil the Parish Council policy of supporting tourism.

Voting was 4 in favour of the proposal and 6 against.

**RESOLVED** – not to oppose the application but to make the following comments

- Members agreed that this application should be considered together with applications

- **11/01103/VARY.**
- **11/02625/FUL**
- **12/00147/FUL**
- **12/00407/FUL**

As these all refer to the same site and cannot be considered in isolation due to their impact on traffic movement and the environment.

- Members recognised there is an existing planning permission for an extension to the hotel and, therefore, in principle, have no objection to the change of use to a specialist care home for dementia patients, especially as it meets a known social requirement,  
However, it was also noted that the council had supported the extension of the hotel due to its ongoing support of all business in the village, especially in connection with tourism, as it will attract more visitors to Bidford and encourage them to use the facilities it has to offer: this change of use will not result in the desired increase in the number of visitors to the village and its facilities.
- There is some concern as to the volume of traffic that will be generated due to the requirements of care for dementia patients, and a more detailed traffic count study, to reflect this, study would be welcomed
- Green Travel plan is essential
- The Parish Council would also welcome a demonstration that the new facility will increase employment within Bidford Parish,
- **12/00147/FUL Mr. J. Broadhurst, Bidford Grange Golf Club, B50 4LY**  
Change of use from part time golf club (D2) to holiday complex (sui-generis). Erection of 25 log cabins (letting purposes) and associated new internal access roads, car parking and landscaping  
Again, members considered this application at length, with concerns expressed as to:
  - Sustainability of this project
  - Visual impact from Stratford Road and south of the river in Welford
  - Increase traffic flow
- It was proposed the council object on the grounds>  
Voting : 3 supported the proposal; voted against the proposal and 3 abstained.  
**RESOLVED** to raise no objections, but make the following comments:
  - Members agreed that this application should be considered together with applications
    - **11/01103/VARY.**
    - **11/00138/FUL**
    - **12/00147/FUL**
    - **12/00407/FUL**
 As these all refer to the same site and cannot be considered in isolation due to their impact on traffic movement and the environment.
  - Members raised no objection to this application but raised concerns that the site was overbearing and would cause a visual

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impact to dwellings on the Stratford Road in Bidford and those south of the river, in Welford

○ Again, the issue of the impact due to increased traffic was a concern

- **12/00407/FUL – Bidford Grange Hotel and Golf Club, Bidford Grange Golf Club, B50 4LY**  
Erection of new golf club building and greenkeepers store  
**RESOLVED** no representation
- **12/00325.FUL Mr. Ian Osborne 2 Westholme Road, B50 4AH**  
Raising of the ridge to create a first floor accommodation and first floor rear extension  
Members carefully considered the visual impact of this application and **RESOLVED** to object as it is out of keeping with neighbouring dwellings and the street scene and the raising of the roof by more than 1.2M was overbearing
- **12/00367/TREE - Niall Conway Treework Ltd, Riverside House, 4 The Pleck, B50 4BB**  
T1: Conifer – Fell  
**RESOLVED** no representation
- **12/00471/LBC Mr. A Dean, The Yealms, 7 High Street Broom B50 4HJ**  
First floor extension over existing flat roof rear element  
**RESOLVED** to object on the ground the extension is overbearing
- **12/00467/FUL – Mr. Martin Gittins, 4 Crompton Avenue, B50 4DG**  
Proposed erection of 1no. new dwelling (re-submission of 11/00858/FUL)  
The Council considered the impact of this application and it was proposed the Council object as the roofline was 500 ml higher than the neighbouring dwellings>  
Voting: 6 in support of the proposal and four against.  
**RESOLVED** to object on the grounds that it was not in keeping with neighbouring dwellings/street scene
- **12/00506/TREE Robert Ewens, Honeysuckle Cottage, Welford Road, Barton**  
T1 – Silver Birch – Fell  
**RESOLVED** to object as insufficient evidence was submitted
- **12/00514/FUL – Mr. Sam Hodgetts, 10 Icknield Close, B50 4BZ**  
Replacement of existing garage with two storey side extension  
**RESOLVED** no representation
- **W/12/00319/PN (Wychavon DC) – Zenith Nurseries Ltd., Station Road, Offenham, Evesham WR11 8LW**  
Erection of polytunnels  
**RESOLVED** to note the application.

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- **12/00018/FUL - E. Piromallo, 12 Blenheim Close, B50 4HW**  
Proposed conservatory  
Although it had been received after the agenda, the Clerk requested Council to consider this application as a reply was due on 14<sup>th</sup> March.  
Chairman agreed to this and council **RESOLVED** no representation.

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

- **11/002451/FUL - Mr. Dean Baglin, 2 Salford Road, B50 4EH**  
Permission granted
- **11/02625/FUL - Mr. Dan Broadhurst, Bidford Grange Golf Club B50 4LY**  
Permission granted subject to conditions
- **11/02801/FUL, Miss Anita Casley, 17 Wilkes Way B50 4QA**  
Permission granted

The meeting closed at 9.50 pm