

# **^BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Planning Application Committee held on Monday 8<sup>th</sup> July 2013 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

### **PRESENT**

Chairman Cllr. Harvey  
Cllrs. Atkins, Fleming, Gerrard, Hiscocks, Mrs Keeley, Pound, Mrs Randell Spiers and Squires.

Also present 10 members of the public

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

### **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 30<sup>th</sup> July 2012 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.

*Cllr Mrs Keeley declared an interest in Planning Application 13/01181/FUL*

### **3. APPROVAL OF THE MINUTES OF THE PLANNING MEETING HELD ON MONDAY 10<sup>TH</sup> JUNE 2013**

Cllr. Gerrard proposed the Minutes be accepted as being accurate

**RESOLVED** that the Minutes be approved and signed by the Chairman

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#### 4. PUBLIC FORUM

All residents present wished to object to planning application 13/01181/FUL – the demolition of the existing property and replacing it with 2 x 2 bedroom bungalows.

Cllr Mrs Keeley left the room during this item

- Whilst recognising the problem with the current building, the proposed replacement, a huge building which takes up most of the site, is imposing
- Fine tree specimens are being allowed to be felled to accommodate the large replacement building
- Inappropriate development in this residential area
- Out of character with the street scene – allowing this would create a precedent on a well established residential area
- Gross overdevelopment
- The building is the “wrong way” round - =the frontage will not be facing west towards Victoria Road, but north
- The proposed replacement looks like an industrial building, not a community facility
- Paths would appear to be too narrow for emergency vehicles to access, which would be a priority in this instance.

Members noted the comments raised.

Cllr Mrs Keeley returned to the meeting

#### 5. TO CONSIDER CORRESPONDENCE RECEIVED

- **SDC** - update on the Extension of Permitted Development effective from 30<sup>th</sup> May 2013 (circulated)  
**NOTED**
- Communication from resident concerned about the development of Falstaff House (Application No. 13/01181/.FUL)  
**NOTED**

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

Cllr Mrs Keeley left the room as she had declared an interest

- **13/01181/FUL – Mr Jim Nash , Home Farm Trust, Falstaff House 12 Victoria Road B50 4AS**  
Demolition of existing property and construction of 2no 4-bedroom bungalows linked together to provide residential care  
Members carefully considered the plans and the objections raised by residents and, whilst stating that it fully supports the excellent work carried out by Home Farm Trust and understands the reasons behind the application, they unanimously **RESOLVED** to object for the following reasons:

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- Out of character with the street scene of this residential area
- Proposed building looks like a factory unit
- The size of the building, which takes up most of the site, is overwhelming and the council considered it overdevelopment, and entirely unsuitable for this location

Cllr Mrs Keeley returned to the meeting

- **13/01263/FUL – Mr David Storrar, 27 Lambourne Close B50 4QH**  
Replacement of existing fence along eastern boundary  
**RESOLVED** No representation.
- **13/01315/FUL Mr A Jewell, 8 Blenheim close B50 4HW**  
Erection of conservatory to rear of property  
**RESOLVED** No representation
- **13/01357/FUL Miss Linda Cresswell (Punch taverns) The Cottage of Content, 15 Welford Road, Barton**  
Replacement of existing septic tanks foul drainage system with new sewage treatment and pumping station  
**RESOLVED** No representation

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

- **13/00789/VARY – Mr J Broadhurst, Bidford Grange Golf Club Bidford Grange B50 4LY**  
Permission granted subject to conditions  
**RESOLVED** to note the decisions

**8. TO RECEIVE UPDATES ON NEIGHBOURHOOD PLANNING**

- Quick guide to Neighbourhood Plans circulated  
**NOTED**
- Grant application has been completed and sent and will be considered by Department for Communities and Local Government on Wed. 10<sup>th</sup> July. The Clerk was able to confirm the Parish Council had been successful in its bid for a grant for £6,750 to finance assistance from a planning consultant and for the questionnaires.  
**RESOLVED** to process Neighbourhood Planning as soon as possible and a meeting of the Steering Group to be arranged.

The meeting closed at approx. 7.55 pm

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