

# **^BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Planning Committee Meeting held on Monday 10<sup>th</sup> March 2014 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

### **PRESENT**

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

Also present                5 members of the public

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

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

*Apologies received and accepted from Cllr Mrs Randell*

### **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 a disclosable pecuniary interest (DPI) they should leave the room  
*None declared*
- Written requests for Dispensations for DPI should be received by the Clerk no more than 24 hours prior to the meeting.  
Dispensations will be granted as appropriate  
*There were none*

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**3. APPROVAL OF THE MINUTES OF THE PLANNING MEETING HELD ON MONDAY 10<sup>TH</sup> FEBRUARY 2014**

Cllr. Hiscocks proposed the Minutes be accepted as being accurate  
**RESOLVED** that the Minutes be approved and signed by the Chairman

**4. PUBLIC FORUM**

- **Application 14/00117/OUT Land to the South of Salford Road**

A number of residents raised concerns about this application:

- Difficulty understanding why this application had been submitted bearing in mind the application for a large development across the road
- Traffic implications for this already busy road
- Entrance to the development
- Issues of flooding
- Deterioration of the rural environment
- Loss of farmland

- **Gypsy and Traveller Local Plan consultation**

- Bidford on Avon already has its share of authorised sites

- **Trees** – can more the planting of more trees be part of the planning benefit in the future.

**5. TO CONSIDER CHANGING THE NAME OF THIS COMMITTEE TO “PLANNING CONSULTATIVE COMMITTEE” TO BETTER REFLECT THIS PARISH COUNCIL’S DEMOCRATIC DUTIES WITHIN THE CURENT PLANNING SYSTEM**  
**RESOLVED** to agree to change the name

**6. TO CONSIDER ADOPTING A *PROTOCOL FOR PRE-PLANNING PRESENTATIONS*” (draft circulated)**

The Council considered this in view of the current planning situation and it was **RESOLVED** to approve the Protocol, subject to the Chairman and the Clerk clarifying on what basis could a pre-application be denied.

**7. TO CONSIDER USING THE SUSTAINABLE COMMUNITIES ACT 2007 TO:**

- In the event of major planning applications, to be able to apply for funding from the developer to allow the Parish Council to pay for expert advice that will enable it to give a full, considered and informed reply.
- Allow the Parish Council to prevent multiple major applications being considered within a short space of time and giving it the power to state which application should be considered first

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A report, explaining the Sustainable Communities Act 2007, and that it is a mechanism to assist local communities access help from central government had been circulated.

Council considered the two proposals put forward and it was unanimously **RESOLVED** that the Council should proceed with both requests.

**8. TO CONSIDER THE REPLY TO THE GYPSY AND TRAVELLER LOCAL PLAN CONSULTATION (draft circulated)**

Council considered the draft reply and a motion to make the following two amendments were moved:

- in the second point to Q1, that the word “counter” should be amended to “prevent” institutional racism  
**RESOLVED** to approve the motion
- Q2 – that “Preference is for smaller sites, of 3 to 4 pitches, and no more than 10 pitches.” Be amended to “Preference is for smaller pitches of no more than 10”  
**RESOLVED** to approve the motion

**9. TO RECEIVE UPDATE ON**

- Greenacres site from the Head of Enforcement
- New Health Centre Bus stop

**RESOLVED** to note the verbal report

**10. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

- **14/00117/OUT Mr Graham Jackson, Land South of Salford Road, Bidford-on-Avon**

Erection of five dwellings,, formation of shared access road,, surface water attenuation swale, flood compensatory works and associated works (outline application with some matters reserved)

After carefully considering the application, a motion was moved to reply  
No Representation

**RESOLVED** by 5 votes in favour and two approve the motion

- **14/00454/FUL Mr David Walker, The Annex, 18 Kings Lane Broom B50 4HB**

Extension to existing annexe at 18 King’s Lane Broom

**RESOLVED** No representation

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

- **12/00138/FUL Mr Jack Broadhurst, Bidford Grange Golf Club, Bidford Grange, 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 specialist (dementia) care home (C2).  
Retention of existing vehicular access and car park.  
*Permission Granted with conditions*
- **12/02517/OUT Bidford Properties Ltd, Geodis Limited, Waterloo Road, Bidford-on-Avon**  
Erection of a 1415 sq m retail unit and 743 sq m of business units with associated access, parking and servicing arrangements  
*This application has been withdrawn*
- **14/00151/FUL – Mr and Mrs Spence, The Old coach House, Mill Lane, Broom**  
*Thus application has been withdrawn*

**RESOLVED** to note the decisions

## **12. TO CONSIDER HOW TO PROGRESS THE NEIGHBOURHOOD PLAN**

A detailed proposal to use the opportunity of the Annual Parish Meeting, on Monday 7<sup>th</sup> April, as a Neighbourhood Plan Community Event, with cheese and wine, had been circulated.

After some discussion it was **RESOLVED** that the Annual Parish Meeting would start at 6.30 pm with cheese and wine, and be advertised widely as a Neighbourhood Plan Community Event.

The meeting closed at approx. 8.20 pm