

^BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Planning Committee Meeting held on Monday 13th October 2014 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

PRESENT

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

Also present 8 members of the public
District Cllrs. Howse and Pemberton

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

1. TO RECEIVE AND ACCEPT APOLOGIES

No apologies had been sent. Cllr. Hiscocks was not present

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 30th July 2012, if any matter arises during the meeting in which they have declared a disclosable pecuniary interest (DPI) they should leave the room
There were none
- 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. TO APPROVE THE MINUTES OF THE MEETING HELD ON 1st SEPTEMBER 014

Cllr. Pound proposed the Minutes be accepted as being accurate, subject to two small amendments:

- Item 9, Application No. 14/01947/FUL – should read : **Bramley Way, not Lane**
- Item 9, Application 14/01951/ADV – should read **Bramley Way, not Lane**

RESOLVED that the Minutes be approved and signed by the Chairman

4. PUBLIC FORUM

- **Broom resident** expressed concern about the number of developments taking place and planning applications for further development, being submitted.
 - Is there the infrastructure to accommodate all these new dwellings?
 - Where will the new residents do their shopping?
 - Will there be a need for a larger school
 - There already is a need for an additional supermarket to ensure residents shop in Bidford and not elsewhere.
- **Waterloo Road** – there is surface water flooding on the bottom of this road – can something be done about it?
- **Waterloo Crescent** – concerns about the proposed new development on the following grounds:
 - Another infill
 - At least 18 more vehicles driving onto Waterloo Road, which is already suffering from too much traffic, making it very difficult to access the industrial estate
 - Surface water is an issue in this part of Waterloo Crescent, which will be exacerbated by the new building
 - School bus stop is close to the junction of Waterloo Crescent and Waterloo Road,

5. TO RECEIVE A PRE PLANNING PRESENTATION FROM MILLER HOMES (APPLICANT) IN RESPECT OF A PROPOSED DEVELOPMENT ON LAND WEST OF WATERLOO ROAD AND NORTH OF FRIDAY FURLONG

A presentation was made of the proposed development on land which Miller Homes had been promoting since 2010. However, it should be noted that this site is not included in the Core Strategy documents presented by SDC .

Miller Homes believe now s the time to make the application and advised that the legal agreement (Section 106) will take into account

- Education
- Affordable housing
- Public open space

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The area in question is of 18 Hectares, of which the plan is to develop only 13 Hectares, and the plan is to allow approx. 45% of the area as open space, with a development of some 200 dwellings, mainly family homes of 3 and 4 bedrooms.

The access will be from Waterloo Road

Next steps:

- They would be letting the Parish Council have some boards of the proposed development to be available for the public;
- They would like to be able to include some information in the next newsletter to inform the local community;
- They would like to become involved in the Neighbourhood Development Plan
- They are open to engage with the Parish Council and the local community
- They will be having a dedicated website for this development, with easy access to information – www.millerhomesbidford.co.uk

The Chairman thanked them for taking the time to come and make the presentation, and they left.

District Councillors also left at this time

6. TO NOTE THE COMMENTS MADE UNDER DELEGATED POWERS FOR THE FOLLOWING PLANNING APPLICATIONS

- **14/02191/FUL Mr Ian Forbes, 6 & 7 Owletts End, Barton**
Conversion of Nos. 6 and 7 into a single dwelling (Use Class C3) erection of two storey rear extension and erection of single-storey extension and alterations to front elevation
No Representation
- **14/02203/FUL Mr David Webb, 5 St Laurence Way, B50 4FG**
Proposed erection of fence to rear
No representation subject to the fence not being higher than 6 feet
- **14/02234/FUL Mr J Fox, 13 Bidford Road, Broom**
Erection 1 no, 3 bedroom house
No Representation
- **14/02278/LBC, Mr Andy Lisle, 14 Welford Road, Barton**
Repair and replace damage to window frames, and surrounding concrete rendering. Exposure has indicated structural damage to timber frame which has to be repaired or replaced if necessary
No Representation
- **14/02289/FUL Linfoot Country Homes, Land Fronting Mill Lane, Broom**
Proposed erection of one new dwelling house and detached garage

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together with access

Object due to the following planning reasons:

- This development would be detrimental to the character of its neighbours, which lie within the Conservation Area of Broom: in particular Yew Tree House, a Grade II listed building, as the new development will be within its curtilage
- The development would be visible from the Heart of England footpath which runs along past Yew Tree House, and will have detrimental impact of Yew Tree House and its neighbouring dwellings within the Conservation Area
- The access is onto Mill Lane, a narrow, country lane which the Council considers to be unsafe
- Furthermore, the access will require the removal of a considerable amount of trees as well as hedges which the Council strongly opposes. Their removal will be out of character with the rest of the street scene and will make the new development highly visible, emphasising its impact on the neighbouring Conservation Area

RESOLVED to note the comments

7. TO APPROVE SIGNING SECTION 40 OF THE SEVERN TRENT WATER AUTHORITY ACT 1983 AND THE SALE OF LAND AT MILLERS BANK (report circulated)

Councillors considered the contents of the report and **RESOLVED** to sign the Undertaking of Section 40 and proceed with the sale.

8. TO CONSIDER AN INVITATION FOR EXPRESSIONS OF INTEREST TO PARTICIPATE IN THE DEVELOPMENT BENEFITS PILOT (report circulated)

Councillors considered the reports that had been presented, which recommended the Council weigh the advantages of piloting this scheme with the possible adverse feeling on the part of the local community who may see it as supporting the Government's pursuit of allowing development at any cost. The Chairman proposed the Council accept the recommendation not to participate in the scheme

RESOLVED unanimously to accept the recommendation not to participate

9. TO CONSIDER STREET NAME (1) FOR THE PROPOSED DEVELOPMENT TO LAND NORTH OF BRAMLEY WAY

Two names of apple variety were put forward: Granny Smith and Russett. A motion was put forward to name it Russet Way, this being an old variety of British Apple.

RESOLVED to name it Russet Way

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10. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- **14/02065/FUL Mr John Shrimpton, 10 Court Way, B50 4BN**
Erection of brick store to side and retention and alterations to existing conservatory to rear (part retrospective)
(council is being asked to re consider this application as there has been a change to description of development
RESOLVED as the original objection was of the wooden structure, the Council will waive this objection subject to the structure being of the same brick as the adjacent wall.
- **14/02360/FUL Mr Nick Carr, 21 Waterloo Crescent, B50 4DP**
Erection of 9 detached 4 bedroom houses, access and associated works (land to rear of 19-21 Waterloo Crescent)
The Council considered this development and **RESOLVED** to object on the following grounds:
 - **Highway** –
 - ✓ the junction with Waterloo Road is very close to the school bus stop, so extra vehicle movement will have safety implications
 - ✓ the number of vehicles currently on Waterloo Crescent is small, so this new development will substantially increase the vehicle movements at the junction
 - ✓ the number of new dwellings on Waterloo Road is substantial, and this will already significantly increase the traffic along Waterloo Road which also serves 2 x industrial estates as well as being the main access towards Alcester and major trunk roads.
 - The type of house distribution would not appear to be justified for sustainable development as the housing needs clearly show the requirement is for 1,2 and 3 bedroom homes.
- **14/022475/COUJPA – Trojan Property Group, royal Life Saving Society, River House, High street, Broom**
Change of use from office to 4 no 2 bed apartments and 2 no 3 bed apartments
(Council is asked to note this is a “Notification prior to approval” so only comments showing the proposal contravenes the Regulations can be made)
Despite some concern that this change of use results in loss of employment in the village, Council noted it was unable to object due to current legislation and **RESOLVED** to note the notification.

- **14/02576/TPO Mr Martin Hicks, 15 Westholme Road B50 4AH**
T1 : Walnut: lift canopy south and east to 4m above ground level (works to sub lateral and lower order branches only) Reduce lateral spread of lower canopy east and west by 2m
RESOLVED no representation

11. TO NOTE THE FOLLOWING PLANNING DECISIONS

- **14/01868/HHPA PS Development Ltd., 61B Westholme Road, B50 4AL**
No approval required for the erection of a single storey rear extension
- **14/01692/LBC & 14/01696/FUL Mr and Mrs Spence, The Old Coach House, Mill Lane Broom**
Permission Granted
- **14/01950/TREE P. Chadwick, Yew Tree House, 10 Mill Lane Broom**
No Objection
- **14/02019/FUL Mr Andrew Bilbrough, Beaumont, Victoria Road, B50 4AS**
Permission granted
- **14/012117/TPO Mr G Schofield, 17 Old School Mead B50 4AW**
Permission refused
- **Mr David Webb, 5 St. Laurence Way, B50 4FG**
Permission refused

RESOLVED to note the decisions

The Meeting closed at approx. 8.20pm