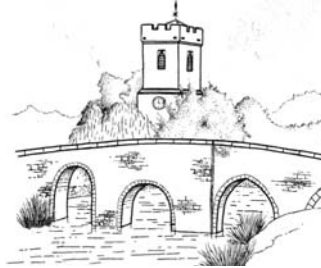


**‘BIDFORD ON AVON PARISH COUNCIL
In the County of Warwickshire**



Minutes of the Consultative Planning Committee Meeting held on Monday 8th June 2015 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

PRESENT

Chairman Cllr. Fleming
Cllrs. Atkins, Hiscocks, Ms Keeley, Pound, Mrs Randell and
 Mrs Taylor

Also present District Councillor Cargill
 8 members of the public

In attendance: Mrs E Uggerløse

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies were received, and accepted from Cllrs Ms Deacon,, Harvey and Knight

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.

Cllr Atkins declared a non pecuniary interest in Planning Application No. 15/01307/FUL as he lives on Waterloo Road close to this proposed site

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- 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.
None requested

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 11TH MAY 2015

Cllr. Mrs Keeley proposed the Minutes be accepted as being accurate

RESOLVED: that the Minutes be approved and signed by the Chairman.

4. PUBLIC FORUM

- Resident requested clarification in respect of the pre application for Bidford Grange. She had attended a recent public consultation event regarding some changes: was this the same?
Clerk clarified that this was a difference applicant and pre submission.
- Resident also required clarification of the pre application for Friday Furlong
Clerk advised this would be clarified by the presentation but it was not the site allocated for the medical centre
- All those present raised concerns regarding the increase in traffic on Waterloo Road if the application for dwellings to the rear of 21 Waterloo Crescent was approved.
Traffic on Waterloo Road is already excessive and any increase would be dangerous.

The Clerk clarified that the next item was for “pre presentations” to inform Council of future planning applications it would be received and required no decisions.

5. TO RECEIVE A PRE APPLICATION PRESENTATION FROM:

- **Daniel Broadhurst, Bidford Grange**
Removal of holiday condition on 25 log cabins to allow permanent residential use
Reasons were given as to why the request was being made and assurances that the number, type and distribution of the lodges would remain unchanged and that the offer for permanent residents would be for “local market”: some would be for rent others for sale.
RESOLVED to note and await planning application when due consideration would be given and a decision made

- **Tetlow King**

Proposal for an age restricted development of 24 bungalows for over 55s with a communal meeting room on land to the north of the Friday Furlong track and immediately east of the balancing pond on the Public Open Space area

Maps of the proposed design were distributed, but not of the actual site. The Clerk requested confirmation if the map of the Public Open Space she had circulated to council was the correct site, and received an affirmative reply. It was noted that this site is currently part of a S106 agreement for the planning application for the development of Friday Furlong by Taylor Wimpey

It appeared that Tetlow King's client, Cranbrook, would be purchasing the whole site, building the bungalows on approx. 50% of the available land and leaving the other 50% as Public Open Space.

RESOLVED to note the presentation and give due consideration to the application once received.

6. TO CONSIDER THE FOLLOWING CORRESPONDENCE

- **SDC Planning Application 14/03028/OUT Marriage Hill Nurseries, 45 Salford Road, - erection of up to 75 dwellings- an appeal to the Planning Inspectorate has been made. It will be dealt with by Public Inquiry to be held at Elizabeth House, date still to be arranged**
Council to decide:

- Does it want to make additional comments on this appeal which can be sent to the Planning Inspectorate
- Does it want to appoint Neil Pearce of Avon Planning Services to act on its behalf.

RESOLVED

- Clerk to reiterate the Council's objections, in writing, to the Planning Inspector
- Clerk to request Avon Planning to give a quote should it be engaged to defend the application at the public enquiry – once this was received the Council to reconsider and make a decision.

7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- **15/0001/ADJCON, Mr Dyson, Froglands Farm, Froglands Lane, Cleeve Prior WR11 8LB**

Erection of wind turbine with a tower hub height of 29.5m and a blade diameter of 24m (Resubmission of application W/1302508/PN)

After due consideration, it was proposed Council should object on the following grounds:

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- The considerable height and span of the proposed wind turbine will have a detrimental impact on the recreational park known as the Big Meadow, which the Parish Council is promoting as a local tourist attraction.
- Furthermore, the predominant wind direction will cause a noise impact on the users of the Big Meadow
- The proposed wind turbine is sited on a very predominant location of the natural landscape of the Avon Valley, which has an abundance of birdlife which will suffer greatly from its impact.
- It was noted that this is a “commercial” turbine that will benefit the applicant but not those that will suffer from its impact.

RESOLVED by 5 votes in favour, 1 against and 1 abstention, to approve the proposal to object.

- **15/01307/FUL Mr Nick Carr, 21 Waterloo Crescent, B50 4DP**
Construction of 2 semi and 8 detached dwellings, access and associated works following demolition of garage
Cllr. Atkins, who had declared an interest in this application did not take part in the discussion, nor vote.
After due consideration, a motion was put forward that the Council should continue to object to this application which, in essence, had not greatly changed form the original proposal. Grounds for objections were:
 - Bidford-on-Avon has already achieved its allocated housing number, and well beyond.
 - This site is identified in the emerging NDP as a “contingency” site
 - If, and when, permission is granted, the house allocation should be in accordance with local housing needs requirement, which the distribution of this application does not fulfil satisfactorily.

RESOLVED unanimously to support the motion for objection

- **15/01434/FUL Pipetek Supplies Limited, Unit 33B Waterloo Industrial Estate, Waterloo Road**
Erection of industrial unit (class B2/B8)
RESOLVED to support for the following reason:
 - The Parish Council supports proposals that offer business opportunities to the local community.

- **15/01697/FUL Mrs A Slater, 6 Bidford Road, Broom B50 4HF**
Two storey side extension – 1st floor extension over garage
RESOLVED no representation
- **15/01809/FUL Mr and Mrs Silcock, Riverside, Kings Lane, Broom B50 4HD**
Erection of a two storey dwelling to replace previously approved, extant permission reference 00/00652/FUL
RESOLVED no representation

8. TO NOTE THE FOLLOWING PLANNING DECISIONS

- **15/00686/FUL – Mr Paul Hopcraft, 1 Marleigh Road, B50 4DF**
Permission granted
- **15/00961/FUL Ms Kate Heritage and Ms Claire Evans, 43 High Street Broom**
Permission Granted
- **15/01427/HHPA Ashley Mundy and Kim Higgins 17 Albion Terrace Broom**
Permission granted
- **15/01204/TREE Ms Carol Odell rose Cottage 102/104 High Street B50 4AF**
No objection

RESOLVED to note the decisions

Meeting closed at approx. 8.20 pm