

^BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 13th July 2015 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

PRESENT

Chairman Cllr. Harvey
Cllrs. Atkins, Ms Deacon, Fleming, Ms Keeley, Knight, Pound,
Mrs Randell and Mrs Taylor

Also present 11 members of the public

In attendance: Mrs E Uggerløse

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies were received, and accepted from Cllr Hiscocks

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.
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.
None requested

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3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 8TH JUNE 2015

Cllr. Mrs Keeley proposed the Minutes be accepted as being accurate subject to a couple of typo errors being corrected

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

4. PUBLIC FORUM

- Resident of Millers Bank, Broom raised the issue of “cotton fluff” emanating from the Black Poplar. Whilst he accepted the tree has a TPO, his understanding is that there are exemptions for this to be removed in order to control a nuisance, which this is. He also understood the environmental issues but believed these were outweighed by the nuisance they created to all
Another resident from Millers Bank supported the above comments
- Agent for Warner’s Budgens made a presentation expressing the grave concerns of his client in respect of the Old Geodis planning application, drawing attention to:
 - The size of the proposed retail shop, which was twice that of Budgen’s and larger than the Waitrose shop in Alcester
 - Prospect of this shop will be devastating to village centre
 - Fallacy that it would create competition –it would dominate the village, resulting in shop closures leaving it as the only store.
 - It would not increase jobs, simply replace those that would be lost due to shop closures
- Resident requested the Council not to consider lifting the TPO on the Black Poplar at Millers Bank: they are an endangered British species and should be preserved.
- Resident from Jackson Meadow gave his support to Item 7, that £20,000 should be earmarked to cover the costs of defending planning appeals.
- Resident stated that, although she did not support further development in Bidford, she could not support earmarking £20,000 to defend appeals – money should be better spent, perhaps on the young members of the community

5. TO RECEIVE A PRE APPLICATION PRESENTATION FROM:

- **Neil Shepherd/Jack Broadhurst –Bidford Grange**
Update following the recent public consultation
Main issues to be raised had been notified to Councillors
 - 41 persons had attended the consultation and only one resident, recently moved to Bidford raised objections
 - No major objections raised, and interest was shown regarding the amenities that could be offered

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- Planning application would be submitted in 3 to 4 weeks and it would be a 5 to 7 year project

RESOLVED to note and await planning application when due consideration would be given and a decision made

6. TO RECEIVE UPDATE, INCLUDING LAYOUT, OF THE PROPOSED RURAL AFFORDABLE HOUSING DEVELOPMENT ON BIDFORD ROAD, BROOM

- The layout had been circulated and no objections raised.
- Consultation with local community would, hopefully, take place in late September/early October.
- Hoping for a pre application meeting with planning officers before the end of this month.

RESOLVED to note the update and WRCC to liaise with the Clerk regarding consultation dates at Broom Village Hall

The Chairman requested the approval of Council to move Item 8, Correspondence received from Resident of Millers Bank, to be brought forward. On Council agreeing to this, the item was the next to be considered:

7. TO CONSIDER CORRESPONDENCE RECEIVED FROM

- **Millers Bank Resident** requesting support from the Parish Council for his request that the TPO on the Black Poplar situated on the POS be removed.

A report had been circulated to Councillors regarding this issue, and the resident had raised his concerns during the Public Forum.

After a short discussion, during which Council whilst acknowledging some sympathy for the issues that had been raised, also noted the Black Poplar was already there long before the development of Millers Bank and that a previous request for the TPO to be removed by the Parish Council, had been refused by SDC.

It was proposed that:

- a maintenance schedule, and costs, be obtained and approved by SDC
- cost to supply, erect and dismantle a canopy netting to minimise the dispersal of the cotton fluff be requested

RESOLVED: to approve both proposals. The Clerk to report back at the next meeting.

8. TO CONSIDER AND APPROVE EARMARKING FUNDS TO COVER THE COST OF DEFENDING THE PARISH COUNCIL'S POSITION AT PLANNING APPEALS' PUBLIC ENQUIRIES – SUGGESTED AMOUNT £20,000

A report had been circulated to Council

Following a lengthy discussion the following motion was put forward: *£20,000 be set aside as a fighting fund with the caveat that Council considers and approves each case, following advice from its planning consultant.*

RESOLVED to approve motion

9. TO CONSIDER THE FOLLOWING CORRESPONDENCE

- **Old Geodis Site application** – request from Warner's Budgens that the Parish Council reconsider its reply on the basis of the retail impact this application will have on the village

The correspondence had been sent to Councillors for their information.

Concerns were raised regarding:

- The increase in traffic – such a large store would attract people from outside the village, increasing the volume of vehicles on an already very busy Waterloo Road
- NDP survey requires the Council not to support any development that may have a detrimental impact on the economic sustainability of the High Street
- NDP survey shows a need for more industrial units on the industrial estate

A motion was put forward to:

- Limit the size of the retail unit to no more than 650 sq.
- Increase the number of industrial units

RESOLVED by 8 votes in favour and 1 against to approve the motion

- **Stone House, Barton** – Letter of thanks form applicants for the Parish Council's support at the recent Planning Committee (West)

RESOLVED to note

10. TO NOTE THE PARISH COUNCIL'S REPLY TO

11. Planning Application No. 15/01971/FUL – Mr S Felix, Blenheim Nursery, 7 Stratford Road, B50 4LU

Erection of new café/restaurant

RESOLVED to note the Council's reply of "Support – the Parish Council supports applications that improve the economic sustainability of the village"

12. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- **15/02017/FUL – Mr Neil Sherring, Farmington Hall, Grafton Lane, B50 4LE**

Retrospective planning permission for change of use of agricultural land to domestic including the retention of decking, sauna, hot tub; ancillary buildings, pergola, structures and enclosures; hard and soft landscaping with approved and extended garden areas. Proposed erection of summer house, pergola, pond and other water features.

Councillors expressed their concern about “retrospective applications” which made a mockery of the system.

RESOLVED No Representation

- **15/02092/TREE Mr Patrick Marshall, 15 Grange Road, B50 4BY**

T1: Damson/Plum – fell

T2: Damson/plum – fell

RESOLVED No Representation – but Council would welcome the planting of 2 to 4 replacement trees

13. 15/02395/TREE – Mr Rob Sussens, Oakfields, Grange Road, B50 4BY

T1 : Poplar – 25% crown reduction, 25% crown thin

T2 : Horse Chestnut – 25% crown reduction, 10% crown thin

T3 : Oak – scaffold limbs outside of crown, remove dead limbs

RESOLVED to support the maintenance of trees that would enhance their appearance and increase longevity.

14. TO NOTE THE FOLLOWING PLANNING DECISIONS

- **15/00908/FUL Rona Fitzpatrick, Stone House, Welford Road, Barton**
Permission refused
- **15/01023/FUL Residents of 7-10 Millers Bank Broom**
Permission granted
- **15/01074/LBC Mr and Mrs Spence, The Old Coach House, Mill Lane, Broom**
Permission granted
- **15/01697/FUL Mrs A Slater, 6 Bidford Road, Broom**
Permission granted

RESOLVED to note the decisions

Meeting closed at approx. 8.30 pm

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