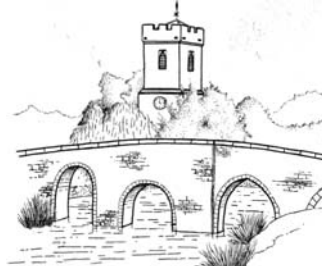


# **BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Consultative Planning Committee Meeting held on Monday 11<sup>th</sup> April 2016 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

### **PRESENT**

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

In attendance            Mrs E Uggerløse, Clerk to the Parish Council

Also present              15 members of the public

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

*Apologies 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 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.

*None requested*

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**3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 14TH MARCH 2016**

Cllr. Knight proposed the Minutes be accepted as being accurate

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

**4. PUBLIC FORUM**

Resident from Jacksons Meadow requested clarification as to what REM stood for.

*The Clerk explained this referred to Reserved Matters and was the term used when an application had been granted Outline Permission and required a submission with full details of the development\_ layout, landscape etc.*

**5. TO RECEIVE A PRE-PLANNING PRESENTATION FROM**

- **Bovis Homes and Optimis Consulting**

Land to the rear of 18 Salford Road

Description of the development proposed: Reserved Matters application seeking approval of appearance, landscaping, layout and scale for 150 no. dwellings, including affordable housing (granted under Outline Application No. 13/03323/OUT)

Martin Grymes, from Bovis, made a presentation of the proposed development, including the House mix and Public Open Space Area, with the aid of some maps and illustrations. (these were left with the Parish Council).

The Parish Council expressed concern about the proposed house mix, which differs greatly from the proportions set out in the Core Strategy and the NDP.

Council requested Bovis consider transferring the Public Open Space area to the Parish Council for maintenance, once completed – the reply was that it will be considered.

The Council **Noted** the presentation and thanked Bovis and Optimis Consulting

**6. TO CONSIDER SUPPORTING AN ONLINE PETITION “GIVE PARISH COUNCILS THE RIGHT TO APPEAL PLANNING DECISIONS**

*Under current rules, if a council (local planning authority) refuses a planning application, the applicant is allowed to appeal to the Planning Inspectorate. If the council (local planning authority) approves an application, no one has the right to appeal. This shows there is a fundamental imbalance in the planning system. This petition is requesting government to introduce a limited third party right to appeal by giving parish/town councils a right to appeal planning decisions to the Planning*

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*Inspectorate.*

The Chairman proposed that any support be given individually, not as a Council.  
**RESOLVED** Councillors to support the petition individually

**7. TO CONSIDER THE OPTIONS REGARDING THE FOOTPATH FROM TAYLOR WIMPEY DEVELOPMENT ON LAND NORTH OF BRAMLEY WAY TO WESTHOLME ROAD FOLLOWING A SITE VISIT**

The site visit had taken place at 7.00 pm following which a motion was put forward that developers should continue the footpath from the development to Westholme Road; that the material used should be permeable; that a fence be erected to the south subject to there being no right of way for the garage which made this not viable

**RESOLVED** that

- The footpath be continued to Westholme Road
- Permeable material be used, if possible
- Subject to there being no right of way for the existing garage, which might make this not viable. a fence be erected on the south boundary

**8. TO CONSIDER RECOMMENDATION FROM THE AMENITIES WG IN RESPECT OF THE MAINTENANCE CONTRACT OF THE DEVELOPMENT ON LAND TO THE SOUTH OF JACKSONS MEADOW (BLOOR HOMES WEST)**

A calculation, based on figures supplied by the Parish Council's contractor over a period of 15 years for the Public Open Space Area and the Amenities, had been circulated.

The proposal put before Council was for the commuted sum for the Public Open Space be £26.5k and £14k for the Amenities

**RESOLVED** to approve the figures and send the request to Bloor Homes West

**9. TO RECONSIDER COUNCIL'S REPLY IN RESPECT OF APPLICATION NO. 16/00373/FUL (4 Saxon Court, High Street) IN VIEW OF FRESH INFORMATION RECEIVED**

*Applicant has clarified that the layout of the property is as a dwelling – only the front room was used as an office by the previous owner. The applicant wishes the property to revert to its use as a private dwelling as it is unsuitable for commercial use.*

Council considered the new information but expressed concern it did not have the "full picture" of the planning history of this property.

It was proposed the Council did not withdraw its objection until it had the full planning history of the property that would enable Councillors to make a considered decision.

**RESOLVED** the Clerk to obtain the full history of the property for the Council to

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consider at the next Parish Council meeting of 25<sup>th</sup> April.

**10. TO CONSIDER THE “TECHNICAL CONSULTATION ON IMPLEMENTATION OF PLANING CHANGES” AND WHETHER COUNCIL SHOULD RESPOND (circulated)**

The document circulated was substantial and it was proposed that there were no issues of particular concern to Council and that an official response by WALC/NALC as the Council’s representative body should suffice.

**RESOLVED** to accept the official response from WALC/NALC

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

- **16/00251/FUL Mr and Mrs Remes, Blamore, Falcon Crescent, B50 4DB**

Demolition of existing house and outbuildings and construction of no. 2 semi-detached dwellings and no.4 terraced dwellings.

Council did not believe the new application addressed the concerns it had raised when responding to the previous application and

**RESOLVED** to object for the following planning reasons:

- over development of the site - the number of units, and the layout, is considered excessive for the site
- the layout is out of character with the current street scene
- number of parking spaces allocated remains insufficient - Falcon Crescent is a cul-de-sac and the lack of appropriate parking within the site will result in the street being overwhelmed with parked vehicles making manoeuvring difficult and dangerous

- **16/00810/LDE Mr Peter Reichel, 4 Albion Terrace, Broom**

Use of granny annex as a separate dwelling

*council is asked to note this is an application for a certificate of lawful development and not a formal planning application*

**RESOLVED** no comments

- **16/00828/FUL Topiary Parks Ltd., Mr Joseph Goodwin, The Paddock, Honeybourne Road. B50 4PQ**

Change of use of land for the stationing of touring caravans (up to 36 pitches) for season use (March to October inclusive)

**RESOLVED** to object on the following planning grounds:

- it is on a flood plain and will put both property and lives at risk
- the extensive groundwork required for this number of sites will have a detrimental effect on how the flood plain works, exacerbating flooding in other areas on the parish

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- **16/00898/REM, Bloor Homes Western, Land to the South of Jacksons Meadow**

Reserved Matters application relating to appearance, landscaping, layout and scale of approval 14/03291/OUT for the erection of up to 40 dwellings with public open space, a new access and associated drainage, landscaping and drainage work

**RESOLVED** to object to this application on the grounds of the house mix, which does not conform with either the emerging Core Strategy or the emerging NDP:

- 2 bedroom: 23% (requirement is of 35/40%)
- 3 bedroom: 38.5% (requirement if of 40/45%)
- 4 bedroom: 38.5% (requirement if of 15/20%)

There is also concern in respect of plots 38 and 39: the outline application stated that there was the possibility of the ground having to be elevated for drainage. In the event these two plots are elevated, the distance between the proposed dwellings and the existing dwellings of 15 and 17 Jacksons Meadow may be insufficient to avoid overlooking, and appropriate consideration should be given to this.

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

- **15/03701/FUL Mr Ronnie Hirsch, River House, High Street, Broom**  
Permission refused
- **15/04419/FUL, Mr Steve Lambley, 5 Friday Close, B50 4EQ**  
Permission granted
- **15/04548/FUL Rona Fitzpatrick and Paul Fleming, Stone House, 18 Welford Road, Barton**  
Permission granted
- **16/00236/FUL Mrs P R Palmer, 2 Saxon Court, High Street B50 4AB**  
Permission granted
- **16/00317/FUL Mr and Mrs Warwick, 16 Marleigh Road, B50 4DF**  
Permission granted
- **16/00513/FUL Mr And Mrs Winsper, 2 High Street, Broom**  
Permission granted
- **16/00590/FUL Mr Ronald Gallagher, 23 Saxonfields, B50 4BS**  
Permission granted

**RESOLVED** to note the decisions

The meeting closed at approx. 8.00 pm

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