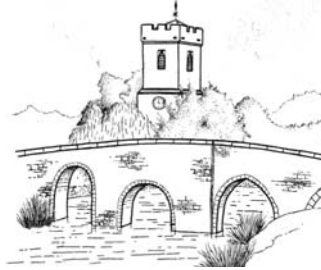


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 12th September 2016 @ 7.30 pm at Bidford Community Library Ltd., Bramley Way.

PRESENT

Chairman Cllr Knight

Cllrs. Atkins, Ms Deacon, Fleming, Harvey, Hiscocks, Mrs Keeley,
Ms Randell and Pound

In attendance Mrs E Uggerløse, Clerk to the Parish Council

Also present 7 members of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllr. Mrs Taylor

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 Harvey declared a personal interest in application no. 16/02413/FUL as he knows the applicants.

- 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 AUGUST 2016

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

- **Marriage Hill development** – would it be possible for the Parish council to ensure that a mature tree, located at the entrance to the proposed development, is not removed.
The Clerk replied that the Council would support this request, but if it did not have a TPO, it may not be possible.
- **Land to the South of Jacksons Meadow** – there were a number of issues causing concerns with residents of Jacksons Meadow.
The Clerk advised council was aware of these and has raised them with the planning authority and it would continue to monitor the situation.
- **Cllr Cargill** –the Clerk read out the contents of an email sent by Cllr Cargill, which is attached to these Minutes.

5. TO RECEIVE THE FOLLOWING PRE PLANNING PRESENTATIONS

- **Bidford Grange and Golf Club – Mr Neil Shepherd**
Application 15/02952/OUT
Details of the further submission in respect of number of chalets and lodges as well as provision for ancillary sports and leisure facilities (following the pre presentation made on 8th August)
 - area of the proposed development was smaller
 - number of chalets reduced to 70
 - fully detailed leisure complex
 - application would be made within the next 5 to 6 weeks
- **Redevelopment of 2 Bidford Road, Broom – Gareth Sibley, RCA Regeneration Ltd**
Consultation/presentation of the proposed redevelopment of the old warehouses opposite Broom Hall – 10 dwellings
The presentation was made by Mr Drew and Ms Drew (owners of the site).

6. TO CONSIDER MATTER ARISING

- **The Topiary** verbal report following visit to the owner
NOTED Council was pleased to hear that the owner was willing to work with it to ensure information on users of the site was made available
- **House Needs Survey** – to consider reply received from WRCC
It was proposed some members of the Council meet with WRCC to discuss the wording of the questionnaire.
RESOLVED the Clerk to arrange a meeting: available dates to be

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circulated to Councillors, who would then let the Clerk know if they were available to attend. It was agreed 2/3 councillors would attend the meeting.

7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- **16/02073/FUL Mr and Mrs J Lancina, The Malt House, Bidford Road, Broom**
New outbuilding
RESOLVED to make a No representation reply, subject to the following condition being applied if permission were to be granted, the following condition should apply: *“the development hereby permitted shall not be used for any other purpose than as a detached motor house and shall not be occupied or used as a separate residential dwelling”*
- **16/02413/FUL, Mrs Kaye Bristow, Bentleys, Kings Lane, Broom**
Conversion of existing garage to ancillary living accommodation
RESOLVED Object as the development is contrary to the adopted Core Strategy and the emerging NDP, both of which consider Broom as unsustainable for further development
- **16/02601/HHPA – Mr Timms, 18 Orchard Close, B50 4BT**
The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.2m
The Clerk advised this had already been refused as it did not meet with the conditions of a HHPA
- **16/02642/REM Miss Elizabeth Woods (Persimmons), Marriage Hill Nurseries, 45 Salford Road, B50 4EY**
Reserved matter approval (appearance, landscaping, layout and scale) for the erection of 75 dwellings and associated infrastructure pursuant to outline planning application re: 14/03028/OUT
Council gave due consideration to this application and **RESOLVED** to object by 8 votes in favour and 1 abstention, for the following reasons:
 - **House Mix**
This does not conform either with the adopted Core Strategy figures nor those of the emerging NDP. This is particularly the case for the affordable housing.
 - **Design**
 - **Pedestrian path** - request had been made for a pedestrian footpath to be considered adjacent to plots 6 and 23 to encourage walking to the village, as opposed to using a vehicle. This does not appear on the plans and the reasons for its omission are not satisfactory. The Parish Council

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would very much like this to be considered and included in the scheme

- **House design-** the designs are considered to be uninspiring and lacking in character and Council fully supports the Core Strategy that empowers SDC planning department to ensure that developments are of a high quality and suitable for the community it will serve.

8. TO NOTE THE FOLLOWING PLANNING DECISIONS

- **16/005687/FUL Mr D Broadhurst, Mill Cottage, Bidford Grange, Stratford road, B50 4UJ**
Permission Refused
- **16/01595/FUL Mr G Silcock, Riverside, Kings Lane, Broom**
Permission granted
- **16/01815/FUL – Mr Williams and Mr Clayton (Firmpride Ltd)31 Steppes Piece, B50 4AT**
Permission granted
- **16/01851/FUL Mr and Mrs Remes, Blamore, Falcon Crescent, B50 4DB**
Permission granted
- **16/02191/FUL Mr Karl Mason, 1 Stepping Stones, B50 4PH**
Permission granted

RESOLVED to note the decisions

9. TO RECEIVE UPDATE OF THE RURAL EXCEPTION SITE AT BROOM

After a lot of work from the Parish Council and WRCC, it would appear that the planning officer has now agreed to withdraw the objection and will be supporting this application when it goes to committee later this month.

NOTED

The meeting closed at approx. 8.20pm