

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 12th December 2016 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

PRESENT

Chairman Cllr Knight

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

In attendance Mrs E Uggerløse, Clerk to the Parish Council

Also present 1 member of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllrs Pound and 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.
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 NOVEMBER 2016

Cllr. Ms Randell proposed the Minutes be accepted as being accurate

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

4. PUBLIC FORUM

No issues raised by those present

5. MATTERS ARISING

Councillors were requested to note that the Parish Council had no observations to make in respect of amendments to planning application 16/02883/FUL (Grace House, Barton)

RESOLVED to note

6. TO CONSIDER THE TRANSFER OF THE PUBLIC OPEN SPACE (POS) ON THE DEVELOPMENT OF LAND TO THE REAR OF 18 SALFORD ROAD

A report had been circulated to councillors explaining the situation and the options available, namely:

- Not take over the maintenance and let a management company do it
- Take over the management and accept the £10,000 being offered by Bovis (compared to the requested amount of £130,000 for a 20 year period)
- Transfer part of the S106 money allocated to improve young and adult facilities at the Big Meadow to cover the cost of maintaining this POS over a 20 year period. (S106 allocation is £144,400)

Councillors restated their policy of taking over POS land so that it is in the control of the Parish Council and maintained at the same level throughout the village. Council also considers this a fairer option to residents than a managing company towards which residents have to contribute although the land is public open space.

A proposal was put forward that Council accept the £10,000 and the transfer of £120,000 from the S106 allocation to the Big Meadow towards the maintenance of this POS. Developers have no objection to this. However, in the event SDC do not allow this, Council to reconsider its options.

RESOLVED unanimously to approve the proposal.

7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- **13/02201/VARY Taylor Wimpey West Midlands – Mr P J Radford, Land at Friday Furlong, Friday Furlong Bidford on Avon**
Variation of condition 5 of 09/00247/OUT to replace the wording from “shall be commenced” to “shall be occupied” and to provide a temporary access to service the customer car park associated with the sales area
Council to note that this application has now been withdrawn.
RESOLVED to note
- **16/03508/OUT – Cranbrook Homes Ltd., Land at Friday Furlong, Waterloo Road**
Hybrid planning application (part outline, part full; outline application for the erection of 23 no. extra care bungalows, clubhouse and related access and parking (appearance ad scale reserved) ; and full application for change of use to create POS (0.75ha)
RESOLVED unanimously, to object to this application on the following grounds:
 - This land is designated Public Open Space under S106 of application No. 09/00247/OUT
 - It is contrary to its NDP which designates this land as Local Green Space
- **16/03586/FUL Mr Timothy Shackley, Bidford Health Centre, Stratford Road, B50 4LX**
Construction of a single storey extension to provide an extended Surgery Pharmacy with associated Consultancy Room and disabled WC under use class D1
Council raised concerns that this could become a stand-alone pharmacy (Class A1) and accepted the Clerk’s recommendation and **RESOLVED** unanimously to object as there is the potential danger of this operating as a stand-alone A1 retail unit. However, if conditions are imposed to restrict the use to an ancillary function to the existing D1 surgery and prevents any future establishment of a stand-alone unit, Council would be prepared to waive its objection
- **16/03626/FUL Mr Colin Haycock, 7 Grange Road, B50 4BY**
Proposed first floor rear extension
RESOLVED no representation
- **16/03750/FUL Mr and Mrs N Lawrence, 3 Victoria Road, B50 4AS**
Single storey rear extension
RESOLVED no representation
- **16/03771/TREE Mr David Church, 3 Waters Edge, High Street, B50 4FX**
T1: Norwegian Maple: reduce crown by up to 15%
RESOLVED no representation

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- **16/03783/FUL Mr Ronnie Hirsh, River House, High Street, Broom**
 Demolition of existing office building and erection of 5no. dwellings with associated parking and landscaping.
 A discussion took place regarding this application as developers had the option of permitted change of use that allows them to develop the current building as residential units.
 It was, however, pointed out that, as they had opted for a fresh planning application, then Council should consider this application in the same manner as any other for Broom – namely that it is contrary to the Core Strategy and NDP which consider this settlement to be unsustainable.
 A motion to respond with a No Representation comment was put forward. A counter motion, to object to the application was made and voted on: 5 in favour; 2 against and 1 abstention, so the motion to object was passed.
RESOLVED to object on the grounds that this development is contrary to both the Core Strategy and NDP which state that Broom is an unsustainable settlement.
- **16/03791/FUL Mrs Jacqui Rowe, Avonview, Stratford Road, B50 4LU**
 Proposed garden room
 Council expressed concern that this proposed building could easily be converted into a permanent dwelling and a proposal was made to object but that this would be waived if conditions applied to ensure it could not become a dwelling in the future. A counter proposal to simply object was put forward and voted on: 3 in favour and 5 against.
RESOLVED to object to the development which has the potential to become a dwelling outside the Village Boundary which is contrary to its NDP. However, if conditions are imposed to restrict the use of the building to a garden room and prevent it ever becoming an independent dwelling, Council is prepared to waive tis objection
- **16/03804/TREE Mark Newell, 3 The Pleck, B50 4BB**
 T1: Hazel: reduce height to 3m
 T2: Beech: reduce crown on side overhanging property by 1.5m
RESOLVED no representation
- **16/03847/TREE – Mr Nicholas Clarke, Springfield House, Grange Road, B50 4BY**
 T1: Variegated Maple: reduce crown by approx. 2m (25%)
 T2: Beech: reduce crown by approx. 2 m (25%)
 T3: Beech: reduce crown by approx. 2m (25%)
 T4: Beech: reduce crown by approx. 2m (25%)
RESOLVED no representation

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8. TO NOTE THE FOLLOWING PLANNING DECISIONS

- **16/02642/REM – Miss Elizabeth Woods, Persimmon Homes, Marriage Hill Nurseries, 45 Salford Road, B50 4EY**
Reserved Matters approved subject to conditions
- **16/03297/TREE Bidford Boats, Riverside House, 4 The Pleck, B50 4BB**
No objection

RESOLVED to note the decisions

The meeting closed at approx. 8.00 pm