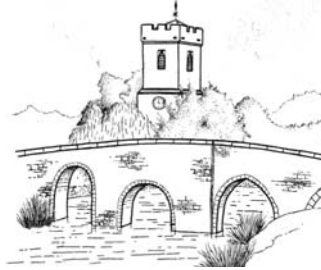


# **BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Consultative Planning Committee Meeting held on Monday 11<sup>th</sup> December 2017 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

### **PRESENT**

Chairman                      Cllr Knight

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

In attendance                Mrs E Uggerløse, Clerk to the Parish Council

2 members of the public

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

*Cllr Pound had sent apologies which were accepted by Council*

### **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*

PM Mins. Dec. 17

**3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 13<sup>TH</sup> NOVEMBER 2017**

Cllr. Harvey 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

**5. TO RECEIVE A PRE PLANNING PRESENTATION FROM KATHRYN VENTHAM OF BARTON WILLMORE IN RESPECT OF THE ASPIRATIONS FOR BIDFORD GRANGE GOLF CLUB**

This has been postponed until the meeting of 8<sup>th</sup> January 2018 due to the adverse weather conditions of the evening

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

**i. 17/00672/REM Miller Homes Ltd. Land at Waterloo Road**

Erection of 200 dwellings, public open space and associated infrastructure – submission of details pursuant of Conditions 1 and 2 of Outline Planning Permission Ref. 14/03027/OUT (Appeal Ref. No. APP/J3720/W/3089709)

An amendment/additional information has been received for the application shown above as follows:

- Revised Planning Layout – OPL/WR-BoA/01
- Planning Layout – Sh1 – WR-BoA/01
- Planning Layout – Sh2 Ref PL/WR-BoA/01
- Parameters Plan – OPL-PP/WR-BoA/01
- Materials Layout – BoA/MAT/01
- House Type Pack – BoA/HTP/Nov17
- Design and Access Statement – 15.11.17 – Rev C
- Streetscene Nov. 17

The Chairman advised that, following some meetings with developers and planning officer, accompanied by the Council's Planning Advisor, the following had been agreed

- Increased number of bungalows to 31
- Play area moved to a better location in the centre and is now a feature of the development
- Play area connected to the Taylor Wimpey play area subject to no objection from SDC Ecology as it will require the removal of hedges
- More parking places for visitors throughout the site

Council expressed satisfaction of the achievement and **RESOLVED** by 8 votes in favour and 1 against to make a No Representation reply.

It was also **RESOLVED** that Council would make the following requests to

PM Mins. Dec. 17

developers and planning officer in view of the fact the Parish Council will take over the maintenance of the Public Open Spaces:

- That the Amenities Working Group be involved in the choice of play equipment and layout
- That the Amenities Working Group be involved in the type of trees planted – this is to avoid problems in the future as has been the case in the past

Council also **RESOLVED** to raise its concern regarding the drainage and it seeks reassurance that the measures proposed are more than adequate. This concern has arisen because of problems with the adjoining new development on Land to the South of Jacksons Meadow which, after completion, shows signs that the drainage system approved is completely inadequate.

- ii. **Mr John Henderson, 25 Grange Road, B50 4BY**  
Alterations to dwelling  
**RESOLVED** no representation
- iii. **17/03422/REM Mr Prosser, Prosser Homes, Health Centre, High Street B50 4BQ**  
reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline application 14/00945/OUT for the demolition of an existing Health Centre (D1 Use) and construction of 9 apartments (C3 Use)  
**RESOLVED** no representation
- iv. **17/03423/FUL Ms Kakar, Garage Block in between 75 and 77 The Leys.**  
Demolition of existing garage block and redevelopment for 2 No. residential dwellings, associated parking, gardens and landscaping. The Clerk raised the concern that the Council's Right of Way, which has been in existence for over 40 years to access the Play Area site it leases from WCC, would appear to have been ignored.  
**RESOLVED** to object to the application on the ground that the "right of way" is not clearly identified and that it appears to be blocked by either garages or, at least, official parking spaces which would mean restricted access.
- v. **17/03447/COUQ Mr Tom Archer, Sherwood Acre, 6 George Elm Lane, B50 4JR**  
Prior approval for the change of use to two existing agricultural buildings to 1No. dwelling under Class (Q)a of the General Permitted Development Order  
**RESOLVED** to note

- vi. **17/03542/FUL - Miss Elizabeth Woods, Persimmon Homes Ltd Marriage Hill Nurseries, 45 Salford Road, B50 4EY**  
Erection of an electrical sub station to serve residential development 14/03028/OUT/ 16/02642/REM (retrospective)  
**RESOLVED** to object on the grounds that it has an adverse visual impact on the streetscene. This objection could be waived, if the applicant agreed to “screen” the substation minimising the visual impact.

**7. TO NOTE THE FOLLOWING PLANNING DECISIONS**

- i. **17/02728/FUL Miss Anna Wells, The Coach House, Quinneys Lane, B50 4JL**  
Permission refused
- ii. **17/02081/FUL - Mr Rob Hands, 14 Grafton Lane B50 4DX**  
Permission granted
- iii. **17/03123/VARY Mr Sean Keane, River House, High Street, Broom**  
Permission granted for the minor material to the siting and internal layouts of Plots 2 and 3

**RESOLVED** to note

The meeting closed at approx. 7.55 pm