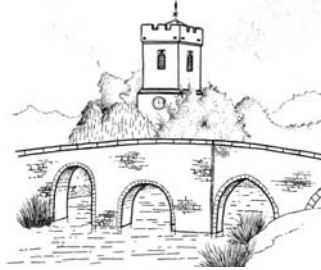


# **BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Consultative Planning Committee Meeting held on Monday 8<sup>th</sup> January 2018 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

### **PRESENT**

Chairman                    Cllr Knight

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

In attendance            Mrs E Uggerløse, Clerk to the Parish Council

Ward Member: Cllr Pemberton  
5 members of the public

Before opening the meeting, the chairman wished all a Happy New Year!

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

*Cllrs Harvey and Mrs Taylor 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 18<sup>th</sup> December 2017, if any matter arises during the meeting in which they have declared a disclosable pecuniary interest (DPI) they should leave the room.

*None declared*

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- 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*

**3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 11<sup>TH</sup> DECEMBER 2017**

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**

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**

Presentation documents were circulated prior to it being made.

These documents are being made available to post on the website.

The main proposal from the presentation was the development of dwellings specifically for the Over 55s with the accompanying ancillary leisure facilities and local transport service.

After the presentation, Council sought clarification on the following questions:

- i. Had a survey been carried out to establish the actual local need for this type of development?

The reply was not yet but it would be done if the proposal was to progress further

- ii. Would the local transport facility be available to residents from Bidford to use the leisure facilities? Would the transport continue into the evening?

The replies to the first were that it could be looked at and perhaps refer to other similar developments within Warwickshire.

The reply to the second issue was that, if there was a particular event in the village during the evening, transport would usually be made available.

The Chairman thanked Ms Ventham.

**6. TO REVIEW PLANNING APPLICATION 17/03542/FUL - MISS ELIZABETH WOODS, PERSIMMONS 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)

The Parish Council considered this application at its December Planning Committee meeting and resolved to object on the grounds that it has an adverse visual impact on the streetscene. This objection could be waived, if the applicant

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agreed to “screen” the substation minimising the visual impact. The Planning Officer has noted the comments and had replied as follows: *There is an existing hedge row adjacent to the sub-station where this bounds Salford Road. Submitted plans (extract below) show proposed shrub planting (where visitor parking is currently located) and additional hedge row planting approximately where the existing close boarded fence is (shown in photo 2 below). It is possible to condition that this planting as shown on the submitted plan is put in within the first planting season following consent being granted. Would this be sufficient to screen the sub-station from your point of view or where you looking at further screening? If so could you advise what screening you are looking for so that I can engage with the developers on this matter.*

Council considered the comments made by the planning officer and the photographs and layout supplied by her, and it was unanimously **RESOLVED** to waive the objection as the screening being supplied was considered acceptable.

## **7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

- i. 17/03258/REM Mr John Deakin, CALA Homes (Midlands) Ltd, Long Marston Airfield, Campden Road, Lower Quinton, CV37 8LL**  
Submission of Reserved Matters (access, appearance, landscaping, layout and scale) for 400 dwellings (Class C3) including open space, drainage works, highway works and all other associated work pursuant to planning permission 14/03579/OUT (Outline application (with all matters reserved(access, appearance, landscaping, layout an scale) for future determination) for the erection of up to 400 dwellings (Class C2/C3), up to 4,000 m2 employment hub (Class B1(a)-(c) and a community hub (Class A1-A5/B1(a)/C3/D1/D2). Provision of new open space including parks and amenity space. Upgrading of existing access junction and provision of new emergency access of Campden road and associated infrastructure, engineering and landscaping works including a new pedestrian/cycle link from Campden Road to the Stratford Greenway, sustainable urban drainage systems and all ancillary enabling works including demolition of existing buildings and structures) dated. 28<sup>th</sup> February 2017.  
*Councillors are reminded that Council is being notified as an adjoining Parish Council and that its comments will not trigger this application being determined at a Planning Committee but will be fully considered in coming to a decision on the application.*  
*Council is also reminded that this application is in respect of the reserved matters regarding access, appearance, landscaping, layout and scale and NOT in respect of the relief road.*  
Council was advised to consider the lack of affordable housing being offered and to make due representation regarding this.

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**RESOLVED** to object to this application on the grounds that it is contrary to the Core Strategy that requires all developments of this size to provide a minimum of 35% affordable housing and in the correct mix.

- ii. **17/03566/VARY Mr Carl Varney, Varney and Varney Homes, land East of Waterloo Road**  
Variation of conditions no. 2 and 5 of planning permission reference 17/00929/FUL to allow a minor material amendment to the siting and internal layouts of Plots 4 and 5, construction of a detached garage to serve Plots 4 and 5 and alteration to the timing of the landscaping works.  
**RESOLVED** no representation
- iii. **17/03569/FUL Mr and Mrs Parker, Riverside, Kings Lane, Broom B50 4HD**  
Demolition of existing utility and log store and erection of proposed two storey rear extension with internal alternations  
**RESOLVED** no representation
- iv. **17/03608/LBC Mr W Partington, Media Training Masterclasses Limited, George Harborne House, 90-92 High Street, B50 4AF**  
Replacement of timber infill panels and remedial works to the existing timber frame  
**RESOLVED** no representation
- v. **17/03652/FUL Miss Kirsty Quinney, 68 Marleigh Road, B50 4EE**  
Two storey side extension to match existing standing building  
**RESOLVED** no representation
- vi. **17/03759/TREE, Mark Newell Tree Care Ltd., 41 High Street B50 4BQ**  
T1 – Willow – Reduce by approx. 1/3 to old pruning points  
**RESOLVED** no representation

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

- i. **17/02386/FUL Mr and Mrs Borland, Milton House, High Street, Broom B50 4HL**  
Permission granted
- ii. **17/02581/FUL Mr James Dunford, Elmfield Bungalow, Georges Elm Lane, B50 4JR**  
Application has been withdrawn
- iii. **17/03447/COUQ Mr Tom Archer, Sherwood Acres, 6 Georges Elm Lane. B50 4JR**  
**Prior Approval refused**

**RESOLVED** to note

The meeting closed at approx. 7.55 pm