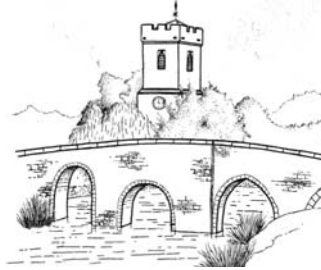


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 12th February 2018 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

PRESENT

Chairman	Cllr Knight
Cllrs.	Atkins, Ms Deacon, Fleming, Mrs Keeley, Harvey, Hiscocks and Pound
Also present	Ward Member: Cllr Pemberton 3 members of the public
In attendance	Mrs E Uggerløse, Clerk to the Parish Council

1. TO RECEIVE AND ACCEPT APOLOGIES

Cllrs Ms Randell 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 18th December 2017, if any matter arises during the meeting in which they have declared a disclosable pecuniary interest (DPI) they should leave the room.

Cllr Knight declared an interest in planning application 18/00139/FUL as he knows both the applicants and the objector

PM Mins. Feb. 2018

- 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 8TH JANUARY 2018

Cllr Hiscocks proposed the Minutes be accepted as being accurate
RESOLVED that the Minutes be approved and signed by the Chairman.

4. PUBLIC FORUM

- Barton residents** advised Council that they were objecting to planning application 18/00139/FUL. The dwelling in question is attached to their dwelling as they were, originally, one property.
The proposed extension is
 - Significant in scale
 - Impacts on the light into their kitchen and bedroom (their property is subterranean, therefore the impact of the proposed extension is more significant)
 - Size is disproportionate to the existing dwelling

5. TO CONSIDER APPROVAL OF A POLICY THAT WOULD REQUIRE EVERY TREE FELLED TO BE REPLACED BY 2 TREES – NOT NECESSARILY IN THE SAME SITE BUT WITHIN THE PARISH, THE NEW SITE TO BE APPROVED BY THE COUNCIL

After a short discussion as to the enforceability of having such a policy, it was agreed that it would be beneficial for Council to have such a policy even if it were only as a guideline. However, it was accepted that a change in the wording would make it more acceptable and it was proposed that the word “require” be changed to “request”.

RESOLVED to approve the policy subject to replacing require with request.

6. TO CONSIDER THE FOLLOWING SDC CONSULTATIONS

- “Site Allocations Plan for Stratford-on-Avon District – Intention to Prepare a Local Plan – Regulation 18 Consultation – Revised Scoping and Initial Options.
Consultation document available at www.stratford.gov.uk/siteallocations
Council has arranged a drop in session on Tuesday 13th Feb. 1.00 – 5.00 pm at Elizabeth House as well as the Planning Training on Feb. 15th between 5.00 – 7.00 pm dealing with this point.
The Clerk advised this was a legal requirement to ensure there are “reserve allocations” to ensure there always is a 5 year land supply. Cllr Knight and the Clerk will be attending a Planning Training at SDC on 15th Feb. where this was an item and they will report back if there is anything

PM Mins. Feb. 2018

of significance.

RESOLVED to note

- ii. The “Canal Quarter Regeneration Zone Framework Masterplan Supplementary Planning Document Consultation” available at www.stratford.gov.uk/canalquarter-spd. Consultation ends on Friday 16th March.

Council has arranged 2 drop in days:

Monday 19th February 10.00 am – 4.00 pm at Venture House Business Centre

Wednesday 7th March 2.00 – 7.00 pm at Room 002, Elizabeth House

RESOLVED to note

7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- i. **18/00134/FUL – Mr S Tingey, The Pad, Kings Lane, Broom B50 4HB**
Construction of a new front porch and construction of a front/side extension
It was noted that a neighbour had raised some concerns. However, these were considered to be building regulations not planning issues and it was **RESOLVED** to make a No Representation reply
- ii. **18/00139/FUL – Mr and Mrs McLeish, Barton Farmhouse, 6 Welford Road, Barton, B50 4N**
Proposed single storey rear extension. 2no. conservation rooflights to front elevation
Cllr Knight did not participate in the discussion or decision and the Chair was temporarily given to Cllr Harvey.
Following some discussion, it was **RESOLVED** to object on the following grounds:
 - o Scale which is disproportionate to the existing building
 - o Detrimental impact on the neighbouring dwelling which was once part of the same property
 - o Overdevelopment of the site which is in the Conservation Area of Barton
- iii. **18/00148/DDT – Mrs E Uggerloese (Bidford- on -Avon Parish council), Land North and West of Millers Bank, Broom**
T1 – native black poplar: fell (Tree is dead, all but one limb. The felling is subject to replacement planting. The tree is to be replaced by 2 no. native black poplars. Cuttings will be taken from the live growth and grown-on to produce clones of this tree as it is a rare female native black poplar)
Please note this is for Notification purposes only
RESOLVED to note

- **TO NOTE THE FOLLOWING PLANNING DECISIONS**
17/03267/FUL - Mrs Harris, The Croft, Bidford Road, Broom
 Permission refused
- **Mr Prosser, Prosser Homes, Health Centre, High Street, Bidford-on-Avon**
 Permission granted
- **Miss Elizabeth Woods, Persimmon Homes Ltd., Marriage Hill Nurseries, 45 Salford Road, B50 4EY**
 Permission granted
- **Miss Kirsty 68 Marleigh Road, B50 4EE**
 Permission granted
- **Mr Carl Varney, Varney and Varney Homes, Land East of Waterloo Road**
 Permission granted
- **17/03759/TREE Mark Newell Tree Care Ltd., 41 High Street, B50 4BQ**
 No objection
- **18/00030/FUL Mr and Mrs Robert Thompson, 83 Marleigh Road, B50 4EE**
 Permission granted

RESOLVED to note

The meeting closed at approx. 7.55 pm