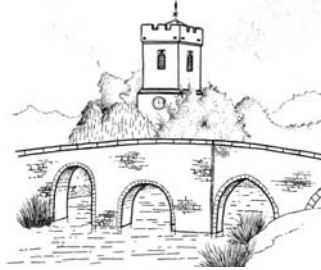


# **BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Consultative Planning Committee Meeting held on Monday 17<sup>th</sup> September 2018 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way, B50 4QG

### **PRESENT**

Chairman                    Cllr Fleming

Cllrs.                        Harvey, Hiscocks, Mrs Keeley, Knight, Pound, and Mrs Taylor

In attendance            Mrs E Uggerløse, Clerk to the Parish Council

Also present:             3 members of the public

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

*Apologies received and accepted from Cllrs Atkins, Ms Deacon and Ms Randell*

### **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*
- 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. Sept. 2018

**3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 13<sup>th</sup> AUGUST 2018**

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**

- i. Resident referred to Item 6 - the SDC Draft Strategic Housing Land Availability Assessment 2018 (SHLAA) and raised the following issues:
  - o The map presented was incorrect as it did not take into account the development of 200 dwellings on Land to the West of Waterloo road (Miller Homes)
  - o Any further development in Bidford-on-Avon would be contrary to many of the NPPF's policies that refer to "sustainable development". The infrastructure in Bidford-on-Avon is entirely inadequate, the school is full and current children are having to be placed outside the village – therefore, any further development cannot be considered sustainable
  - o If, as per the recommendation, council feel it has to accept a site then select site 8a as the least damaging of the options.

**5. TO RECEIVE AND CONSIDER THE FOLLOWING CORRESPONDENCE**

- i. **South Worcestershire Development Plan** – Consultation on the Development Boundary review  
Recommendation – to note  
**RESOLVED** to note

**6. TO CONSIDER THE DRAFT STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2018 (SHLAA)**

Information and Report had been circulated with the recommendation that Council consider accepting one of the "amber" sites as, otherwise, it risked having a site imposed on it by SDC as the Local Planning Authority should the need arise in the future.

Having considered the information, which included the map of potential sites, and the report, it was proposed to accept Site 8a as proposed Strategic Reserve Site.

**RESOLVED** to accept Site 8a as a proposed Strategic Reserve Site.

**7. TO NOTE THE FOLLOWING REPLIES MADE BY COUNCIL TO THE FOLLOWING APPLICATIONS ( under adopted Policy for Making decisions outside a Formal Meeting)**

- i. **18/01991/FUL Mr David Sullivan, 33 Steppes Piece, B50 4AT**  
Construction of a driveway  
As Highways had not raised any objection, Council made a “No representation” comment.
- ii. **18/02503/TPO Mr Graham Murray Schofield, 17 Old School Mead, B50 4AW**  
T1 Lime – Fell  
Following consultation with the Tree Officer at SDC and its own policy, Council objected

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

- i. **18/01637/FUL & 18/01638/LBC Mrs A Billingsley, Wisson Hill, 16 Welford Road, Barton**  
Amendments received as follows:
  - o Removal of the Juliette balcony to the Removal of the Juliette balcony to the existing first floor landing window above the main entrance door (west elevation)
  - o Reduction in footprint of the extension to 5900mm in length x 4100mm in width (the size of the original proposal being 6600 x 4800mm)**RESOLVED** no representation
- ii. **18/01883/FUL CALA Homes (Midlands) Ltd., Land between B439 Evesham Road/Luddington Road & A3400 Shipston Road. Including Land Between Luddington Road And Stratford Racecourse, Land Between River Avon & River Stour/B4362 Clifford Lane And Land Between B4362 Clifford Lane And A3400 Shipston Road**  
Construction of a southwestern relief road to Stratford-upon-Avon extending between the A3400 Shipston road near Orchard Hill Farm and the Luddington Road B439 Evesham Road. The proposed road incorporates: a bridge structure over the River Avon and Stratford Greenway and associated viaduct approaches and embankments, provision of new footpaths, provisions of new junctions between the relief road and Luddington Road, B4632 Clifford Lane/Campden road and A3400 Shipston Road with associated alignment alterations, provision of new accesses to Stratford-upon-Avon Racecourse and Clifford Business park, associated infrastructure (including lighting), utilities, engineering (including drainage works) and landscaping works  
**Note:** Council is being **notified** as a nearby Parish Council and is asked to be aware that as such your comments will not trigger this application

being determined at a Planning Committee.

**RESOLVED** to note

- iii. **18/02266/VARY Mr Andrew Miles MAD Developments (Broom) Ltd, River House, High Street, Broom B50 4HN**

Variation of condition 2 (approved plans) of Planning Permission 17/03123/VARY to allow the construction of a gate and garden wall to front of Property Plot 1

**RESOLVED** no representation

- iv. **18/02253/FUL Mr & Mrs David & Ingrid Rushton, The Old Vicarage, 13 High Street, B50 4BQ**

Conversion of Garage/Hobby Room into holiday cottage

Council was concerned about the possibility of the holiday home, which it would support, becoming a permanent dwelling, which it does not support. It was therefore

**RESOLVED** to object but the objection would be waived of a condition was imposed that would prevent the holiday home becoming a permanent dwelling in the future.

- v. **18/02315/FUL Mrs Sarah Birch, Grace House, Welford road, Barton**  
change of use of agricultural land to garden (part retrospective)

Following some discussion as to the pros and cons of agricultural land becoming a garden, a motion was put forward that council should object on the principle that agricultural land should remain as such. The motion not having sufficient support, it was

**RESOLVED** by 4 votes in favour, 2 against and 1 abstention to make a No representation reply

- vi. **18/02317/FUL Mr and Mrs O'Brien 56 Victoria Road, B50 4AR**

Single Storey rear extension

**RESOLVED** no representation

- vii. **18/02356/TREE Mr Anthony Judd, 5 Icknield Street, B50 4BX**

o T1 and T2 – birch

o T3 - willow

o T4 – beech

o T5 – maple

Reduce in height from approx. 9 metres to 6.7 metres and spread from approx. 5.5 metres to 3.7 metres

**RESOLVED** to support as good management of trees is supported by the NDP as it reduces the need to fell trees

- viii. **18/02617/TREE Claire Bye, Orbit Housing, 10 Icknield Street, B50 4BX**

T1 – Holly – Fell

**RESOLVED** no representation

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

- i. **18/01639/LBC Mrs A Billingsley, Wisson Hill,**  
*Granted*
- ii. **18/01662/FUL Mr N Gartrell, 4 Malt House Close, Broom, B50 4JT**  
*Granted*
- iii. **18/01783/FUL Bright Stars Nursery, Friday Furlong, Waterloo Road, Bidford-on-Avon**  
*Granted*
- iv. **18/01991/FUL Mr David Sullivan, 33 Steppes Piece, B50 4AT**  
*Granted*
- v. **18/02080/FUL Mr & Mrs Tony Davies, 70The Leys B50 4DW**  
*Granted*

The meeting closed at approx. 8.40 pm