

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



To all Members of the Planning Consultative Committee of the Council

You are hereby summoned to attend a Consultative Planning Meeting of the Parish Council to be held in the Parish Meeting Room, Bramley Way, Bidford-on-Avon on Monday 14th October 2019 at 7.30 pm to transact the following business

9th October 2019

Elisabeth Uggerløse
Clerk to the Parish Council



AGENDA

- 1. To receive and accept apologies**
- 2. To receive declaration of Interest on Items on the Agenda**
 - i.** 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 an Interest, which could be personal or prejudicial, they should declare so and leave the room.
 - ii.** 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.
- 3. To approve** the Minutes of Planning Meeting of 9th September 2019

Plan Agenda Oct. 2019

- 4. Public Forum** - questions from members of the public. Please be aware that Council will only be able to respond to issues relating to the business to be transacted at the meeting. Approx. 15 minutes in total; 3 minutes per person. (Public Participation at Council Meeting Guidance Notes apply). Please note that this is the **only** opportunity members of the public have to raise issues as, once the meeting has started, all discussions are limited to the Council and Officers.
- 5. To receive** a Planning Presentation from Jayne Graham of Temple Farm, Marlcliff
- 6. To consider** approach from a road haulage company interested in moving into 2 Bidford Road, Broom (Drew/Plato site) – Report circulated
- 7. To consider** the following Planning Applications
- i. 19/00731/FUL Mr Buggins Countryside Properties (UK) Ltd and Midland Heart Ltd, Development Site Corner of Waterloo Road and Wellington Road**
 Revised Transport Statement – received 3rd September 2019
Council strongly objected to this application on the following grounds:
- *Contrary to ECON 1 and ECON 2 of the NDP*
 - *Contrary to Policy CS22 of the Core Strategy*
 - *The property has not been properly marketed as a business/commercial site*
 - *It does not comply with the NPPF – which supports economic growth – in fact it will undermine the viability of Bidford-on-Avon as a Main Rural Centre*
 - *There is known contamination of the site making it inappropriate and unsafe for dwellings*
- The additional information does not address any of these concerns.*
- ii. 19/02726/FUL Julie Bidwell, 5 Grafton Lane, B50 4DX**
 Proposed single storey extension
- 8. To note** the following planning decisions
- i. 19/01766/FUL Mr P Scully, Avon Farm, Welford Road, Barton**
 Proposed domestic garage
Permission granted with conditions including
- *Condition 4 – the garage shall be used solely for vehicle parking purposes incidental to the occupation and enjoyment of the dwelling house which it serves and shall not be used for, nor in connection with, any commercial trade or business purposes and shall not be converted into habitable accommodation, including domestic workshop, study, games room and similar uses, without prior written approval of the Local Planning Authority (this condition is in response to the objection raised by the Parish Council)*
- ii. 19/02268/TREE 2 Icknield Street, B50 4BX**
 T1 oak – reduce spread by 500 mm all round and up to 1 metre clearance

from the dwelling
No objection

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Minutes of the Consultative Planning Committee Meeting held on Monday 12th August 2019 @ 7.30 pm at Bidford Community Library, Bramley Way, B50 4QG

PRESENT

Chairman Cllr Fleming

Cllrs. Atkins, Cullum, Deacon, Keeley, Knight, Hiscocks, Meredith and Williams

The Minutes were taken by Cllr Keeley in the absence of the Clerk

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllr 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 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.

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

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 9TH SEPTEMBER 2019

Cllr. Knight proposed the Minutes be accepted as being accurate

PM Mins. Sept. 2019

RESOLVED that the Minutes be approved and they were signed by the Chairman.

4. PUBLIC FORUM

No members of the public present

5. TO NOTE THE FOLLOWING APPEAL DECISION

i. APP/J3720/W/19/3228525 – 7 Bidford Road, Broom B50 4HP

Appeal has been dismissed

- Located in Broom which is categorised as open countryside by Policy H1 of the Bidford on Avon Parish Neighbourhood Plan (NDP) and not considered a “Local Service Village” in the SDC Core Strategy
- NDP Policy H1 limits new housing to dwellings for rural workers, replacement dwellings and rural exception affordable housing supported by Policy H2 – the proposal does not fall into any of these categories

RESOLVED to note

6. TO CONSIDER DATE AND TIME OF THE FOLLOWING PLANNING APPEAL – INFORMAL HEARING

i. 18/00845/VARY – Mr James Wilson, Greenacres, Waterloo Road, Bidford on Avon

The hearing is to take place at Elizabeth House on 15th October @ 10.00 am

Council to consider attending the hearing and putting g forwards its reasons for objection to this application.

RESOLVED Cllrs Fleming and Knight to attend

7. TO CONSIDER THE SITE ALLOCATION PLAN, REGULATION 19 PROPOSED SUBMISSION CONSULTATION

This is available online at www.stratford.gov.uk/siteallocations

Council to consider its response following the attendance by councillors to the presentation made by SDC at Elizabeth House on 3rd Sept. (Ref.pm Mins. August 2019/6)

The Chairman explained that he had spoken to Cllr Pemberton and the Head of Planning, Robert Weeks who advise that, in the current circumstances, they do not envisage these sites having to be considered or another 15 years approx.

Concerns about the capacity of the surgery, school etc. was raised.

The Chairman, who is also a District Council, reassured Co9uncil that he would keep it advised of any changes.

RESOLVED to note the site allocation and the information received.

PM Mins. Sept. 2019

8. TO NOTE THE WORCESTERSHIRE MINERALS LOCAL PLAN: PUBLICATION VERSION CONSULTATION

Council is being notified as a “neighbouring parish council”.

RESOLVED to note

9. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- i. **19/02027 Mr Nicholas Watson, 2 Mill Close, Broom B50 4HT**
Raised decking area to the rear of the property
RESOLVED No objection
- ii. **19/02278/FUL and 19/02279/LBC Ms Woods, 18 tower Close, B50 4EA**
Single storey rear extension
RESOLVED there were no drawings submitted to allow Council to make a considered decision so this was deferred.
- iii. **19/02303/TPO Mr Nick Warmington, 21 Old School Mead, B50 4AW**
T1 – silver birch – reduce height from 12 metres to approx. 9 metres and reduce crown by up to 3 metres or to nearest growth to reshap
RESOLVED no representation

10. TO NOTE THE FOLLOWING PLANNING DECISIONS

- i. **19/01093/LDP, 5 Chapel Close B50 4QB**
Conversion of garage to workshop
Complies with General Permitted Development requirements
- ii. **19/01478/TPO, 102-104 High Street, B50 4AF**
 - o GI – Cypress 2no: Remove (Note: only 2no cypress trees, not 3no, are located along the western boundary of the garden adjacent to 106 High street)
Bidford on Avon Parish Council requests that the applicant consider planting 2 replacement trees.
Granted
- iii. **19/01617/REM Mrs Claire Thornton, Miller Homes Ltd, Land At Waterloo Road, Bidford-on-Avon**
Reserved matter application to amend 17 plots of the 200 dwellings previously approved under reserved matters consent 17/00672/REM and 18/03029/REM
Council supported this variation as it recognised that 1 bedroom bungalows are not sought after and, as the applicant has agreed to maintain 18 bungalows and replace the other 17 with 2 and 3 bedroom dwellings (and not 4+ bedroom dwellings) it was agreed the changes fell within the NDP requirements for house mix.
- iv. **19/01783/TPO 2 Old School Mead B50 4AW**
 - o T1 Silver Birch: reduce height by 3 metres and reshape crown to balance, leaving height and spread of 13 metres. Crown thin by

PM Mins. Sept. 2019

15%

Granted

RESOLVED to note the decisions

The meeting closed at approx. 7.55pm



Item 6 – Report on interest shown for commercial site on 2 Bidford Road, Broom

A haulage company has contacted the Parish Council expressing interest in the above site and enquiring whether there are any restrictions for this type of company.

The BDWG considered this and requested the following information:

- What/size/type of fleet
 - Their core fleet consists of*
 - *20 x Euro 6 and Euro 5 Volvo FH4 tractor units plated to STGO CAT 2 65000Kgs*
 - *46 x assorted trailers, capable of carrying consignments up to a maximum of around 40000 Kgs*
- Operation you intend to perform at this site
 - *Heavy and abnormal loads do not tend to come into their depots, due to the nature of them they require pilot vehicles, they, therefore. Get taken straight from collection point to delivery point or the port of exit in the UK.*
 - *On site thy would be undertaking general office activities (7 x office staff), warehousing goods to go to Gibraltar (2 x warehouse operatives) and HGV mechanics (3 x mechanics).*
 - *Trailers and vehicles would be stored on sit when they are not in use. Due to being an international transport it is very unlikely many of the vehicles would be on site for any long period. Also, this sort of work means that that all 20 vehicles wouldn't be expected to come in and out each day*
- Operating days/Start and finish hours
 - *Monday – Friday*
8.30 – 17.30
 - *Saturday*
8.30 – 12.30

- Schedule i.e. what sort of movements by vehicle/time per day is envisaged
 - *As they do a lot of warehousing and groupage loads to be sent to Gibraltar they get regular deliveries: around 10 to 20 per day.*
 - *Predominantly vans but they do get Pallet network vehicles on site as well which are normally HGV*
- Any other, pertinent information as to the use of the site.
 - *There is mud track at the back of the property – they are wondering whether this could be a useful access point to the property and they will be talking to the farmer in question.*

PROS

- Keeps the site commercial which is compatible with the NDP ECON 1 and ECON 2
- Could, potentially, mean local employment

CONS

- Haulage company, with the accompanying HGVs/Vans in a small settlement
- Continuous number of vehicles on a road on the edge of the small settlement of Broom
- Potential increase in the traffic of HGVs on Victoria Road (this could be restricted via conditions)

RECOMMENDATION

Although the instinct could be to say “no” outright, perhaps Council should invite the potential applicants to the next Planning Committee Meeting so it can get a clearer picture of what could be achieved.

The idea is that they may be amenable to a smaller scale set up more concentrated in warehousing that actual transport.

Also, whether they could achieve access from the rear, minimising traffic on Victoria Road and Bidford Road. It would mean more traffic on Wixford Road and Waterloo Road but the latter already has an industrial estate.

The company is based in Inkberrow

It deals mainly with Gibraltar – BREXIT could play a major role on how this company progresses.