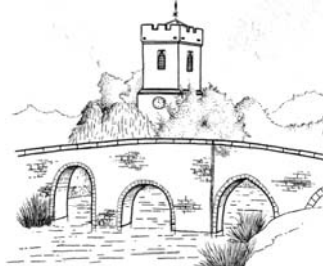


# **BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Planning Application Committee held on Monday 14<sup>th</sup> May 2007 in the Parish Meeting Room, Bramley Way, Bidford-on-Avon at 7.30 pm

### **PRESENT**

Chairman Cllr. Hiscocks  
Cllrs. Ms. Deacon, Gerrard, Hendey, Mrs. Keeley, Langston, Sandle, and Ms. Varga

Cllr. Slaughter had called to give his apologies.  
Also present 4 members of the public – all from Barton

The Chairman opened the meeting and asked the members of the public whether they wished to speak

There were two items on the agenda which concerned them:

- 07/01067/FUL – Avon Farm. This application is for a change of use of a barn to light industry and residents are very concerned about the increase in traffic this will bring, bearing in mind this is a narrow, country road and the requirement for a new road access.  
They are also worried what “light industry” would actually entail and how it could be monitored so that it does not get out of hand.
- Change to the outside of Letterbox Cottage, from tarmac to grassed area – this is being proposed by WCC following a series of incidents and residents are requesting support from the Parish Council

The Chairman thanked the members of the public and proceeded to open the meeting

### **1. APOLOGIES**

Apologies received and accepted for Cllrs. Smith and Spiers. The Clerk was able to confirm that Cllr, Spiers was now home having come back from his long stay at hospital in the afternoon.

## 2. DECLARATION OF INTERESTS ON ITEM 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 29<sup>th</sup> April 2002 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.

*None declared*

## 3. APPROVAL OF THE MINUTES OF THE PLANNING MEETING HELD ON 16<sup>TH</sup> APRIL 2007

Proposed by Cllr. Gerrard and accepted, as being accurate and signed by the Chairman

## 4. CORRESPONDENCE

- Letter from resident in Barton - *This was in respect of changing the tarmac area in front of Letterbox Cottage to grass and had been referred to during the Public forum. The Clerk advised that she had still not received notification from WCC and requested the officer's name so she could contact him and try and obtain the information in time for the Parish Council meeting on Monday 21<sup>st</sup> May.*

- Big Meadow – *the Clerk had received some calls from visitors to the Big Meadow regarding the fence that has been installed across the field. Members recalled that the fence had been installed to prevent youngsters accessing the back fields to “race” during the evenings and, although they could sympathize with some visitors, they felt it was impractical to open the gate when there were not many visitors, as it was impossible to ensure all the cars would leave the area before locking it at 4.00 pm to prevent access to potential “racers”. It was, therefore, unanimously agreed that for the time being the gate would remain closed and the situation monitored.*

*There was also a request from the fishing club to have access to a key for this gate. It was agreed that **one** member could have the key and would be held responsible for it being closed and locked when not in use.*

## 5. THE FOLLOWING PLANNING APPLICATIONS HAVE BEEN RECEIVED

Members agreed that, as all the members of the public were from Barton, those items relating to Barton would be discussed first, starting with the application that had caused the main concern, Avon Farm.

- **07/01067/FUL Mr. P. Scully – Avon Farm, Welford Rd. Barton**

Change of use of existing redundant barn to light industrial/storage. RE-submission of 06/02307/FUL

*Object :*

- *Looking at the layout of the narrow road, Highways should carry out a detailed inspection, especially with regards to the “sight lines”*
- *A new, updated transport report is needed to look into the suitability of this country road for more HGVs*
- *A traffic survey is required to look at the volume of traffic on a small road*
- *Flood Report required*

- **07/00902/LBC – Steve and Amanda Randle, Wisson Hill, Welford Rd., Barton**  
 Restoration of Wash House. Restoration of existing west-facing window and reinstatement of blocked east-facing window. Insertion of a balance flue through the roof. Lining of the roof with thermalfeece/insulted plaster board  
*Support – great effort and attention to detail has been made to restore the building to its original state*
  - **07/01106/FUL – applicant and address as above**  
 Garage block and study over  
*No representation*
  - **07/00910/LBC and 07/00911/FUL– Punch Tavern plc, The Cottage of Content, Welford Rd., Barton**  
 New kitchen extract canopy and high level duct through existing pitched roof  
*No representation- subject to approval by the conservation department*
  - **07/00912/FUL – applicant and address as above**  
 Demolition of an existing single storey toilet block, external restoration works, new adjoining toilet/shower block with canopies and use of part of the existing rear car park as external seating area  
*No representation*
  - **07/00913/LBC – applicant and address as above**  
 Demolition of an existing single storey toilet block, external restoration works , new adjoining toilet/shower block with canopies  
*No representation subject to approval by the conservation department*
- It should be minuted that applications No. 07/00911/FUL and 07/0912/FUL were not actually mentioned on the Agenda, although the applications made by Punch Tavern regarding alterations to The Cottage of Content had been received and these were, therefore, discussed as a whole.
- **07/01050/FUL – Mr. C. Morris, 31 Blenheim Close, B50 4HW**  
 For a Wendy House on the left at the bottom of the garden at the back of the wall  
*No representation*
  - **07/01036/TEL56 – T Mobile UK Ltd, Land W off Waterloo Rd, Bidford-on-Avon**  
 15m high T. Mobile Phase 3 Monopole supporting 3 no. antennas with a GRP shroud with ground-based equipment cabinets situated on the Waterloo Industrial Estate  
*No representation*
  - **07/01143/FUL – Mr. B. Quelch, Riverside Shooting Ground, Salford Rd., Bidford-on-Avon**  
 retrospective application for the retention of mess hut and office portacabins with external decked area  
*No representation*
  - **07/01163/FUL – Mr and Mrs Parr, 13 Burnell Close B50 4AY**  
 Single storey rear extension, conservatory and new roof to garage and porch  
*No representation*

- **07/01186/TREE – Mark Dixon, The Old Fire Station, Icknield St. Bidford-on-Avon**  
T1 lime : reduce pollard height by 1 metre  
*No representation – subject to approval by the arboricultural department*
- **07/01187/TREE – Mark Dixon, 2 Icknield St. B50 4BX**  
T1 oak : reduce crown by 10-155  
*No representation – subject to approval by the arboricultural department*

## 6. FOR INFORMATION

- **07/00088/ADV – Lloyds Bank TSB, 48 High St. Bidford-on-Avon**  
*Granted for a period of five (5) years*
- **07/00196/LBC – applicant and address as above**  
*Granted*
- **07/00247/TREE – Mrs. H. Leather, 102, High St., B50 4AF**  
*Granted*
- **07/00256/FUL – applicant and address and above**  
*Granted with conditions*
- **07/00306/LBC – Michael Brown, 18 Tower Hill, B50 4EA**  
*Granted*
- **07/000436/FUL – Adrian Bennett, 14 Grange Rd., B50 4BY**  
*Application withdrawn*
- **07/00469/AGNOT – H. Smith Wessons Farm, Grafton Lane B50 4DU**  
*Letter requesting further information due to site being within the flood zone*  
Attention was drawn to the fact that this AGNOT application required further information prior to approval due to the fact that it is on a flood plane, whereas the Parish Council was having difficulties having SDC look into the matter of riverside field, Marlcliff. The Clerk to write to SDC stating the Parish Council notes the contents of the letter and asking why it appears that not all sites on a flood plane received the same treatment.
- **07/00569/FUL& 07/00570/LBC – G. Harbourne, 30 Cleeve Rd., Marlcliffe**  
*Granted with conditions*
- **07/00704/FUL – Mr. and Mrs. Sansum, 4 Trafalgar Court, B50 4BW**  
*Granted with conditions*

## 7. BROOM

- **Report and update of the meeting with Paul Lankester re Kings Lane**
  - Five councillors and the Clerk visited Paul Lankester at Elizabeth House on Wednesday 2<sup>nd</sup> May to discuss the lease for the play area in King's Lane. The issue in question had been why SDC had only started to re survey the land after agreement on the lease had been reached, and only after the Parish Council had mentioned the fact that the area had been a tip to its solicitors once the draft contract had been received. The Parish Council believe the survey should have started no later than February 2006 which was the last time they visited the site with a District Council officer.

Paul Lankester was very welcoming and accepted errors had been made. However, he was unaware that a survey had already been carried out in 1999 and when the document of this survey was presented by the Parish Council, requested permission to have it copied.

He regretted the delay the survey was causing in the plans to reinstate the play equipment on this site but added that the Parish Council's solicitors would not sign the lease until the survey had been fully completed – the Parish Council agreed to this.

Paul Lankester added that, as carrying out the survey has disturbed the ground, he would suggest that SDC should level the ground or bring topsoil in prior to the transfer taking place.

The Parish Council requested that, as there would be no play equipment at all in Broom this summer, perhaps some summertime facilities, organised by SDC could take place.

Since the meeting, Paul Lankester has sent an email confirming the leveling of the ground and requesting confirmation from the Parish Council should it wish this to go ahead. It was agreed that, even if it meant a small delay, which would be insignificant after the 6 months delay imposed by the survey, this should be accepted. It was also agreed that the fields at the rear of Dugdale Avenue should be offered as a venue for summertime facilities as they are relatively close to Broom.

- **Broom Tavern** – an article had appeared in both the Herald and the Observer regarding “enforcement” at the Broom Tavern and it was discussed how it appears that District Council go after the little man, such as Broom Tavern and a house in the High Street who had installed PVC windows, but allow building irregularities, such as three houses in the Old School Meade development to be built 1 M higher than the planning application had allowed – something SDC should have kept under review to ensure it did not happen.

## **8. CONTRACTS OF EMPLOYMENT**

Due to the confidential nature of this item members of the public (there were none) would be asked to withdraw

It was proposed that as, despite a number of meetings and correspondence over the last 2 years the matter remained unresolved, the Parish Council should take this to arbitration. This was unanimously agreed and the proposal was carried. Cllr. Gerrard was authorized to make the necessary arrangements.

The meeting closed at 8.50 pm