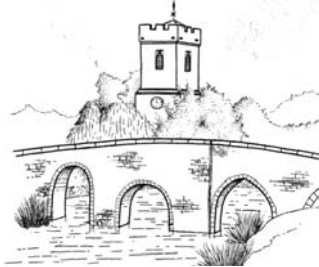


# **BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Planning Application Committee held on Monday 9<sup>th</sup> July 2007 in the Parish Meeting Room, Bramley Way, Bidford-on-Avon at 7.30 pm

### **PRESENT**

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

Also present 5 members of the public

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

Members of the public attending the meeting were concerned about the planning application 2 Paddock Close. Two parties spoke, both of whom had sent letters of objection due to:

- Loss of sunlight to the ground floor rear rooms
- Increase in height of the garage section from 4.7 m to 7.1 m will have a significant impact on the level of sunlight reaching the kitchen window and the lounge
- Unacceptable loss of amenity which will have a detrimental effect of the quality of life
- The proposed development will be harmful to the character and appearance of the area.
- The development would appear to be contrary to Policy COM 12 of the Local Plan which states that extensions must not cause harm to the character of the locality and to Policy DEV 1 which requires development proposals to have regard to the character and quality of the local area through layout and design
- There is also a concern that the proposed extension will overlook the bedrooms in the side of one of its neighbours
- If this development is allowed to take place, it will alter the entire layout and design of the development

- Concern was also expressed that allowing this extension could potentially allow other properties to do likewise and thus increasing the number of persons within the property resulting in more cars, parking problems and road safety issues

The Chairman thanked the members of the public.

#### **1. APOLOGIES**

Apologies received and accepted for Cllr. Hendey

#### **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 11<sup>TH</sup> JUNE 2007**

Proposed by Cllr. Mrs. Keeley and accepted as being accurate and signed by the Chairman

#### **4. CORRESPONDENCE**

- SDC - Extending your home? Consultation document – *Expected but not received*  
Comments following meeting re the Local Development Framework – *Members did not feel there were any particular comments to make. They had discussed the issues with the SDC Officer and brought to his attention various issues they felt were of importance. Questionnaire would be completed*
- WALC – Invitation to attend an event regarding the proposed changes to Householder Development Rights organized by West Midlands Planning Aid Service on Saturday 14<sup>th</sup> July at Carrs Lane Centre, Birmingham between 9.30am – 12.30 pm (circulated). This is open to groups and individuals with an interest in planning  
Copy of this document is available.  
*It was noted that members had recently attended a number of meetings and training sessions concerning planning. Cllr. Ms. Deacon would look at the document and liaise with the Clerk regarding any response from the Council*
- Tamworth PC – SDC Enforcement Dept. – the meeting on 6<sup>th</sup> July was cancelled and is being rescheduled.  
*The rescheduled date is Thursday 26<sup>th</sup> July. It was agreed Cllr. Hiscocks and Smith would attend together with the Clerk*
- Email from David Roberts of 15 Millers Bank thanking the Parish Council for its support in his recent appeal to the Planning Inspectorate - *Noted*

## 5. THE FOLLOWING PLANNING APPLICATIONS HAVE BEEN RECEIVED

Members agreed that, as all the members of the public were concerned about Planning Application 07/01808//FUL this should be the first to be considered.

- **0-7/01808/FUL Mr. and Mrs. L. Pound – 2 Paddock Close, B50 4PJ**  
First floor extension over existing study and part of existing garage to form additional bedroom  
*Two letters of objection had been received*  
*Parish Council arranged a site visit for Tuesday 10<sup>th</sup> July at 6.30 pm and the Clerk was delegated to give a response before the due date as this fell before the next council meeting*
- **07/01449/FUL – Amanda Gallagher, 1 Old School Mead, B50 4AW**  
2 no. brick built posts to hang gate  
*No representation*
- **07/01555/TREE – P. Marshall, 13 Icknield St., B50 4BX**  
To fell 1 cherry tree  
*Subject to approval by the arboricultural department*
- **07/01573/AGNOT – H. and R. Smith, Wessons Farm, Grafton Lane**  
Erection of a multipurpose agricultural building  
*Noted*
- **07/01657/FUL- Mr. and Mrs. W. Stafford, 26 Salford Road, B50 4EN**  
Single and two storey rear extension  
*No representation*
- **07/00707/FUL - D.B. Storrar – 27 Lambourne Close, B50 4QH**  
Replacement of existing fence with 2m high brick wall  
*No representation*
- **07/01811/FUL – Ms. K. Thompson, 85 Westholme Road, B50 4AN**  
Alterations to existing single storey house to provide additional residential accommodation for the applicant and family. To comprise first floor bedrooms  
and bathrooms, rear extension at ground floor and internal alterations  
(application No. 07/00663/FUL has been withdrawn)  
*The Parish Council made the following comments*
  - i. *Planning/building inspections to be carried out on a regular basis to ensure the skyline is as per the proposal i.e. no higher than the neighbouring dwellings*
  - ii. *Building work – there should be no work carried out after 12.00 noon on Saturdays nor during Sundays and Bank Holidays*

## 6. FOR INFORMATION

- **07/00750?FUL – Mr. G. Williams, 18 Westholme Rd. B50 4AL**  
*Granted*
- **Mr. and Mrs. Morris, 29 Bramley Way, B50 4QG**  
*Granted*
- **Mr. and Mrs. Moore, 33 Icknield Close, B50 4BZ**  
*Granted*

- **07/01273/TREE – WCC – Icknield Close/Side of 5 Icknield Close**  
*Granted*
- **07/01187/TREE – M. Dixon, 2 Icknield Street, B50 4BX**  
*Granted*

The meeting closed at 8.00pm