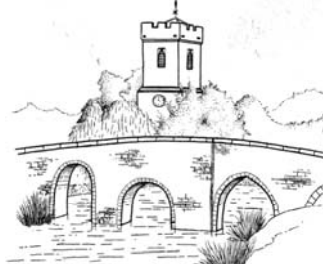


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Planning Application Committee held on Monday 10th March 2008 in the Parish Meeting Room, Bramley Way, Bidford-on-Avon at 7.30 pm

PRESENT

Chairman Cllr. Hiscocks
Cllrs. Hende, Hill, Mrs. Keeley, Langston, Sandle, Spiers and Williams

No members of the public or press present

The Chairman opened the meeting.

1. APOLOGIES

Apologies had been received from Cllrs. Ms. Deacon and Gerrard and these were accepted by the Council

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 20th August 2007 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.

Cllr. Hiscocks declared an interest in Planning Application No. 08.00067/FUL

3. APPROVAL OF THE MINUTES OF THE PLANNING MEETING HELD ON MONDAY 11TH FEBRAURY 2008

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

4. PUBLIC FORUM

As the Chairman of the Planning Committee wished to exercise his right to speak as a member of the public, and the Vice Chairman had sent his apologies, it was proposed, and resolved Cllr. Mrs. Keeley should take the Chair.

- Cllr. Hiscocks referred to Planning Application 08./00067/FUL and stated that although not opposed to the proposed development, he would make the following comments:
 - i. He would like the Parish Council to ensure building conditions as to which days and time of days building could take place and that these be enforced
 - ii. A piece of land, which the planning application stated was not adjacent to other properties was, in fact, adjacent to his property and that of his neighbour

5. CORRESPONDENCE

- SDC –
 - i. P. Scully of Avon Farm, Welford Rd. Barton has made an appeal to the Inspectorate against the decision in respect of Application No. 07/01067/FUL. Written comments to be received by the Inspectorate before 20th March 2008.
Clerk instructed to write to the Planning Inspectorate opposing the appeal
 - ii. Housing Register as of 1st March 2008 (circulated)
Noted
 - iii. Planning Application Validation Checklist Consultation- comments to be made by 2nd April 2008
Noted

6. MATTERS AIRISING FROM PREVIOUS MEETINGS

- **Land in Broom for affordable houses – update**
The owners of the land had met with Charles Barlow of WRCC and have agreed to allow the land to be developed for affordable housing – 4 x 2 bedroom. The Clerk advised that Charles Barlow had stressed that to go ahead Bidford would have to be considered as one settlement, which meant the affordable houses would also be made available to residents from Bidford, Barton and Marlcliff. This was accepted, in principle, by the Council. The Clerk was advised to obtain some plans for a 4 house and 6 house development of the site.
- **Eco Town campaign**
Cllr. Mrs. Keeley and attended a meeting organized by Welford-on-Avon. She proposed that Petition sheets be made available in the shops etc. which was agreed and the Clerk instructed to take appropriate action. Mrs. Keeley also advised the campaign group could arrange to come to Bidford (outside Budgens) with their road show.

- **Bidford Bridge**

The Clerk advised that she had, again, been approached by a number of residents concerned about the bridge. She was instructed to write to:

- i. WCC*
- ii. English Heritage*
- iii. John Graham – Chief Exec. WCC*
- iv. John Maples MP*

- **CCTV**

As members were aware, the CCTV Dept. had requested the installation of 2 further streetlights at each end of the High Street. The Chairman of the Council and the Clerk had visited the CCTV offices and could confirm this. At the Parish Council meeting in February, the Ward Members had expressed their concern and advised they would be taking this up with the CCTV Dept. This they had done and the reply received was that the camera is fit for purposes – the area simply needs more light for the cameras to work effectively. The reason for an urgent decision is that SDC will fund one of the lights (cost approx. £1,200) but the decision needs to be made this financial year.

It was proposed the Council agree to install two further lights as otherwise it would render the CCTV less effective. This was agreed and the resolution was carried. However, the council stated that it was its hope that no further lights would be necessary as it would mean, in its opinion, an excess of streetlights.

7. THE FOLLOWING PLANNING APPLICATIONS HAVE BEEN RECEIVED

- **08/00067/FUL – P & S Developments, 59 Westholme Rd., B50 4AL**
Proposed two bungalows to replace existing one
The Council made the following comments:
 - i. Although it is aware of the current Managing Housing Supply Document adopted in 2006, the Council would support this development as it represents a visual improvement*
 - ii. However, it is essential building conditions stipulating days and times when building work can take place be set **and vigorously enforced***
 - iii. The application states under Point 12 that there is “no adjoining land” – this is not correct as according to the plans submitted and area will remain undeveloped and it adjoins properties 36 and 38 Victoria Road.*
- **08/00129/FUL Mrs. Russell 12 High Street B50 4BU**
Rear ground floor conservatory
No representation
- **08/00243/FUL – Mrs. And Mrs. Buxton, Orchards, George Elms Lane B50 4JR**
Removal of existing bungalow garage agricultural buildings and caravan and erection of replacement single storey dwelling and detached dwelling
No representation

- **08/00278/FUL – Mrs. J. Wilson, Old Railway Yard, Waterloo Rd., B50**
Change of use to residential caravan site for 7 gypsy families with a total of 14 caravans

The Council objects on the following grounds:

- It is contrary to Policy CTY.8 which states that “proposals for new sites in rural areas for positioning mobile homes or caravans for permanent accommodation including individual units, will be resisted*
- The area is outside the Built-up Area Boundary – STR.4*
- Gypsy site - The Council understands that District Council is not aware of the need for further accommodation. Policy CTY.7 states that “the proposed site would not cause harm to the character of the local area....or unduly affect any neighbouring properties or activities”*
- It is contrary to Policy CTY.1 which states that “all forms of development in the countryside other than those in accordance with provisions elsewhere on the Local Plan, will generally be resisted in order to preserve the character and to ensure that resources are protected”*
- There is concern regarding about increased traffic taking into account the development at Friday Furlong which includes a Nursing Home and a Doctors Surgery, both of which will generate traffic, as well as the proximity of the Industrial Estate.*
- In conclusion the proposal remains contrary to the policies of the local plan in terms of location of the development in the countryside*

8. FOR INFORMATION

- **07/02766 /FUL Visitec Limited, Waterloo Ind. Est. Waterloo Rd.**
Granted, with conditions
- **07/03521/FUL – Mr. J. Evans, 40 Salford Road, B50 4EU**
Granted
- **08/00018/TREE – R. Crompton, 14 High Street, B50 4BU**
Granted
- **08/00048/FUL – Kelly Homes (UK) Ltd, 4 Saxon Court, High Street**
Granted
- **S2141/07CM032 – Marsh Farm Quarry** – Notice of Determination under Paragraph 6 Sch. 14

9. QUOTATIONS FOR CONTRACTS

As there were no members of the public present, no resolution to exclude them was necessary.

- **Maintenance of St. Laurence Churchyard** – 3 quotations had been received. The Council resolved to accept the quotation from the existing contractor Limebridge Services Ltd. as, not only was it the most competitive, but members were very happy with the work carried out.
- **Maintenance of Grange Road Cemetery** - - 2 quotations had been received and the Council resolved to accept the one from Jill Houghton Gardens Services as it was much more competitive.

PM Mins. March 2008

- The Council resolved to extend the current contracts for the Environmental Operative and the Salford Road Cemetery Guardian as both current contractors were carrying out an excellent job at a competitive rate.
- **Lenghtman Scheme** – the Clerk reported she had met with a potential contractor who already works for both County and District Council and should therefore meet with their approval. She had received copy of the company's Public Liability Insurance which was for 10,000,000. It was resolved the Clerk should progress this and try and get Salford Priors and Wixford on board.

The meeting closed at approx. 8.45 pm