

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Planning Application Committee held on Monday 11th April @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

PRESENT

Chairman Cllr. Sandle
Cllrs. Fleming, Gerrard, Mrs. Keeley, Langston, Spiers and Williams

Also present: Ward Member Cllr. Slaughter
Approx. 120 members of the public

In attendance Mrs. E. Uggerløse, Clerk to the Parish Council

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies recived, and accepted, from Cllrs. Atkins, Hill and Hiscocks

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 2^{0th} 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.

None declared

3. APPROVAL OF THE MINUTES OF THE PLANNING MEETING HELD ON MONDAY 14TH MARCH 2011

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

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4. PUBLIC FORUM

The majority of members of the public came to object to Planning Application No. 10/02655/FUL, - Mr. Dean Boswell, Land between Harvest Camp and Vine Cottage, Mill Lane, Broom.

The main reasons for objecting were:

- Safety issue due to the access of the site: it is on the T junction of Bidford Road and Mill Lane
- It fails Planning Policy Statement 25 (Development and Flood Risk)
 - An extensive area of site is within the Flood Map for Surface Water created by the Environment Agency, and residents can verify that it is waterlogged during the winter months.
 - The net result of development will have a major, negative, impact on properties downstream, including listed buildings: many of which have already suffered from flooding from surface water drains.
 - The development itself is at risk from flooding, posing a health risk to residents at times of moderate rainfall and a safety risk at times of high flow.
 - There already is a problem with “ponding” at the bottom of Mill Lane, which will be exacerbated by this development
- Contrary to Policy CTY.1 – Control over Development which clearly states that “all forms of development in the countryside other than those in accordance with provisions elsewhere in the Local Plan will generally be resisted in order to preserve the character and ensure that resources are protected”. It should be noted the site is close to the Conservation area and a listed building.
- None of the criteria for CTY.7 , which covers Gipsy and Travellers sites, are fully met by this development.

The Council asked the applicant

- How many children did they have, was it 5? The reply was 6
- Did they have somewhere to live: the reply was positive

In support of the applicant’s wife, her mother advised that her daughter was suffering from depression and wanted to come and live close to her mother; and that she was born and bred in Bidford.

The applicant did not add any further comments, although reference was made to the permanent development on the Old Railway Yard, off Waterloo Road, stating that the Parish Council had supported it.

The Parish Council replied that it had **not** supported it, and had attended 2 x Planning Committee Meetings and 1 x Overview and Scrutiny Committee Meeting at Elizabeth House, opposing the development at all times.

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- Resident brought up the terrible, and unsafe, state of both Friday Furlong and the Old Geodis Building. The Parish Council agreed to once again write to SDC regarding these issues.

5. TO RECEIVE UPDATE OF MATTERS ARISING

- Persimmons have accepted the terms and conditions requested by the Parish Council..
- Newsletter regarding the proposed affordable housing was hand delivered to all Broom dwellings

6. TO CONSIDER CORRESPONDENCE RECEIVED FROM BIDFORD JUNIORS FC REGARDING THE GATE REVENUE ON THE DAY OF THE FOOTBALL TOURNAMENT (circulated)

Members considering the request stated that the Council supports the football club and recognise they do an excellent job with the youngsters, but they must understand the Big Meadow is for more than football and is for the use of all residents and visitors.

It was proposed that the Council offer Monie Meadow as a parking area to be policed by members of the football club.

RESOLVED

- to offer the use of Monie Meadow on the day,
- The parking to be policed by Bidford Juniors FC
- The Amenities Working Group to meet the football club prior to the event to agree all matters.

7. TO CONSIDER THE ISSUE OF THE PARKING OUTSIDE THE BIG MEADOW ON WEEKENDS (BLOCKING THE ACCESS ROAD AND ENTRANCE)

The Clerk advised that she had been called out on Saturday 9th April as members of the football teams using the Big Meadow were parking outside the area blocking the entrance.

RESOLVED The clerk to be given delegated powers to deal with the issue as she saw fit

8. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

10/02655/FUL, - Mr. Dean Boswell, Land between Harvest Camp and Vine Cottage, Mill Lane, Broom

Change of use of land to a private gypsy caravan site comprising of 2 no. pitches, each pitch accommodating one mobile home, one touring caravan and one dayroom, plus associated works

RESOLVED to object for the following planning grounds

- It is contrary to CTY.1 which states that *“all forms of development in the countryside, other than those in accordance with provisions elsewhere in the*

Local Plan, will generally be resisted in order to preserve the character and to ensure that resources are protected “. This site is

- At the entrance to the village via the main road
- Close to the Broom conservation area and within a distance of approx. 50 yds from a listed building
- Within the area once designated as Special Landscape
- The Parish Council does not believe planning permission would be given to 4 dwellings on this site, or any other in Broom, unless it is affordable housing, for which a need has been identified via the Parish Plan and a Housing Survey
- It does not fulfil the requirements of CTY.7
 - The applicant currently lives in an authorised site outside the district and therefore is not included in the “unmet need for further provision within the District”
 - Only one person, not the applicant, had a direct local connection to the Parish, and the Parish Council understands she is currently as a priority on the District’s Housing List.
- Safety
 - The entrance, currently a gate into a field with no vehicular access, is directly on the junction of Bidford Road and Mill Lane
 - A 4 house affordable house scheme on the site next to this one, was advised in June 2008 by the Highways Authority that it would be “unlikely to support an application for the proposed residential development as the site lies within the 40 mph speed limit for Broom which would require visibility splays with an x distance of 2.4 metres and y distances of 120 metres” At the time the WRCC Rural Housing Enabler advised that “a possible solution would be to move the development site up the road i.e. **away** from the bend, to give the required visibility splay.
- Flood
 - Flooding within the area of Bidford-on-Avon is a great concern to the Parish Council.
It should be noted that Broom suffered badly in 1998 and 2007, especially around Mill Lane: all the houses in Millers Close were flooded, as were a number at the bottom of Mill Lane.
The junction of Mill Lane and Bidford Road, where this site is, was also badly affected, and the dwelling neighbouring the site, as well as the listed building opposite, were close to flooding.
Furthermore, there is an unresolved problem at the bottom of Mil Lane which causes it to “pond” very badly when there is constant rain, making the are impassable.
 - The field where this site is located serves as a natural sink: surface water is allowed to soak slowly and hence does not put any further stress on the already overburdened drainage system. However, in extreme circumstances, such as 1998 and 2007, the field could not cope with the

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amount of water and it overflowed, causing the junction to flood (as explained above) and contributing to the flooding of a number of properties at the other end of Mill Lane.

- The field is waterlogged for large period of time each winter, and floods whenever there are long periods of rain. This is supported by the Environment Agency's Flood Map for Surface Water which shows the field to be on lower ground than its surrounding areas, and hence acts like a basin where all the water runs into.
- The development includes quite a large area of hard surface, plus 4 caravans, all of which will prevent the field acting as a natural sink, and exacerbate the already large risk of flooding. It will also make the junction of Mill Lane and Bidford Road impassable more often, and it is important to note this is the actual **entrance** to the site.

Finally, the strength of feeling within the village against this development will not promote a peaceful and integrated coexistence between the site and the local community..

- **11/00548/FUL Mrs. J. Harris, 17A High Street, B50 4BQ**
Change of use of first floor office (B1) to self contained residential accommodation (Class C3)
RESOLVED *No representation*
- **11/00578/FUL - Mrs. M. Walker, 16 The Bank, Marlcliff B50 4NT**
Proposed single storey extension for new kitchen and study. Existing single storey annex asbestos roof replaced with plain clay tiles
RESOLVED *No representation*
- **11/00577/FUL - Mr. M. Dewsbury, Bidford Tennis Club, Salford Road B50 4EL**
Proposed erection of single storey extension to Bowling Club building to provide new pavilion
RESOLVED *No representation*

9. TO NOTE THE FOLLOWING PLANNING DECISIONS

- **10/02400/FUL and 10/02401/LBC, David and Sharon Carvell, Broom Hall In, Bidford Road Broom**
Permission granted
- **10/02762/FUL - IPS and PAL Trustees and E J Cyrkunowicz, Unit 6, Beech Tree Park, B50 4JF**
Permission Granted
- **10/02786/FUL Mr. Steve Felix, Blenheim Nursery, Stratford Rd, B50 4LU**
Permission granted

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- **11/00281/TREE Amanda Randle Wisson Hill, 16 Welford Road Barton**
No objection
- **Mr. and Mrs. S. Edwards, 4 Howards Close B50 4EL**
Permission granted

10. TO CONSIDER AND APPROVE PAYING BUSINESS RATES (X4) BY DIRECT DEBIT MANDATE AS STRATFORD DC IS NO LONGER ACCEPTING CHEQUES
RESOLVED to approve payment of the rates by DDM. Cllrs. Mrs Keeley and Williams to sign the mandates (x 4)

11. TO CONSIDER AN ALTERNATIVE DATE FOR THE PLANNING COMMITTEE MEETING IN MAY AS THE LOCAL COMMUNITY FORUM TO DISCUSS BIDFORD LIBRARY IS TAKING PLACE ON THE SCHEDULED DATE OF MONDAY, MAY 9TH.
RESOLVED The meeting to be held on Tuesday 10th May only if planning applications are received.

The meeting closed at approx. 8.25pm