

^BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Planning Committee Meeting held on Monday 10th November 2014
@ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

PRESENT

Chairman Cllr. Harvey
Cllrs. Atkins, Ms Deacon, Fleming, Hiscocks Mrs Keeley, Knight,
 Pound, Mrs Randell and Spiers

Also present 5 members of the public
 District Cllrs. Howse and Pemberton

In attendance: Mrs E Uggerloese, Clerk to the Parish Council

1. TO RECEIVE AND ACCEPT APOLOGIES

No apologies

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 30th July 2012, if any matter arises during the meeting in which they have declared a disclosable pecuniary interest (DPI) they should leave the room
There were none
- 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
There were none

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3. TO APPROVE THE MINUTES OF THE MEETING HELD 13th OCTOBER 014

Cllr. Mrs Keeley proposed the Minutes be accepted as being accurate, subject to a typographical error on Page 4 which should read “dwellings” not “swellings”

RESOLVED that the Minutes be approved and signed by the Chairman

4. PUBLIC FORUM

- Concern was expressed regarding the Brookhouse Engineering Application
- Following the Planning Inspector’s Report granting permission for a single gypsy site on Land to the North of Mill Lane, clarification was requested in respect of the manoeuvring into the site, due to its situation and the way the road is marked.
- Broom resident thanked the Parish Council and the Ward Members for opposing the development of a single house on land to the East of Mill Lane by Linfoot Homes.

5. TO RECEIVE PRESENTATION/UPDATE FROM WARWICKSHIRE RURAL COMMUNITY COUNCIL ON THE AFFORDABLE HOUSING SCHEMES IN BIDFORD AND BROOM

A map showing the proposed layout of the 12 dwellings was made available to council, based on the local needs survey carried out in 2013.

- 5 dwellings for rent
- 1 for 50/50 shared ownership
- 6 local market needs – these will be subject to a covenant that will require the seller to advertise the sale of the property on the local market only for a period of 3 months – this to be in perpetuity

WRCC confirmed that this is to be considered a Rural Exception Site as it is as a result of a Local Needs Survey

The Council thanked WRCC and expressed its unanimous support for the scheme

6. TO NOTE THE FOLLOWING

- Application 14/01947/FUL Taylor Wimpey West Midlands, Site of Former Hill View, Lambourne Close for the erection of a sales cabin and permission for the creation of an associated parking area has been withdrawn
RESOLVED to note
- Application 14/03056/TREE, 5 Icknield Street, B50 4BX
 - Birch – 30% crown reduction
 - Willow: re-pollard
 - Birch: fell
 - Cherry: crown reduction
 - Beech: 30% crown reduction
 - Maple: 30% crown reduction

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This application was submitted on 29.09.14 by fax but not validated. However, as this was not the fault of the applicant, so it has been decided to validate the submission with effect from 24.09.14, which results in the determination date being 05.11.14. The Parish Council was advised of this on the afternoon of 04.11.14. Under the circumstances, the only reply that could be given was that the Parish Council delegated the decision to SDC.

RESOLVED to note

7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- **14/02550/VARY RSB Brookhouse Engineering Ltd, Moor Hall Farm, Wixford, B49 6DL**

Variation of Condition 5 (the areas for temporary storage as shown shaded blue on the drawing submitted with the application shall cease to be used for storage purposes no later than 3 years from the date of this permission or at the time that the new storage yard hereby permitted is first used for storage purposes, whichever is the sooner) for Planning Permission 11/01403/FUL to allow temporary storage purposes to cease no later than 5 years from the date of the original permission or at the time that the new storage yard hereby permitted is first used for storage purposes, whichever is the sooner

The Chairman advised Council that it was being consulted as a “neighbouring council” and the Clerk confirmed that its decision would, therefore, not affect whether or not it went to Planning Committee. the site is within the Wixford Parish Council area, and the Chairman therefore proposed that the Clerk should be given delegated powers to support Wixford PC’s decision.

A counter proposal was put forward, that this Council should vote on whether or not it should make a decision – 5 in favour 4 against and 1 abstention.

RESOLVED majority vote for the Council to object on the basis that the applicant had been given 3 years and this period of time should be adhered to

- **14/02933/TREE Gavin Gallard (WCC) in the Parish of Bidford on Avon**

- 722: Rowan: crown lift to 2.5m, crown lift to 3m over footway
- 723: Plum: crown lift to 2.5m, crown lift to 3m over footway
- 724: Rowan, crown lift to 2.5m over footway, sever ivy
- 726: Dead Rowan: fell
- 729L Elder: fell
- 730: Dead Rowan: fell
- 758: Ash: crown lift to 5m over Rowan
- 731: Rowan: crown lift to 6m over carriageway

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- 759: English Oak: crown lift to 3m over boundary, crown lift to 5.5m over carriageway
- 760: Sycamore: crown lift to 6m
- 761 group:
- Field Maple, Hazel, Hawthorn: coppice all marked Hazel stems, prune all other vegetation back to 1 m from carriageway
- 762 group: Field Maple, Sycamore and Yew: fell all Sycamore stems then herbicide treat stumps, fell all other marked stems, crown lift all remaining trees/stems to 2.4m over footway, 4m over N0. 112 access, 4.5, over carriageway on High Street, 5.5, over carriageway of B439. Trim lower back to rear of footway but retain Yew as it is.

RESOLVED to support on safety grounds

- **14/02616/VARY Mr Leigh Wells, Brookfields Barn, Stratford Road, B50 4LU**

Variation of condition 8 attached to planning permission reference S89/01484 to enable the use of the land and building as short term let holiday for periods of up to six months in duration

RESOLVED No representation

8. TO NOTE THE FOLLOWING PLANNING DECISIONS

- **13/01229/FUL – Mr Dean Boswell, Site at Land North of Mill Lane, Broom**
Change of use of land to use as a residential caravan site for one gypsy family with two caravans, including not more than one static caravan/mobile home together with laying of hardstanding, construction of driveway and erection of amenity building
Planning Inspector has granted permission with conditions
RESOLVED the Clerk to take up the issue of road safety with WCC Highways
- **14/01869/FUL Mr Owen Pritchard, Broom Acre, Kings Lane Broom**
Permission granted
- **14/02278/LBC Mr Andy Lisle, 14 Welford Road, Barton**
Permission granted
- **14/02289/FUL Linfoot Country Homes, Land fronting Mill Lane, Broom**
Permission refused
- **14/02475/COUJPA Royal Life Saving Society, River House, High Street, Broom**
Prior Approval for change of use (from office to dwelling) granted

RESOLVED to note the decisions

The Meeting closed at approx. 8.10pm