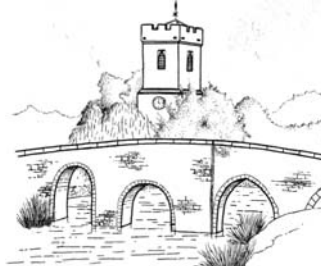


^BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 11th May 2015 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

PRESENT

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

Also present District Councillor Cargill
8 members of the public

In attendance: Mrs E Uggerløse

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies were received, and accepted from Cllr Fleming.

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.

Cllr Harvey declared a non pecuniary interest in Planning Application No. 15/00961/FUL as he is a friend.

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- 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.
None requested

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 13TH APRIL 2015

Cllr. Mrs Keeley proposed the Minutes be accepted as being accurate

RESOLVED: that the Minutes be approved and signed by the Chairman.

4. PUBLIC FORUM

- Applicants of No. 15/00807/FUL – gave background information as to the reasons for this application and assured Council the rebuild was being sympathetically carried out using stone. They added that it was a smaller footprint than the application that has already been approved.
- Chairman of SCAN requested information on the NHS application for a new pharmacy and where it was going to be sited
Clerk explained that there was no site at present and that this appeared to be speculative

5. TO RECEIVE A PRE APPLICATION PRESENTATION FROM DAVID SMITH

- Land to the North of Salford Road (behind numbers 38 and 40).
2 detached bungalow/dormer bungalows with 2/3 bedrooms with incorporated garage
Currently, this land is being used for horticultural purposes, but he is finding it harder to maintain as he does not live in the area and his father is 95. Having read the NDP, he has noted the need for bungalows, and the proposal is to build 2 x bungalows, approx.. 160 sq. m each.
RESOLVED to note and, as there is no immediate opposition to the proposal, Mr Smith was requested to send his application to the Local Planning Authority. Once full details are received, the Parish Council would give it its usual consideration.

6. TO CONSIDER THE FOLLOWING CORRESPONDENCE

- **SDC** Planning Application 14/02360/FUL – an appeal to the Planning Inspectorate has been made. It is by written representation. Council is requested to consider whether to reply and, in view of the emerging NDP, how to do so.
This application is in respect of 9 x 4 bedroom dwellings on land to the rear of Waterloo Crescent, which the Council had opposed on the grounds that this did not meet the housing requirements of the parish.

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It was noted that in the replies to the NDP survey, this site was second in the list of “preferred sites” (58%).

The Chairman proposed that he and the Clerk prepare a reply to the appeal on the basis that it continues to oppose the application as it stands as it does not meet the housing requirements, which state that smaller, started homes are needed and the number to be on the scale that requires a development contribution to benefit the village and its community.

RESOLVED to reply to the appeal and object as proposed: the wording to be agreed by the Chairman and Clerk

- **NHS England** – Application by Bidford Healthcare Ltd. for a proposed pharmacy in the vicinity of Bidford Health Centre, Stratford Road (report enclosed)

Council is requested to make written representation by Monday 15th June 2015

Council had been sent a report on this and it **RESOLVED** that it should object to this speculative application on the following grounds:

- As far as the Council is was aware, there has been no change to the current requirements
- The current community pharmacy is able to meet all the needs of the local community
- In the emerging Neighbourhood Development Plan 98% of respondents stated they wished the High Street to be preserved as a shopping and commercial area, with Bidford Pharmacy being the most used at 98%
- Based on the above, the NDP draft policies state that the establishing of business outside the recognised commercial areas (High Street and industrial estates) will not be supported.

RESOLVED that the Council should write to NHS England strongly objecting to this application using the above grounds.

- **Millers Bank Resident** – request for purchase of land to the east of Millers Bank, subject to a successful change of use application. (report and map of area provided)

Council was concerned that more Public Open Space would be lost and it was proposed that a site visit was required for Council to make a considered decision. It was agreed that the visit should take place after the meeting.

Following a site visit, it was **RESOLVED** to offer the land to the east i.e. between the resident’s property and the boundary with Mill Close, at a peppercorn price, plus the legal costs. The rest of the Public Open Space land to remain the property of the Parish Council.

7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- **15/00003/FUL - Mr Edward Cox, 27 Icknield Street, B50 4BX**
Conversion and change of use of The Old Fire Station into a dwelling and studio building (C3a incorporating B1), including first floor extension of main shed with new windows. New roof throughout, a rooflight and a glazed bay window to the rear. New low garden wall to rear
RESOLVED: to support this application on the following grounds:
 - Improves the street scene
 - Conversion is being sympathetically carried out
 - It will provide employment
- **15/00807/FUL Mr David Carvell, Broom Hall Inn, Bidford Road, Broom B50 4HE**
Amendment to the position of the fencing has been received following comments made by County Highways.
Council is advised this is for information only
RESOLVED to note
- **15/00926/FUL - Mr and Mrs John Sussens 2 Grange Road, B50 4BY**
Demolition of existing house, redundant meeting rooms and barn and construction of a replacement dwelling
RESOLVED no representation
- **15/00961/FUL - Ms Kate Heritage and Ms Claire Evans, 43 High Street, Broom B50 4HL**
Single storey rear extension
Cllr Harvey, who had declared an interest, did not participate in the discussion and Cllr Mrs Keeley took over as Chairman
RESOLVED no representation
- **15/01023/FUL - Residents of 7-10 Millers Bank. Broom**
Change of use of public open space land to private gardens
RESOLVED no representation
- **15/01074/LBC - Mrs and Mrs Spence, The Old Coach House, Mill Lane, Broom B50 4HR**
Proposed new window
RESOLVED no representation
- **15/01124/FUL - Mrs I Booth, Corner Cottage, 19-21 Grange Road, B50- 4BY**
Proposed two storey rear extension
RESOLVED no representation

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- **15/01204/TREE – Mrs Carol Odell, Rose Cottage, 102-104 High Street B50 4AF**
T1 – Cedar – fell and replace with crab apple
RESOLVED no representation

Meeting closed at approx. 8.05 pm