

^BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 10th August 2015 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

PRESENT

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

Also present 14 members of the public

In attendance: Mrs E Uggerløse

1. TO RECEIVE AND ACCEPT APOLOGIES

No apologies received

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 Fleming declared a non pecuniary interest in Application No. 15/02588/FUL as he knows the applicant well

- 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

PM Mins. August 2015 draft

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

Cllr. Ms Deacon proposed the Minutes be accepted as being accurate subject to a couple of typo errors being corrected

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

4. PUBLIC FORUM

- Resident from Stepping Stones advised she was representing a group of Bidford residents against overdevelopment, and which is strongly opposed to the development of 200 dwellings on Land at Waterloo Road (Ref 15/02548/OUT) and wished to know if the Parish Council was going to oppose the current application and to defend the original application which is now at Planning Appeal.
The Chairman advised that the application would be considered by Council at the meeting and that it would be objecting to the development at appeal.
- The Group would be objecting on the grounds of:
 - Over development
 - Lack of infrastructure
 - Lack of sustainability
 - Medical centre cannot accommodate more patients
 - School does not have vacancies for new pupils
- Resident from Marlcliff advised they had seen an ambulance come from north of the river with the clear intention of driving over Bidford Bridge and, as it was unable to drive across, had to turn towards Welford. What can be done to prevent this happening
- New residents to the village had been unable to enter their child at school as Year 5 was full.

5. TO RECEIVE THE FOLLOWING CORRESPONDENCE

- **SDC** – letter advising that planning application **14/03027/OUT Miller Homes, Land at Waterloo Road, Bidford on Avon for up to 200 dwellings** has gone to appeal which will be dealt with at a Public Enquiry, date to be confirmed
NOTED

6. TO NOTE THE FOLLOWING INFORMATION

- **15/01307/FUL Mr Nick Carr, 21 Waterloo Crescent, B50 4DP**
A minor amendment to the proposed layout at plots 8 and 9. Parking for plot 9 now lies adjacent to plot 9. Previously it lay adjacent to plot 10.
NOTED, though it has been superseded by the Planning Inspector's decision to grant permission to the original application.

PM Mins. August 2015 draft

- **15/02733/DDT Mrs Penelope Taylor, 31 Welford Road, Barton**
T1 weeping willow: pollard to prevent further branch failure
NOTED

7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- **14/03579/OUT – CALA Management Ltd., Long Marston Airfield (predominantly The South Easter Corner) Campden Road, Lower Quinton**

Outline application (with all matters reserved (access, appearance, landscaping, layout and scale) for future determination) for the erection of up to 400 dwellings (Class C2/C3), up to 4000m² employment hub (Class B1(a)-(c) and a community hub (Class A1-A5/B1(a)/C3/D1/D2). Provision of new open space including parks and amenity space.

Upgrading of existing access junction and provision of new emergency access off Campden Road and associated infrastructure, engineering and landscaping works including a new pedestrian cycle link from Campden Road to the Stratford Greenway, sustainable urban drainage systems and all ancillary enabling works including demolition of existing buildings and structures

The Clerk explained the Council was being advised as it is a neighbouring parish and there could be an impact.

She proposed the Council consider raising the issue of a bridge from the A46 roundabout as, following the incident at Bidford Bridge which has resulted in its unexpected closure; it has become evident that there is a lack of highway infrastructure – Bidford Bridge is a National Monument and should be protected from possible further damage.

RESOLVED to raise the issue of a bridge that could take all traffic and thus alleviate the pressure on Bidford Bridge.

- **15/02126/FUL – Mr Peter Reichel 4 Albion Terrace, Broom B50 4HG**
Separation of single storey granny annex from no. 4 Albion Terrace to form a separate dwelling

RESOLVED no representation

- **15/02392/FUL – Punch Taverns The Cottage of Content, 15 Welford Road, Barton B50 4NP**

Erection of children's play equipment to rear grassed area and erection of 1200mm high fence to perimeter of treatment plant (Part retrospective)

RESOLVED no representation

- **15/02393/LBC - Punch Taverns The Cottage of Content, 15 Welford Road, Barton B50 4NP**

Erection of 1200mm high fence to perimeter of treatment plant

RESOLVED no representation

- **15/02436/FUL – Mr D Plim, Marlmount, 15 Cleeve Road, Marlcliff B50 4NU**
 Replacement of existing barn and Annexe Accommodation with hard landscaping
RESOLVED no representation
- **15/02548/OUT – Miller Homes, Land At, Waterloo Road, Bidford-on-Avon**
 Outline planning application for a residential development up to 200 dwellings, public open space, access and associated infrastructure. Detailed approval is sought for access arrangements from Waterloo Road, with all other matters to be reserved (resubmission following refusal of 14/03027/OUT)
RESOLVED Council approves the Clerk’s recommendation to strongly object to this application on the following grounds:

 - Over development – Bidford-on-Avon has already contributed and exceeded, its allocated number of dwellings – this proposed development of up to a further 200 dwellings is considered unsustainable, especially bearing in mind the current poor infrastructure
 - The site is outside the existing and proposed village boundary
 - Highways – the intensity of traffic on Waterloo Road created by this large development is considered unsustainable by the Council and the local community
 - Poor parking facility for the proposed sports area, which will have a detrimental impact on the residents of Steppings Stones, Paddock Place and even Victoria Road
- **15/02588 Mr Arthur Wheeler 32 Cleeve Road, Marlcliff**
 Proposed single storey rear extension and conversion of workshop to from annex
RESOLVED no representation
- **15/02591/OUT Cranbrook Homes Ltd., Friday Furlong, Waterloo Road, Bidford-on-Avon**
 Detailed planning application for the erection of 24 age exclusive (over 55s) dwellings and associated communal building including associated car parking and landscaping together with provision of public open space (including MUGA, LEAP and NEAP)
RESOLVED to approve the Clerk’s recommendation to object to this application on the following grounds:

PM Mins. August 2015 draft

- The site plan provided is totally inadequate and makes it difficult to locate the site
- The proposed site is currently allocated as Public Open Space (POS) under a S106 Agreement
The emerging NDP clearly shows a very strong support for Village Open Spaces (83%) so Council cannot support an application that will reduce this by 50%
- The proposed design does not integrate well with the rest of the Friday Furlong development – it turns its back on it
- Although the emerging NDP shows a requirement for 2 bedroom dwellings, this is mainly to cater for young families – the restriction of over 55s does not fulfil this need
- The proposed application does not include affordable housing – it is proposed that a contribution be made elsewhere, This is not acceptable to the Parish Council
- It appears that the proposed new development does not increase the SUDS already in place – bearing in mind this was to accommodate the Friday Furlong development and took into account a large green area, there is concern that the current SUDS will not be sufficient for this larger built-up area

- **15/02750/TREE – Bidford-on-Avon Parish Council, Land North and West of Millers Bank, Broom**
T1 – Black Poplar – re-pollard back to previous pollard points undertaken in 2009
RESOLVED no representation

8. TO NOTE THE FOLLOWING PLANNING DECISIONS

- **15/01434/FUL – Pipetek Supplies Ltd, Unit 33B Waterloo Industrial Estate, Waterloo Road,**
Permission granted
- **15/01698/FUL Miss P Taylor, Horse Shoe Barn, Welford Road, Barton**
Permission refused
- **15/01822/FUL Mr P Marshall, 15 Grange Road, B50 4BY**
Permission granted
- **15/01852/ADV Building and Plumbing Supplies Ltd., Waterloo Industrial Estate Waterloo Road, B50 4JH**
Permission granted

RESOLVED to note the decisions

The meeting closed at approx. 7.55pm

PM Mins. August 2015 draft

Meeting closed at approx. 8.30 pm

PM Mins. August 2015 draft