

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 10th February 2020 @ 7.30 pm at Bidford Community Library, Bramley Way, B50 4QG

PRESENT

Chairman Cllr Fleming

Cllrs. Atkins, Cullum, Deacon, Hiscocks, Keeley, Knight, Taylor and Williams

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

Also present: No members of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllr. Meredith

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 18th December 2017, if any matter arises during the meeting in which they have declared a disclosable pecuniary interest (DPI) they should leave the room.
Cllr Hiscocks declared an interest in 20/00050/TPO as he had held conversations with the applicant
- 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. Feb. 2020

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 13TH JANUARY 2020

Cllr. Keeley proposed the Minutes be accepted as being accurate

RESOLVED that the Minutes be approved and they were signed by the Chairman.

4. PUBLIC FORUM

None present

5. TO NOTE LETTER FROM WORCESTERSHIRE COUNTY COUNCIL NOTIFYING COUNCIL OF

- i. Submission of the Minerals Local Plan
- ii. Call for sites for the Minerals Sites Allocations Development Plan Document

RESOLVED to note

6. TO NOTE REPLY SUBMITTED BY COUNCIL (Approved Policy to comment on Planning Applications) TO PLANNING APPLICATION NO

- i. **20/00034/FUL Mr and Mrs C Pierson 2 Malt House Close, Broom B50 4JB**

Erection of two single storey extensions, infill of existing porch with associated new door and windows, replacement French doors to rear, new full length windows and Juliette balcony to rear bedroom, bricking up of small side windows to lounge, insertion of 3 suntubes on existing roof, existing shingle drive to be extended

No representation

RESOLVED to note

7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- i. **19/02004/FUL Ms Annette Oxby, 69 Avon Way, B50 4GP**

Planning application to seek to regularise the erection of a shed within landscape buffer zone. Retrospective application.

Details of the application available at

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=PUTYE MPMHRL00>

Council noted that, although this strip of land was designated as a “buffer”, no condition had been set when granting planning application so developers had been able to sell the “buffer” land to purchasers. In view of this, there was no material consideration applicable.

RESOLVED No representation

- ii. **19/03089/FUL Mrs Helen Hughes, 49 Victoria Road, B50 4AR**

Removal of conservatory and erection of 2 storey rear extension and widening of existing access and dropped kerb

Details of application can be found at

PM Mins. Feb. 2020

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=Q08RQCPM0G000> It will be noted that the Parish Council has already considered this application and replied a No Objection. However, the application has been resubmitted to include “*and widening of existing access and dropped kerb*”.

Council was of the opinion that dropped kerbs would discourage parking on pavements

RESOLVED No objection

iii. **19/03571/FUL Mrs Clare Thornton Miller Homes Limited, Land off Damson Way**

Proposed development of 24 dwellings and associated access, landscaping and infrastructure

Details of the application available at

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=Q2TJAUPMHZC00>

Although Council is not minded to object to this application, it is extremely concerned of the potential flooding implications. These concerns have been made known to both planners and developers and, to date, have not been addressed. Council has referred to issues with the development on Land to the South of Jacksons Meadow where, despite the drainage system being approved by statutory bodies and the Local Planning Authority, it was proved to be inadequate and developers had to return before the Parish Council was prepared to take over the Public Open Space.

RESOLVED to object on the grounds that, as currently presented, it is contrary to Policy ENV4 of the NDP – Reducing Flood Risk which states that “*All developments of ten or more dwellings....will be expected to provide and incorporate sustainable drainage systems*”.

Council will waive this objection if developers are able to address its concerns to its satisfaction.

iv. **20/00092/FUL S Bexfield, 7 Dugdale Avenue, B50 4QE**

Single storey attached garage to side

Details of application can be found at

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=Q41CYBPMNN00>

Concerns were raised about the loss of visibility at the junction of Elliot Close and Dugdale – the proposed garage and hard surface would result in vehicles being parked and obscuring the view of drivers from Elliot Close.

The development would also result in loss of amenity

RESOLVED to object on the following grounds:

- i. The garage and hard standing area which will have parked vehicles, will result in loss of visibility for vehicles exiting Elliot Close which is a safety concern
 - ii. The development is contrary to Policy H5 of the NDP – Use of Garden Land which states this would only be supported if certain criteria are demonstrated which is not the case in this development.
- v. **20/00164/LDE Mr Sam Walton, 18 Elm Place, B50 4GE**
Existing single storey rear extension
Please note this is not a formal planning application. Please only comment if you have evidence in respect of the following:
 - i. That the **operational development** described in the application was not substantially completed more than 4 years ago
Details of the application available at
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=Q4EBOKPMGT800>
RESOLVED noted and no objections raised

8. TO NOTE THE FOLLOWING PLANNING DECISIONS

- i. **Planning Appeal for Greenacres site**
This was dismissed by the Planning Inspector
RESOLVED to note

9. TO CONSIDER AND APPROVE (Planning Application 19/00731/FUL – Old Geodis Site)

In the event planning permission is granted, developers have requested Council consider having the Public Open Space land transferred to its name.

If Council approves this transfer, then the cost of maintaining it for a period of 15 years would be £40k.

Council to approve this figure as the commuted sum and to advise developers accordingly.

After a short discussion, it was proposed Council accept the land be transferred with a commuted sum of £40,000.

A counter proposal was put forward that Council should not proceed with accepting the transfer of land – this was voted on : 1 in favour and 8 against.

The first proposal was then voted on : 8 in favour and 1 against.

The concern of the contamination of the land was raised as this could result in Council taking over contaminated land with the subsequent problems this could raise and it was proposed a condition to the transfer should be made to ensure Council would not be responsible for any issues arising in the future due to land contamination.

RESOLVED in the event planning permission is granted, the Parish Council would take over the responsibility of the Public Open Space and a commuted

PM Mins. Feb. 2020

sum of £40,000 for its maintenance for a period of 15 years' subject to the land being properly decontaminated and developers taking over all responsibility and liability in the event of any issues arising from land contamination or remedial works to mitigate such contamination. The Council shall be indemnified against any and all claims relating to the POS land and its environs by the developer in perpetuity.

10. TO NOTE THE FOLLOWING UPDATES RE THE PERSIMMONS DEVELOPMENT ON AVON WAY

- i. **Remedial work grass verge Salford Road** wet weather has deflated this and they are looking at carrying out the work early March
- ii. **White lines on Avon Way** WCC has advised this was carried out on 31/01/20

RESOLVED to note the updates

11. TO NOTE INFORMATION ON

- i. **Pedestrian crossing B439 by Orchard Close/Court Way** initially advised by WCC that this was triggered by development. However, further investigation has thrown no further light into which development is responsible. WCC are continuing to look into it and will revert.

RESOLVED to note

The meeting closed at approx. 8.05pm