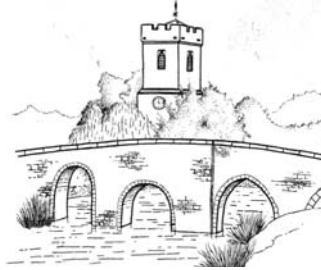


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 9th March 2020 @ 7.30 pm at Bidford Community Library, Bramley Way, B50 4QG

PRESENT

Chairman Cllr Fleming

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

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

Also present: 3 members of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllr. Cullum

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. March 2020

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 10TH FEBRUARY 2020

Cllr. Knight proposed the Minutes be accepted as being accurate

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

4. PUBLIC FORUM

- i. **Item 5 – Planning Application 19/00731/FUL** – residents agreed and supported the proposal to engage a Transport Consultant
Objects to the entrance from Waterloo Road which is already over taxed
- ii. **Planning Application 20/00373/FUL – Welford Road**
They are the neighbouring dwelling and object on a number of grounds:
 - a. Size of the garage which is disproportionate to the size of the house and represents an over intensification of the plot
 - b. Height of the garage will result in loss of light to the front of their property and into their dining and living rooms
 - c. Garage dormer windows will represent a loss of privacy
 - d. Proximity of garage to the road may affect their visibility when pulling off their drive
 - e. Concern that the “art studio/gym” at 62.5m² may be converted into a living accommodation in the future
 - f. Design of the garage not in keeping with the rest of the Barton street scene
 - g. Development of the main dwelling will cause loss of light to their garden

5. TO APPROVE THE APPOINTMENT OF A TRANSPORT CONSULTANT IN RESPECT OF PLANNING APPLICATION 19/00731/FUL, DEVELOPMENT ON SITE CORNER OF WELLINGTON ROAD AND WATERLOO ROAD.

It appears Highways has waived its objection subject to a change that is neither satisfactory nor acceptable and the recommendation is that the Parish Council instruct its own Transport Consultant.

The Clerk advised that she had contacted 3 consultants and one stood out as he would be looking at the sustainability of the site.

There followed a discussion regarding the benefit of engaging a Transport Consultant, bearing in mind Highways had withdrawn its objection, after which it was proposed to appoint a Transport Consultant for an initial cost of £1,080.00.

RESOLVED by 8 votes in favour and 1 against to engage and instruct a Transport Consultant.

6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

i. 20/00369/FUL G Byrne, St Joseph The Worker Catholic Church, Quinneys Lane, B50 4JL

Creation of 9 temporary additional car parking spaces (for 3 years) on existing grassed area using proprietary reinforcing mesh.

Full details available at

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=Q5C1JIPMLBQ00>

There was a short discussion when a Councillor raised his concerns that the 3 year temporary period would be ignored and it would be there for ever.

It was proposed not to object to the application. There was a counter proposal to object as it would not be temporary.

The vote for the counter proposal was 1 in favour and 8 against.

RESOLVED by 8 votes in favour and 1 against not to object

ii. 20/00373/FUL Mrs Lisa Smart, 2 Welford Road, Barton B50 4NP

Rear and side 2 storey extension to property incorporating existing garage. Erection of separate garage.

Full details available at

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=Q5H7MEPML0U00>

RESOLVED by a unanimous vote to Object to the application on the following grounds:

- over development of the site
- not in keeping with its surroundings
- overbearing in size and height
- loss of light of neighbouring dwelling
- planned garage is a potential further dwelling which is contrary to both the NDP and the Core Strategy as Barton is considered "any other settlement"
- detrimental safety impact on neighbours when driving out onto Welford Road

iii. 20/00475/TREE Mr Philp Bidwell, Riverside House, 4 The Pleck, B50 4BB

T1 – conifer – Fell

Full details available at

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=Q5WC D0PM0KL00>

RESOLVED unanimously not to object – request that the applicant plant 2 replacement trees.

7. TO NOTE THE FOLLOWING PLANNING DECISIONS

- **19/03296/FUL Mr Peter Newbold, 23 Tower Hill, B50 4DZ**
Creation of access from highway including dropped kerb and removal of hedgerow
Application has been withdrawn
- **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
Permission granted
- **19/03357/TREE Mr Nicholas Clarke Springfield House, Grange Road, B50 4BY**
 - T1, T2 and T3 – beech – Reduce height and spread by approx. 2.5 metres
 - T4 – maple – reduce height and spread by approx. 2.5 metres*No Objection*
- iv. **19/03465/FUL & 19/03466/LBC Ms B Woods, 18 Tower Close, B50 4EA**
Retrospective permission for a single storey rear extension
Permission granted

RESOLVED to note the decisions

The meeting closed at approx. 8.05 pm