

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 8th June 2020 @ 7.30 pm via Zoom

PRESENT

Chairman Cllr Fleming

Cllrs. Atkins, Cullum, 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

There were 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 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.

None declared

- 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

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3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 9TH MARCH 2020

Cllr. Hiscocks proposed the Minutes be accepted as being accurate

RESOLVED that the Minutes be approved and be signed by the Chairman at the first physical meeting of the Consultative Planning Committee

4. PUBLIC FORUM

i. Item 6 – Planning Application 19/00731/FUL

Resident wanted to voice his continued objection

- it is supposed to be a commercial site not residential
- Concern about the contamination of the site which makes it inappropriate for residential
- It was noted that there was an application for 24 more dwellings on the Miller Home development, with access from Waterloo Road, putting even more stress on the infrastructure
- Concern about the access from Waterloo Road on to the proposed development

6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

i. 19/00731/FUL - Mr Buggins Countryside Properties (UK) Limited and Midland Heart Ltd Development Site, Corner Of Waterloo Road And Wellington Road, Bidford-on-Avon, Warwickshire

Erection of 50 affordable houses

Amendments to the original have been received.

Link to application

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=POKHV9PMG6B00>

Report enclosed

Council considered the amendments and **RESOLVED**, by 9 votes in favour and 1 against, to continue its objection on the basis that

- The amendments received do not address the objections raised by the Parish Council on 14th May 2019 and reinstated on 12th November 2019. Therefore, these objections remain.
- In addition, following the Highway & Transport Review carried out on its behalf in March 2020, there would appear to be a number of issues raised by WCC Highways, which remain unaddressed. In particular, the issue of the site layout (Page 4, Point 4i) and access to private drive and main access (Page 6, Point 4(b)). The Summary on pages 6 and 7 also raise a number of concerns which would appear not to have been satisfactorily addressed.

- ii. **19/03571/FUL Mrs Claire Thornton, Miller Homes Limited, Land off Damson Way accessed via Waterloo Road.**
 Proposed development of 24 dwellings and associated access, landscaping and infrastructure
 Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=Q2TJAUPMHZC00>
 Report enclosed
 Council accepted the report but continued to express its concern that the proposed drainage system may not be sufficient to cope with the further development of 24 dwellings in an area of the site which retains water. In view of this it was **RESOLVED** that, in the event the LLFA withdrew its objection, Council would do likewise subject to the following legal agreement condition:
- In the event flooding does occur on this development or an adjacent development or that flooding is exacerbated, the developer must be held responsible:
 - for the damage caused,
 - must not only repair the damage but improve the drainage systems
 For a period of 20 years. In order to ensure the cover for this period, it may be necessary for the developer to take appropriate insurance.
- iii. **20/01264/TREE Mr Don Nicholls, Oakgate House High Street Broom B50 4HL**
 G1 x 12 - Leylandii hedge approx. 2.5m high - Fell
 Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QAD28BPMKTA00>
RESOLVED no objection
- iv. **20/01269/FUL, Mr and Mrs Houghton, 62 Marleigh Road Bidford-on-Avon Alcester B50 4EE**
 Demolition of small lean-to extension and replacement with new larger single storey extension
 Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QADAIOPMKWH00>
RESOLVED no objection

7. TO NOTE CORRESPONDENCE FROM SDC REGARDING UPDATING THE CORE STRATEGY REVIEW

It is envisaged this will take 3-4 years and will be valid until 2050. It should be noted that changes to the Core Strategy may affect the current NDP which may have to be updated to take any changes into consideration.

The Clerk advised that one thing Council would have to consider in the future would be when it would start reviewing its own NDP, which was “made” in July

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2017. The Chairman advised he was now part of the Climate Change Working Group at SDC, which is the main impetus of this upgrade and he would keep Council advised so that it could decide when it was appropriate to start the NDP review.

RESOLVED to note

The meeting closed at approx. 7.55 pm