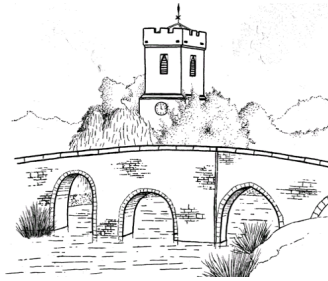


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



For the health and well-being of our Parish Councillors, staff and local community as a result of the current national emergency due to COVID-19 and following government guidelines, all Parish Council meetings will be held remotely until further notice.

Bidford-on-Avon Parish Council will be using Zoom to facilitate the holding of meetings and these will be recorded

Should any resident wish to participate in the Zoom meeting (please be aware that, as in any Parish Council Meeting, your participation is limited to Item 4 on the Agenda) this is the link to the meeting

<https://us02web.zoom.us/j/89328530739?pwd=ZnJ6Z2ZZUUZENGUwdFFCZmUvb2Vkdz09>

To all Members of the Parish Council

You are hereby summoned to attend a Planning Committee Meeting to be held via Zoom Video Conference on Monday 12th October 2020 @ 7.30 pm to transact the following business

7th October 2020

Elisabeth Uggerløse
Clerk to the Parish Council

AGENDA

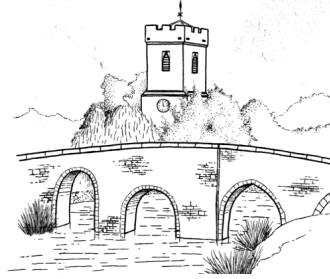
1. **To receive** and accept apologies
2. **To receive** any Declaration of Interest on Items on the Agenda
 - i. All members of the Council are respectfully reminded that in order to comply with the Code of Conduct adopted by the Parish Council on 18th December 2017, if any matter arises during the meeting in which they have declared an Interest, which could be personal or prejudicial, they should declare so and leave the room.
 - ii. 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
3. **To approve** the Minutes of the Planning Committee Meeting held on 14th September 2020.
4. **Public Forum-** questions from members of the public. Please be aware that Council will only be able to respond to issues relating to the business to be transacted at the meeting. Approx. 15 minutes in total; 3 minutes per person.
(Public Participation at Council Meeting Guidance Notes apply). Please note that this is the **only** opportunity members of the public have to raise issues as, once the meeting has started, all discussions are limited to the Council and Officers
5. **To consider** the following planning applications
 - i. **20/01394/VARY Mr Chris Brook, The Heart of England Forest, Land Adjacent to Tile Warehouse, Welford Road, Barton B50 4NP**
Variation of condition 12 of planning permission 12/02429/FUL dated 1st March 2013 to allow for installation of low-level ambient lighting on marina walkways. Original description of development: 20 berth mooring basin and associated works
*“Following receipt of consultation responses and discussions with the case officer, the applicant has commissioned additional ecological and lighting detail in support of this planning application.
Please refer to the "applications" tab on e-planning to see the 3no. new documents submitted.”*
It appears the Environment Agency has withdrawn its objection. Council to consider whether the proposed amendments address its concerns.
Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QBAE63PMHTO00>

- ii. **20/01612/VARY David Fell, 100 High Street, B50 4AF**
Variation of Condition No.2 of planning permission reference 18/02261/FUL dated 8th November 2018 to alter the design of a side facing first floor window and for it to be openable. Original description of development: Two storey extension to rear of dwelling.
Amendment to scheme to alter the installed window to be non-opening bar the fanlight window to the top right hand side
Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QCBZ2HPMFRD00>
 - iii. **20/02738/TREE Mr Nicholas Watson, 2 Mill Close, Broom B50 4HT**
 - o T1 – Sycamore: Crown lift to 3 metres above ground level
 - o T2 – Willow: reduce back from 4.5 metres and 5 metres in spread to previous pollard point
- 6. To note** the following applications which are for information only
- i. **20/01585 Mrs Jayne Graham, Temple Farm, The Bank, Marlcliff B50 4NT**
Demolition of existing house and replacement dwelling.
Amended plans submitted incorporating revised design of replacement dwelling and car port
Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QC6EZLPMMVS00>
 - ii. **20/02724/TEL28 STREET RECORD, Waterloo Industrial Estate, Bidford on Avon**
NOTIFICATION UNDER GENERAL PERMITTED DEVELOPMENT ORDER.
NOTICE OF INTENTION TO INSTALL ELECTRONIC COMMUNICATION APPARATUS PURSUANT TO THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER) 2015 AND THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND REGULATIONS) 2003 (AS AMENDED)
Installation of a 10 meter light pole for the provision of rural superfast broadband outside 33b Waterloo Industrial Estate
Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QHGU5WPM0GL00>
- 7. To note** the following Planning Decisions
- i. **20/00731/FUL Mr Buggins Countryside Properties (UK) Ltd and Midland Heart Ltd, Development Site, corner of Waterloo Road and Wellington Road, Bidford on Avon**
Erection of 50 affordable dwellings
Permission refused

- ii. **20/01618/FUL Mr Hughie Fury, Land east of 22 Tower Close, Tower Hill. Bidford on Avon**
Construction of new dwelling with associated parking
Permission granted
 - iii. **20/01856/FUL Mr James Richardson, 24 Waterloo Road, B50 4JH**
Renovation of existing single storey and proposed new single storey orangery
Permission granted
 - iv. **20/02068/FUL Mr & Mrs C Pierson, 2 Malt House, Broom, B50 4JB**
Two single storey side extensions, porch infill and partial render to the property
Permission granted
8. **To note** the following decision by the Planning Inspectorate
- i. **7 Dugdale Avenue, B50 4QE**
Proposed single storey attached garage to side
Appeal dismissed due to
 - *Loss of an area of landscaped land that positively contributes to the suburban appearance of the street scene – contrary to the guidance set out in the SPD*
 - *Contrary to Police CS.5 (SDC Core Strategy 2011-31 adopted 2016) which states that proposals should protect landscape character ..*
 - *Contrary to Police CS.9 which looks to ensure development reflect the context of the locality.....*
 - *Contrary to Policy H5 of the bidford on Avon Neighbourhood Development Plan, which states that development on garden land should preserve or enhance that character of the area*
- Conclusion** – *it would cause harm to the character and appearance of the street scene*

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Virtual Consultative Planning Committee Meeting held on Monday 14th September 2020 @ 7.30 pm

PRESENT

Chairman Cllr Fleming

Cllrs. Atkins, Cullum, Deacon, Keeley, Knight, Meredith and Williams

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

Also present 2 members of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllrs Hiscocks and Taylor.

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.
Cllrs Fleming and Meredith advised that they had both been contacted by the applicant of 20/02122/FUL and the objector and that they had known both for a number of years.
- 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 10TH AUGUST 2020

Cllr. Meredith 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.20/01585 Mrs Jayne Graham, Temple Farm, The Bank, Marlcliff B50 4NT

Applicant explained the reason for this amendment which had been done in consultation with WCC Ecology

ii.20/02122/FUL neighbour raised objections to the proposed extension due to

- The new proposed extension is 6 metres more than the approved
- It brings the building with 1 metre of their property at a height of 5.1 metres
- There is no proposal to have obscured windows meaning a loss of privacy as the windows will overlook into the patio and inside rooms of the neighbouring property

5. TONOTE THE FOLLOWING PLANNING APPEAL

i.Ms Shan Walker 11 Bidford Road Broom

Single storey and two storey rear extension and loft conversion

The Parish Council objected due to

- Overdevelopment of the site – the extension will double the size of the ground floor footprint
- The extension is large enough to be able to be converted into a separate dwelling, this would be contrary to Policy H1 of the NDP Village Boundary “*All areas outside the Village Boundary are classed as countryside. New housing development in the countryside will be limited to dwellings for rural workers, replacement dwellings...*”
- Any conversion to a separate dwelling would be contrary to the Core Strategy which classifies Broom as “*any other settlement*”.

RESOLVED To maintain the objection

6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

i.20/01784/FUL Mr Nick Panateli, 82c High Street, B50 4AD

Proposed change of use of building from Class A1 (Retail) Use to Class A5 (Hot food and takeaway) Use, and other associated development.

Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QD3FB9PM0MG00>

After discussions during which it was agreed that another take way would be preferable to another empty commercial property, concerns were raised

regarding the facia and the potential increase in evening traffic in an already busy part of the High Street. Councillors were of the opinion that these issues had not been sufficiently addressed in the application and, in view of this it was

RESOLVED to request further clarity and information regarding the proposed frontage of the new business and how they plan to manage the potential increase in number of vehicles visiting to enable Council to make a decision.

ii.20/02068/FUL Mr and Mrs C Pierson, 2 Malt Close, Broom B50 4JD

Erection of two single storey side extensions, infill of existing porch with associated new door and windows, replacement French doors to rear, new full length windows with 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, existing up and over garage doors to be replaced with electric roller shutter doors, internal modifications. Revision of approved planning application 20/00034/FUL

Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QEHIQ0PMJXB00>

RESOLVED to maintain the no representation response

iii.20/02122/FUL Mr and Mrs Morris, 87 High Street, B50 4BG

2 storey extension

Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QEMZVKPML1500>

Following a considered discussion it was **RESOLVED** to object on the following grounds:

- Overdevelopment of the site
- Loss of amenity
- No parking facility for the size of the building and number of occupants
- Loss of privacy by neighbouring dwellings: their patio would be overlooked as well as rooms within their dwelling.

iv.20/02398/TREE Mr and Mrs Westlake, The Grange, Mill Lane, Broom B50 4HS

T1 – Holly – Fell

T2 – Conifer – Fell

T3 – Robinia – Fell

Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QG12DFPM0GL00>

Having carefully considered the reasons for the application to fell all 3 x trees, Council considered these were not sufficient grounds for felling and that management of them should be considered instead

RESOLVED to object due to insufficient justification for felling instead of managing.

7. TO NOTE THE FOLLOWING APPLICATIONS WHICH ARE FOR INFORMATION ONLY

i.20/01585 Mrs Jayne Graham, Temple Farm, The Bank, Marlcliff B50 4NT

Demolition of existing house and replacement dwelling.

Amended proposed car port plans submitted incorporating barn swallow nesting space.

It was noted the applicant had clarified the reason for this amendment.

ii.20/02351/DDT Hall Reynold Solicitors, 18 High Street, B50 4BU

-T1 Acacia: prune crown to provide 1.5metres clearance over roof of neighbouring building to the north east. Prune off sucker growth extending under the eaves of the same building. (Works to abate a nuisance).

iii.20/02414/DDT 1, Mill Close, Broom, B50 4HT

T1 – Sycamore : Fell (basal decay and adjacent sycamore recently failed at base)

T2 – Alder : Fell (basal decay and adjacent sycamore recently failed at base)

Replacement required.

RESOLVED to note all 3 planning information updates

8. TO NOTE THE FOLLOWING PLANNING DECISIONS

i.20/00711/FUL Mr Stuart Danskin, Big Meadow, Honeybourne Road

Installation of CCTV Camera on to CCTV column proposed to be installed 10m above ground level

Permission granted

ii.20/01535/FUL Mr and Mrs David Mace, 26 Salford Road, B50 4EN

Two storey rear extension for family room and bedroom over single storey rear extension to kitchen

Permission granted

iii.20/01671/VARY Mr Christopher Hudson, 7 Jubilee Close, B50 4ED

Vary condition 3 of planning permission 19/02403/FUL (date of decision 21/10/2019), to change the materials at the rear of the property

Permission granted

iv.20/01673/FUL Mr and Mrs Morrison, 6 Scott Close, B50 4HY

Removal of existing conservatory and replacement with brick rear extension

Permission granted

v.20/01799/FUL Mrs J Lawrence, 26 Saxonfields, B50 4BS

Rear Single storey extension

Permission granted

RESOLVED to note all 5 planning decisions

The meeting closed at approx. 8.05 pm