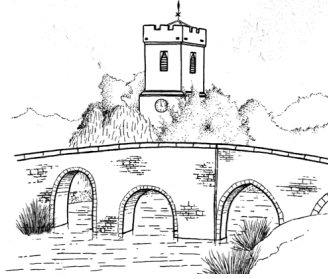


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Virtual Consultative Planning Committee Meeting held on Monday 10th August 2020 @ 7.30 pm

PRESENT

Chairman Cllr Fleming

Cllrs. Cullum, Deacon, Hiscocks, Keeley, Meredith, Taylor and Williams

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

Also present 4 members of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllrs Atkins and Knight

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

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

Cllr. Keeley 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. **Marcliff resident** expressed some concern in respect of application no. 20/01585/
FUL due to:

○ **Flooding** – although a flood alleviating scheme is in place, the water accumulates to the rear of the bund which requires extraction via a pump and sump located in land owned by the applicant. It was understood that this land would be “gifted” to the hamlet to ensure it would always be able to access the pump and sump.

Request that this be a condition

○ **Access** the access road to the site is extremely narrow and not fit for purpose as the access to the site for vehicles bringing building materials. It had been understood that builder would access the site from the rear.

Request this be a condition

○ **Sewer overload** this is already a problem and there is concern that the extra footprint may result in exacerbating this.

ii. **Applicant**

○ **Flooding** a new Flood Risk Assessment had been sent to planner addressing the concerns raised by the Environment Agency

○ **Size, proximity, height and style** – these are concerns that are acknowledged and full details as to the reasons have been submitted and will be considered and evaluated by the planning officer when making their determination.

○ Happy discuss concerns with neighbours outside the meeting if necessary

5. **TO NOTE PLANNING POLICY UPDATE FROM STRATFORD ON AVON DC circulated**

Mention of the Government’s new planning policies were raised and how this will affect these updates.

The Clerk advised she had emailed the Planning Policy department raising this same question and had been advised that it would have to wait for the consultation to take place and what policies would have to be considered.

Proposed the update should be noted.

RESOLVED to note

6. **TO NOTE THE WORCESTERSHIRE MINERALS AND WASTE AUTHORITY MONITORING REPORTS 2016 AND 2017 AVAILABLE AT <http://www.worcestershire.gov.uk/amr>**

RESOLVED to note

7. **TO CONSIDER THE FOLLOWING PLANNING APPEAL**

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

Single Storey attached garage attached

The Parish Council objected to this on the following grounds

- 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
- 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 development

Recommendation: that Council files an objection with the Planning Inspectorate

After a short discussion it was **RESOLVED** by 7 votes in favour and 1 against to file an objection with the Planning Inspectorate.

8. **TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

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

Demolition of existing house and replacement dwelling

Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QC6EZLPMMVS00>

It should be noted that the EA has objected on Flood Risk issues

There was a lengthy discussion considering the various concerns that had been raised and, taking these into account, Council

RESOLVED to object. Council would consider waiving the objection subject to the following conditions being met:

- **Flooding:** the land where the pump and sump are situated to be gifted to the village in perpetuity to ensure they always have access to them and, thereby, help to prevent flood damage to low lying properties which are in close proximity to this site of the proposed development
- **Flood Risk Assessment** the re submitted assessment to be approved by the EA and their objections waived.
- **Access;** the lane leading to the site of the proposed development is extremely narrow and already poses difficulties in driving, parking and manoeuvrability. Therefore, the use of this lane as an access for the site should be prohibited and a robust Building Management Programme be presented and adopted using another access to the rear of the site. This programme would have to be strictly enforced.

- **Sustainability** whereas Council can accept the increase in the footprint, this must be mitigated by the new building being as sustainable as possible with such measures as:
 - ✓ solar panels
 - ✓ electric car charge points
 - ✓ trees and other vegetation
 - ✓ other pertinent measures that assist with flood prevention and sewer alleviation

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

Rear single storey extension

Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QD524TPMK9400>

Recommendation No objection

RESOLVED no objection

iii.20/01856/FUL Mr James Richardson, 24 Waterloo Road, B50 4JH

Renovation of existing single storey and proposed new single storey orangery extension

Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QDEBN4PMLEX00>

Recommendation No objection

RESOLVED no objection

9. TO NOTE THE FOLLOWING PLANNING DECISION

i.20/00928/FUL Mr and Mrs Adam Downey Dobrowolaska 20 Wilkes Way,

B50 4QA

Single Storey rear extension

Permission granted

RESOLVED to note

The meeting closed at approx. 8.00 pm