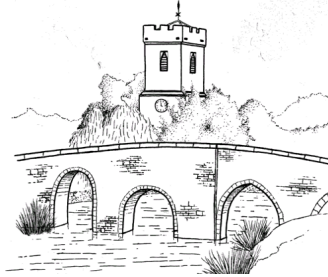


# **BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Consultative Planning Committee Meeting held on Monday 9<sup>th</sup> 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 18<sup>th</sup> 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.

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Dispensations will be granted as appropriate.  
*None requested*

3. **TO APPROVE THE MINUTES OF THE MEETING HELD ON 10<sup>TH</sup> 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 62.5m<sup>2</sup> 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.

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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=Q5WCD0PM0KL00>

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

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**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