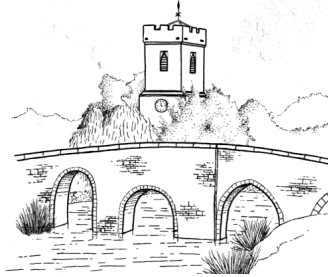


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 13th May 2019 @ 8.25 pm at the Parish Council Meeting Room, Bramley Way, B50 4QG

PRESENT

Chairman Cllr Fleming

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

In attendance Mrs E. Uggerløse, Clerk to the Parish Council

Also present District Cllr Pemberton and 6 members of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllrs Hiscocks and Meredith

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

- 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. May 2019

3. **TO APPROVE THE MINUTES OF THE MEETING HELD ON 8TH APRIL 2019**

Cllr Deacon proposed the Minutes be accepted as being accurate

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

4. **PUBLIC FORUM**

No issues raised

5. **TO CONSIDER APPROVING STREET NAMING OF THE NEW DEVELOPMENT OFF WATERLOO ROAD.**

The applicants propose the named of *Blamore Rise*.

Please be aware that the Parish Council must have a valid reason to object to the proposed name

RESOLVED to approve the name of Blamore Rise

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

i. **19/00648/OUT Mr G Bradley, Brookfields Barn, Stratford Road, B50 4LU**

Replacement dwelling with all matters reserved except the access

It should be noted that this application is for a replacement dwelling on a site that is not really visible from the road. However, it is currently not inhabited and it is outside the village boundary. The footprint would also appear to be somewhat larger than the current dwelling.

Following a short discussion during which concern about the scale of the replacement dwelling was considered, it was unanimously **RESOLVED** to object due to the excessive footprint of the replacement dwelling but is prepared to waive this when the FUL application is submitted if the layout is more in line with the current footprint.

ii. **19/00731/FUL Mr Buggins, Countryside Properties (UK) Ltd and Midland Heart Ltd, Development site, corner of Waterloo Road and Wellington Road (Old United Carriers site)**

Erection of 50 affordable houses

Council should consider that

- *this application is contrary to NDP Policy ECON 1 which seeks to protect existing employment sites-there is little or no proof that this site has ben properly advertised once the outline planning permission for a retail site was granted*

- *this application is dependent on Government Funding – if permission is granted and the funding is not realised there is a risk that the 50 affordable dwellings will simply become 50 dwellings*

Council considered this application and unanimously **RESOLVED** to strongly object on the following grounds

- It is contrary to ECON 1 and ECON 2 of the Bidford on Avon NDP
- It is contrary to Policy CS22 of the Core Strategy
- The site has not been properly marketed as a business/commercial site (the Parish council is aware of an interested party)
- It does not comply with the NPPF which supports economic growth. In fact it will undermine the viability of Bidford on Avon as a Main Rural Centre
- There is known contamination of the site making it inappropriate and unsafe for dwellings.

iii.19/01137/DDT Jill Houghton, Jill's Gardens, Astwood House, 67A High Street B50 4BG

T1 –willow – decayed pollard stem, split:: Fell (replacement planting required)

Please note this is a notification under the Dead/Dangerous Tree so the work has been carried out. As can be seen, a replacement is required.

RESOLVED to note

7. TO NOTE THE FOLLOWING PLANNING DECISIONS

i.18/02180/FUL and 18/02181/LBC, Ms Young, 38-40 High Street, B50 4AA
Subdivision of 38-40High Street to form two separate dwellings. 38 will be renovated to form a 2 bed townhouse and 40 will be renovated throughout

Permission granted

ii.18/03067/FUL, Mrs Clare Thornton Land at Waterloo Road (Miller Homes)
Proposed residential development of 4 dwellings

Permission granted

iii.19/00239/FUL Mr and Mrs Dean March, 15 Wilkes Way
First floor side/ear extension

Permission granted

iv.19/00545/FUL Miss Anna Wells, 15 Quinneys Lane
Change of use of land (land exchange of land from church curtilage to residential curtilage) and removal of shed and construction of double garage

Permission granted

RESOLVED to note the decisions

PM Mins. May 2019

The meeting closed at approx. 8.40 pm