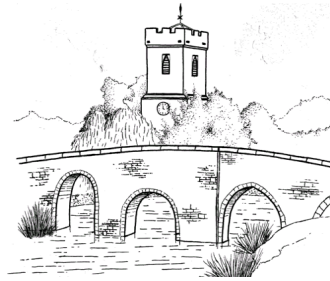


BIDFORD ON AVON PARISH COUNCIL

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 for minute purposes only. 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

Join Zoom Meeting

**[https://us02web.zoom.us/j/85944394871?](https://us02web.zoom.us/j/85944394871?pwd=dUJ0aFAzUVExMUFOdlcxV0hNdk9HUT09)
[pwd=dUJ0aFAzUVExMUFOdlcxV0hNdk9HUT09](https://us02web.zoom.us/j/85944394871?pwd=dUJ0aFAzUVExMUFOdlcxV0hNdk9HUT09)**

Meeting ID: 859 4439 4871

Passcode: 106316

One tap mobile

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Dial by your location

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+44 203 481 5237 United Kingdom

+44 203 481 5240 United Kingdom

+44 131 460 1196 United Kingdom

Meeting ID: 859 4439 4871

Agenda Planning Comm Meeting November 2020

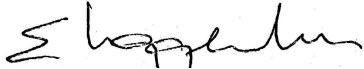
Passcode: 106316

Find your local number: <https://us02web.zoom.us/j/kdF7hxfFNi>

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 9th November 2020 @ 7.30 pm to transact the following business

4th November 2020



Elisabeth Uggerløse
Clerk to the Parish Council



AGENDA

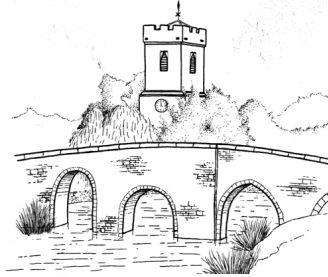
1. **To receive** and accept apologies
2. **To receive** any Declaration of Interest on Items on the Agenda
 - i. All members of the Council are respectfully reminded that in order to comply with the Code of Conduct adopted by the Parish Council on 18th December 2017, if any matter arises during the 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 12th October 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 expenditure in respect of the maintenance of the trees along Millers Bank, Broom (Report enclosed)
6. **To consider** Site Allocation Plan Preferred Options Consultation 0 details available at www.stratford.gov.uk/sappo

7. **To consider** the following planning applications. It should be noted that in both cases, the Parish Council is being consulted as a neighbouring parish and any comments it makes will not, automatically, refer the applications to a Planning Committee.
- i. **20/02745/OUT Anthony Hodges Campden Road Developments Ltd., Airfield House (including part of former scrap yard) Campden Road, Lower Quinton CV37 8LL**
Outline application for the erection of up to 66 dwellings with all matters reserved (appearance, landscaping, layout and scale) except access (to be determined) including demolition of existing dwelling and scrap yard buildings and associated works.
Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QHKBJFPMLZX00>
 - ii. **20/02823/FUL Mr Robin Gwilliam, Rosies Orchard, Wixford road, B50 4LG**
Change of use of land from agriculture to extend caravan site, demolition of toilet and laundry buildings and use of land for 39 caravans for holiday accommodation (11 months) and one manager's caravan, occupied all year.
Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QHXWJ5PMGJJ00>
8. **To note** the following Planning Decisions
- i. **20/01585/FUL Miss Jayne Graham, Temple Farm, The Bank, Marlcliff, B50 4NT**
Demolition of existing house and replacement dwelling
Permission granted with conditions
 - ii. **20/01966/FUL Father Gary Byrne, St. Josephs Church, Quinneys Lane, B50 4JL**
Provision of temporary car parking on existing grassed area
Permission granted
 - iii. **20/10784/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.
Permission granted
 - iv. **20/02313/FUL Mr Simon Ward NJR Group, 7a Wellington Road, Waterloo Road, B50 4JH**
Installation of 4no new windows and 3no air conditioning condensers and

various external alterations
Permission granted

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Virtual Consultative Planning Committee Meeting held on Monday 12th October 2020 @ 7.30 pm

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 2 members of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

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 made
- 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 14TH SEPTEMBER 2020**

Cllr. Knight 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. **20/01612/VARY 100 High Street**

Neighbour expressed concern that this variation meant non-compliance with the original permission granted and that it would still have an impact on the privacy of neighbouring dwellings.

Neighbour requested the Parish Council to maintain its objection

ii. **20/01585/FUL Temple Farm Marlcliff**

Applicant explained the reason for the reduction in size of the dwelling and redesigned car port

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=QBAE63PMHT000>

Council was satisfied the proposed amendments addressed its concern and also noted the Environment Agency had withdrawn its objection

RESOLVED by a unanimous vote, to withdraw the objection

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>

Following a discussion it was

RESOLVED by a unanimous vote, to object to this variation which would result in the invasion of privacy of neighbouring dwellings and request applicant to adhere to the original planning permission granted: obscure glass and non-opening window.

iii.20/02738/TREE Mr Nicholas Watson, 2 Mill Close, Broom B50 4HT

- T1 – Sycamore: Crown lift to 3 metres above ground level
- T2 – Willow: reduce back from 4.5 metres and 5 metres in spread to previous pollard point

RESOLVED no objection

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>

RESOLVED to note the 2 planning information updates

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

RESOLVED to note all 4 planning decisions

8. TO NOTE THE FOLLOWING DECISION BY THE PLANNING INSPECTORATE

i.7 Dugdale Avenue, B50 4QE

Proposed single storey attached garage to side

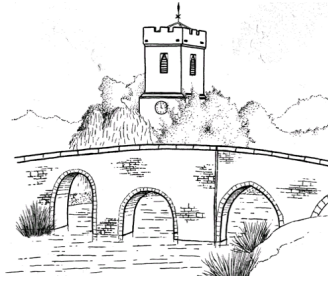
Appeal dismissed due to

- *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 Policy CS.5 (SDC Core Strategy 2011-31 adopted 2016) which states that proposals should protect landscape character....*
- *Contrary to Policy 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*

RESOLVED to note

The meeting closed at approx. 7.47 pm



NOVEMBER 2020

Item 5 – Tree Maintenance Programme, Millers Bank Broom

As Council is aware, there is a maintenance programme in place, approved by the Arboriculture Dept. at SDC.

Regrettably, due to the extremely wet weather experienced last year, contractors were unable to carry out the work without seriously damaging the grassed area.

This has resulted in the deterioration of the trees along the riverside and it is recommended that all trees require pollarding or felling: the work to be carried out as soon as possible and before spring 2021.

An inspection carried out in October confirmed the urgent need for remedial work to be carried out to ensure public safety as many willow trees have become a danger due to their excessive height of 20/25 metres. Over the last few months, many trees have failed and have fallen, fortunately into the river, and some larger limbs on to the POS. Many of the willows have endemic fungal rot in the main trunks, the tree root zone and the upper canopy making them a high safety risk.

To address the safety issue and catch up with the planned maintenance, the recommendation is to pollard all willow trees from the bridge road to the millpond to a height of 4 metres – all trees considered unstable due to extensive rot to be felled to 1 metre or less.

All this maintenance work will create between 30 and 35 tons of heave timber and large amounts of brash. It is planned to remove the timber as leaving it there would be dangerous in the event of flooding; the brash will be converted to woodchips to be spread round the site as mulch.

The pollarding will be a top down operation to avoid possible structural damage to the flood alleviation scheme wall and dwellings. The top down felling will require a clear working area under the trees so the scrub and elder bushes will be removed as part of the felling and pollarding work.

The extensive work, which will require heavy machinery, will have a damaging impact on the grass area particularly on the flood defence bund. Contractors will try to keep this to a minimum and restoration work will be carried out should this be necessary.

**The quote for the tree maintenance to be carried out as specified above (pollarding, felling and removal of timber) is
£6,500**

**Restoration work is currently difficult to evaluate but, should it be necessary it should not exceed the sum of
£1,000**

Once approve, the work would start as soon as possible.