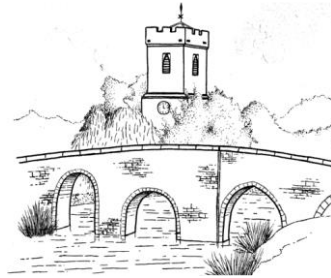


BIDFORD ON AVON PARISH COUNCIL

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

Topic: Planning Committee Meeting

Time: Jan 11, 2021 07:30 PM London

Join Zoom Meeting

<https://us02web.zoom.us/j/82613281107?pwd=dGs1Uk1VUkJrNnpRZlFCMm1lNys5dz09>

Meeting ID: 826 1328 1107

Passcode: 613477

One tap mobile

+442030512874,,82613281107#,,,,*613477# United Kingdom

+442034815237,,82613281107#,,,,*613477# United Kingdom

Dial by your location

+44 203 051 2874 United Kingdom

+44 203 481 5237 United Kingdom

+44 203 481 5240 United Kingdom

+44 131 460 1196 United Kingdom

Meeting ID: 826 1328 1107

Passcode: 613477

Find your local number: <https://us02web.zoom.us/u/krZUEZdt>

Agenda Planning Comm Meeting Jan. 2021

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 11th January 2021 @ 7.30 pm to transact the following business

6th January 2021



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 9th November 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 Draft Gypsy and Traveller and Travelling Showpeople Supplementary Planning Document (SPD) Consultation (7th January to 19th February 2021) which can be viewed at www.stratford.gov.uk/gandt-spd
6. **To note** completion of the Deed of Variation in respect of S106 of the Persimmons Development Marriage Hill which permits the Parish Council to use the £14,523 on other Public Open Space areas than the Big Meadow.

7. To consider the following planning applications

i. 20/02514/FUL Mr and Mrs James, 2 Holder Close, B50 4EG

Single storey side extension

Link to application

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QGR8V5PM0IH00>

ii. 20/03349/FUL Mr Barton Countryside Properties (UK) Ltd and Midland Heart Ltd, Corner of Waterloo Road and Wellington Road

Erection of 50 dwellings with associated landscaping and infrastructure

Link to the application

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QKAJP8PMLHJ00>

It should be noted that this is a new application and that, although the number of dwellings remains unchanged, they are no longer described as “affordable housing”.

Recommendation: that Council continues to object to this site becoming residential as

- it is contrary to Policy ECON 1 of the Neighbourhood Development Plan which seeks to “*protect and enhance existing employment sites*”.
- Council also supported the inclusion of this site in the recent Site Allocation Consultation for “*business and commercial use*”.
- Council has resolved to seek a Neighbourhood Development Order for this site to ensure it remains a business/commercial site.

iii. 20/03692/TEL 28 Buckle Street, Bidford on Avon 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 2no 10 meter light poles outside Brooke Leys for the provision of broadband

This is for information only

8. To note the following reply made under delegated powers:

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

Planning Officer advised that applicants had withdrawn their amendment, which the Parish Council had objected to, and had reverted to the original plans to which Council had not objected.

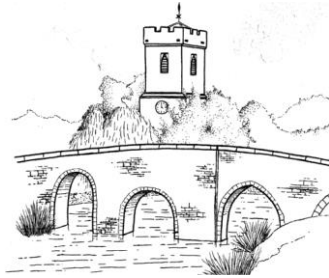
In view of this, Council replied, under delegated powers, that it withdrew any objection subject to “*any works being in accordance to the plans for which permission had been granted with no changes*”.

9. **To note** the following Appeal Decision made by the Planning Inspectorate
- i. **APP/J3720/D/20/3256860, Miss Shan Walker 11 Bidford Road, Broom**
Proposed single storey and two storey rear extension and loft conversion
Appeal dismissed
10. **To note** the following planning decisions
- i. **20/02738/TREE Mr Nicholas Watson, 2 Mill Close, Broom, B50 4HT**
 - a. T1 – Sycamore – Crown lift 3 metres above ground level
 - b. T2 – Willow – reduce regrowth from 4.5 metres in height and 5 metres in spread, to previous pollard points*No Objection*
 - ii. **20/01394/VARY Mr Chris Brook, Land Adj to Tile Warehouse, Welford Road, Barton**
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
Permission granted
 - iii. **19/03571/FUL, Mrs Clare Thornton, Miller Homes, Land off Damson Way, Accessed via Waterloo Road**
Proposed development of 24 dwellings with associated access, landscaping and infrastructure.
Permission granted
 - iv. **20/02122/FUL Mr and Mrs Morris, 87 High Street, B50 4BG**
Proposed 2 storey and single storey extension
Permission granted
 - v. **20/03056/TREE, Riverside House, The Pleck, B50 4BB**
 - a. T1 birch - Dismantle to ground level. Annotated photographs attached (works exempt as the tree is located outside of the Conservation Area).
 - b. T2 beech - Crown reduce by 2metres all around, taking the overextended branches back to growth points, pruning away from the building and neighbours. Crown lift over the garden by 1.5metres.
 - c. T3 willow - Crown reduce by 20% and reduce the overextended limbs (house side) by 2metres. Trim the overhanging branches impacting the boats by 1metre.*No Objection*
 - vi. **20/03073/COUO Sally Homer, King George House, 11 High Street B50 4BQ**
Application for Prior Approval for proposed change of use of building from offices (Use Class B1a) to residential use (Use Class C3) under Schedule 2, Part 3, Class O of the General Permitted Development Order.
Permission Refused (Planning Authority did not consider the application fulfilled the necessary requirements)

- vii. 20/031451/TREE Riverside House, 4 The Pleck, B50 4BB**
G1, conifer and broadleaved trees (noted as only conifer on application) -
Reduce as per submitted photograph annotations.
No Objection

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Virtual Consultative Planning Committee Meeting held on Monday 9th November 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 No 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 12TH OCTOBER 2020

Cllr. Williams 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

None present

5. TO CONSIDER THE FOLLOWING EXPENDITURE IN RESPECT OF THE MAINTENANCE OF THE TREES ALONG MILLERS BANK, BROOM

A report showing the urgent work needed to be carried out and the cost of same, which included the pollarding or felling of willows along the bank from the bridge road to the Mill Pond as well as the removal of approx. 35 Tons of heavy timber from the site.

Cost : £6,500 for the maintenance work and a possible **£1,000** for the reinstatement.

Council agreed this had to be carried out as no maintenance work had been possible last year due to the very wet weather, and it was

RESOLVED to approve the work and cost.

6. TO CONSIDER THE SITE ALLOCATION PLAN PREFERRED OPTIONS CONSULTATION. DETAILS AVAILABLE AT www.stratford.gov.uk/sappo

It was proposed that Councillors should reply as individuals and that the Clerk would reply on behalf of the Council

RESOLVED that Council should reply to the consultation and this was delegated to the Clerk.

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=QHKBI FPMLZX00>

As with a previous consultation on this location, the issue of the increase in the traffic through Barton and over Bidford Bridge was a concern as the construction of the SW Relief road appears to still be unresolved.

RESOLVED To bring to the attention of the Planning Officer the concern Council has regarding the traffic situation and stressing that Highways make sure that it uses its sophisticated modelling to ensure the development of a further 66 dwellings on this area, without a SW Relief

Road, which was supposed to be built on approval of the 400 dwellings (17/032558/REM) and before any further development took place, will not have any adverse effect on the highway system round Stratford. It is particularly important that there is no overloading of minor roads that can create congestion and result in driver bad behaviour leading to accidents.

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>

Again, the issue of the increase in the traffic was raised as a concern as the access routes were minor roads such as Grafton Lane and Wixford Road/Bidford Road through the Broom as well as the very used Waterloo Road. A reduced number of caravans would be more acceptable.

RESOLVED Concern was raised as to the increased traffic that would result from 39 holiday caravans plus the additional permanent one for the manager.

This site is located on Wixford Road, itself a minor road, and the accesses to Bidford are all via other small roads: namely Waterloo Road, Grafton Lane and Bidford Road through Broom.

A smaller development may be more acceptable.

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

RESOLVED to note all

The meeting closed at approx. 8.00 pm