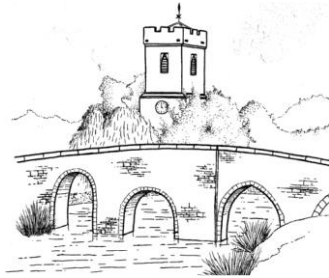


BIDFORD ON AVON PARISH COUNCIL

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
Elisabeth Uggerloese is inviting you to a scheduled Zoom meeting.

Topic: Planning Committee Meeting

Time: Feb 8, 2021 07:30 PM London

Join Zoom Meeting

<https://us02web.zoom.us/j/86442323249?pwd=ZEJYdlVlVlVWmcWp4QVQ4VkpXK1MyUT09>

Meeting ID: 864 4232 3249

Passcode: 428088

One tap mobile

+442034815240,,86442323249#,,,,*428088# United Kingdom

+441314601196,,86442323249#,,,,*428088# United Kingdom

Dial by your location

+44 203 481 5240 United Kingdom

+44 131 460 1196 United Kingdom

+44 203 051 2874 United Kingdom

+44 203 481 5237 United Kingdom

Meeting ID: 864 4232 3249

Passcode: 428088

Find your local number: <https://us02web.zoom.us/j/86442323249?pwd=ZEJYdlVlVlVWmcWp4QVQ4VkpXK1MyUT09>

Agenda Planning Comm Meeting Feb. 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 8th February 2021 @ 7.30 pm to transact the following business

3rd February 2021



Elisabeth Uggerløse
Clerk to the Parish Council



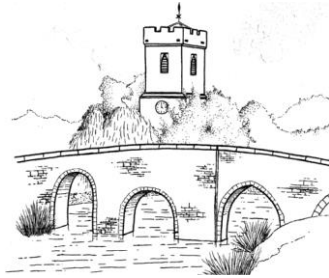
AGENDA

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 11th January 2021
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** contacting the planning department of the Environment Agency (EA) with a view of establishing an understanding in respect of planning issues between the Council and the EA to better protect the parish area from possible future flooding.
6. **To consider** a request from resident to look into the possibility of taking over the maintenance of the Taylor Wimpey development off Waterloo Road currently undertaken by Mainstay to whom Taylor Wimpey transferred the responsibility.
7. **To receive** an update on the Neighbourhood Development Order (report enclosed)

- 8. To consider** the following planning applications
- i. **20/03388/FUL M Russell, 72 Westholme Road, B50 4AL**
New first floor to single storey dwelling and garage
Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QKCSX0PMLYB00>
 - ii. **20/03636/FUL Mr Wiseman 41 High Street, B50 4BQ**
Creation of a single storey garden room the rear of the property
Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QLJJ3XPMKPH00>
 - iii. **21/00127/AGNOT Mr Edward Dyde EJ and IP Dyde, Brookleys, Honeybourne Road, B50 4PD**
New barn for straw storage
Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QN6EDNPM0IH00>
 - iv. **21/00319/TEL28, Brookleys, Honeybourne Road, B50 4PD**
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 10 metre and 9n metre pole outside Brookleys for the purpose of broadband
This is for information only
Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QNWH04PM0IH00>
- 9. To consider** Worcestershire County Council Consultation on the Statement of Community Involvement 2021 (as the authority responsible for Waste and Minerals Development). The document can be viewed at <https://www.worcestershire.gov.uk/info/20014/planning>
Council is being consulted as a neighbouring council and, if it wishes to comment, this must be done before 18th March 2021 when the consultation ends.

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Virtual Consultative Planning Committee Meeting held on Monday
11th January 2021 @ 7.30 pm

PRESENT

Chairman Cllr Taylor

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

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

Also present Cllr Pemberton

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllr Knight

2. TO RECEIVE DECLARATION OF INTERESTS 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 a disclosable pecuniary interest (DPI) they should leave the room.

None made

- 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.

None requested

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 9TH NOVEMBER 2020

Cllr. Cullum 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 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

After a short discussion about the contents of the consultation, it was proposed that the Chairman and Clerk reply on behalf of the Council.

RESOLVED to delegate the response to this consultation to the Chairman and Clerk

6. TO NOTE COMPLETION OF THE DEED OF VARIATION IN RESPECT OF 1106 OF THE PERSINMONS DEVELOPMENT MARRIAGE HILL, WHICH PERMITS THE PARISH COUNCIL TO USE THE £14,523 ON OTHER PUBLIC OPEN SPACE (POS) AREAS THAN THE BIG MEADOW

Clarification being sought, it was **RESOLVED** to note that the funding from this S106 can be used on any POS within the village of Bidford on Avon

7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

i. 20/02594/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>

RESOLVED no objection

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. After a short discussion it was **RESOLVED** by 7 votes in favour and 1 against to object to the application on the following grounds:
 - It is contrary to SDP CS22 which supports "*a sustainable balance between employment growth and housing provision will be maintained*" Bidford on Avon has seen a growth on dwellings of approx. 36% in the last 5 years
 - CS22 further states that "*an existing employment site should not be redeveloped or converted to non-employment uses unless it is no longer viable or appropriate for a business purpose*" This site is located in an industrial estate and, as mentioned in the first point, Bidford on Avon has seen a substantial increase in its population and local employment opportunities/sites are much needed to maintain the sustainability of its community
 - it is contrary to NDP Policy ECON1. which is in compliance with CS22 and seeks to "*protect and enhance existing employment sites*"

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*".

The Chairman explained the objection had been withdrawn as the application had reverted to those plans to which the Parish Council had not objected

RESOLVED to note

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
RESOLVED to note

10. TO NOTE THE FOLLOWING PLANNING DECISIONS

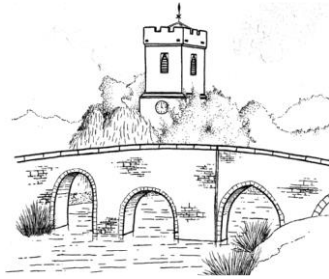
- i. **20/02738/TREE Mr Nicholas Watson, 2 Mill Close, Broom, B50 4HT**
o T1 – Sycamore – Crown lift 3 metres above ground level
o T2 – Willow – reduce regrowth from 4.5 metres in height and 5 metres in spread, to previous pollard points
No Objection
- ii. **20/01394/VARY Mr Chris Brook, Land Adj to 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**
o T1 birch - Dismantle to ground level. Annotated photographs attached (works exempt as the tree is located outside of the Conservation Area).
o 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.
o 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. **20/03141/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

RESOLVED to note all

The meeting closed at approx. 7.55 pm



FEBRUARY 2021

Item 7 – NEIGHBOURHOOD DEVELOPMENT ORDER (NDO) UPDATE

The Application Form for Technical Assistance has been completed and sent to Locality, which is the government appointed body to assist with Neighbourhood Development Plans (NDP) etc. This had to be sent by Friday 29th January 2020 @ 5.00 pm

David Chapman, from Locality, contacted me on Wednesday to obtain exact details of the site, its history and what exactly were Council's intentions. I provided the information and advised that Council wished to protect this site as business/commercial. He will come back with information of what technical assistance can be provided and if we are eligible for any financial grants in the forthcoming financial year.

I did not pursue a grant for financial assistance for this year as it is uncertain at present what can be done and what assistance is required. The grant money would have to be used by 31st March 2021 which did not give much leeway.

I also contacted Urban Design m- this company was mentioned in connection with NDPs at a webinar organised by NALC assisted by Cllr Meredith and myself. It so happens that Hannah Barter, one of the partners of Urban Design who called me back, was the original person sent by Locality, back in 2014, to start us off with the NDP process. She is prepared to help with the NDO, as a cost of course, should this be required. It should be noted that Neil Pearce, the Consultant who helped Council produce the NDP was approached but he advised he has no knowledge of NDOs, as few have been carried out.

Council is asked to note and approve the update.