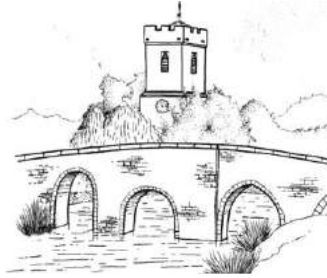


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



As Government guidance changes, the Parish Council would like to encourage those attending the meeting to continue wearing a face covering and to respect each other's space. Council will continue to offer sanitiser on entrance and to ventilate the room during the meeting.

To all Members of the Planning Consultative Committee of the Council

You are hereby summoned to attend a Consultative Planning Meeting of the Parish Council to be held in the Parish Meeting Room, Bramley Way, Bidford-on-Avon on Monday 8th November 2021 at 7.30 pm to transact the following business

4th November 2021

Elisabeth Uggerløse
Clerk to the Parish Council



AGENDA

- 1. To receive and accept apologies**
- 2. To receive 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.

Plan Agenda November 2021

- 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 meeting held on 11th October 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** the following Planning Applications
 - i. **21/03217/VARY Mr Sayer Peak Dynamics , BBS, Waterloo Industrial Estate, Waterloo Road**
Variation of condition 2 of planning permission 19/03092/FUL dated 13/01/2020 to divide the unit into 3 units as opposed to 2 with associated door and window elevational changes. Original description of development: Proposed erection of a new B2 industrial unit
 - ii. **21/03524/TREE Mrs Cherry Hamson, 42 High Street, B50 4AA**
 - o T1 – Willow – pollard from 10 metres to 4 metres
 - o T2 – Birch – Reduce height from 10 metres to 7 metres and 5 metres to 5 metres
- 6. **To consider** naming of 1 street on the development on the corner of Waterloo and Wellington Roads (old Geodis site) Link to guidance of street naming available at :- <https://www.stratford.gov.uk/templates/server/document-relay.cfm?doc=174973&name=Practical%20guide%20to%20obtaining%20street%20name%20addresses%20and%20postcodes%20for%20a%20new%20development%20Final%20.pdf>
Plan of development circulated
- 7. **To note** the following application plan withdrawal
 - i. **21/02726/TPO Mr Graham Murray Scholefield, 17 Old School Mead, B50 4AW**
 - o T1 – Weeping Ash – fell
 - o T2 – Lime – Fell, or alternatively reduce height and spread by 5 metres
- 8. **To note** the following planning decisions:
 - i. **21/00410/ADV & 00412/LBC The Cottage of Content, 15 Welford Road, Barton, B50 4NP**
Signs and lighting to replace the existing
Permission granted
 - ii. **21/02437/FUL , Mr Blair Weller, 1 Avon Way, B50 4GP**
Conversion of existing garage to office and single storey, rear extension
Permission granted

Plan Agenda November 2021

iii. 21/02861/TREE Hollybush Barn, High Street, Broom B50 4HL

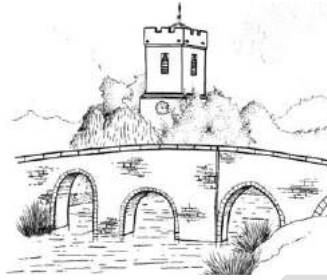
- T1 – Tree of Heaven – fell
- T2 – Silver Birch – fell
- T3 Leyland Cypress – fell

No objection

Bidford-on-Avon Parish Council has requested that 3no. new trees are planted to replace those to be felled. Whilst it is not possible to condition replanting for Section 211 Notifications, I would like to draw your attention to their request.

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 1th October 2021 @ 7.30 pm at Bidford Community Library, Bramley Way, B50 4QG

PRESENT

Chairman Cllr Taylor

Cllrs. Cullum, Deacon, Hiscocks, Knight, Meredith, Moore
and Williams

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

Also present: 1 member of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllrs Fleming and Thompson

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.

Cllr Moore declared a non-pecuniary interest in Application No.

21/02920/FUL as his parents live there, though do not own the house

- 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

PM Mins. Oct. 2021 Draft

- 3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 16TH AUGUST 2021**
Cllr Deacon proposed the Minutes be accepted as being accurate
RESOLVED that the Minutes be approved and be signed by the Chairman

4. PUBLIC FORUM

No comment made by the member of the public attending the meeting

5. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- i. **21/02726/TREE Mr Graham Murray Scholefield, 17b Old School Mead, B50 4AW**

- o T1 – Weeping Ash – fell
- o T2 – Lime – fell or, alternatively, reduce height and spread by 5 metres

Link to application <https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QYAM21PM0G000>

Following a lengthy discussion, during which Councillors raised the issue that applicants would have been aware that these trees had TPOs when they purchased the property and that, therefore, they should have been regularly maintained, it was **RESOLVED** by 7 votes in favour and 1 against, to object to the felling of either tree.

A detailed description of the work to be carried out by a professional tree surgeon should be presented for approval before any work is done.

- ii. **21/02624/FUL/ 21 02625/LBC – A James, 48 High Street, B50 4AA**

Change of use of part of the first floor from bank use (use Class E) to residential use (use Class 3) and conversion of the first floor to two flats following installation of dormer roof extension, window and rooflights.

Link to applications

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QXX7KMPML6J00>

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QXX7KNPML6K00>

Council considered this a great improvement to the current state of the building and unanimously **RESOLVED** to support the change of use

- iii. **21/02920/FUL Mark Crump, Orbit Group, 5 and 7 Mill Lane, Broom B50 4HR**

Installation of external wall insulation to all external elevations of the property, with a render finish (light grey or other colour to be agreed)

Link to application

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QZD4YOPMGGS00>

RESOLVED support as the improvements will make the building more environmentally friendly

- iv. **21/03006/FUL Mr Richard Budd, 2 Prolific Place, B50 4NF**
Erection of a single storey side and rear extension
Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QZKURGPMI1200>
RESOLVED no objection
- v. **21/03017/FUL Mr Aidan Arthur Lines Wallers Haven Associates, The Old Falcon, High street, B50 4BJ**
Erection of a small wooden log corner cabin in the bottom end of the garden of the property
Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=QZQC93PMI1100>
RESOLVED no objection

6. TO NOTE THE FOLLOWING PLANNING DECISIONS

- i. **19/7731/FUL Countryside Properties (UK) Ltd and Midland Heart Limited, Corner of Waterloo Road and Wellington Road**
Erection of 50 affordable houses
Permission granted by Appeal
- ii. **21/00028/FUL Mr Clark Grant, 2 Saxon Court, High Street B50 4AB**
Change of use of buildings from estate agents (Class E) to 1no. residential unit (Class C3)
Permission granted
- iii. **21/00614/FUL Mr Wayne Foster, Salford Road, B50 4EN**
Development of 3no. new dwelling houses
Permission refused - unsafe access
- 21/00800/FUL, Mr B Mutton and Miss S Murray, 16 Cox Close, B50 4EF**
Erection of a two storey side and rear extension and single storey side and rear extensions
Permission refused – considered harmful terracing effect
The Chairman took the opportunity of raising the issue that, although the Council had sent a “no objection” reply, this did not result in the application going to Planning Committee which would have allowed the Parish Council to put forward its reasons. This means that, in order to ensure an application goes to committee in the event the Parish council and the Planning Officer have different views, the reply has to be one of

objection or support. This is of concern as Councillors believe it will dilute the reasons when it supports an application as opposed to simply not objecting to it.

RESOLVED to note and to ensure the replies made in future take this into account.

- iv. **21/01284/FUL Mr Jack Broadhurst, Alexander Group Ltd, Bidford Grange, B50 4LY**
Erection of gatehouse (re positioning of that granted under planning application 99/01659/FUL and which remains extant following LDE application 21/00663/LDE)
Permission granted
- v. **21/01487/FUL Mr D Broadhurst, Mill Cottage, Bidford Grange, B50 4LY**
Erection of first floor rear extension
Permission granted
- vi. **21/01713/FUL Mr and Mrs L Prince, 32 Chestnut Way B50 4GF**
Single storey extension to rear of property
Permission granted
- vii. **21/01783/FUL Mr and Mrs R Smallwood, Old Apple Barn, Welford Road, Barton**
Proposed alterations to the external appearance of the building (approved by 19/00777/COUQ) to alter the fenestration to include alterations to window openings, materials and air source heat pump
Permission granted
- viii. **21/02326/FUL Mr & Mrs Buckingham, 6 Avon Way, B50 4GP**
Single storey side infill extension
Permission granted
- ix. **21/02410/FUL Mr & Mrs Alegora, 10 Marleigh Road B50 4DF**
Proposed two storey side extensions to form larger kitchen diner, utility room, store and first floor bedroom
Permission granted
- x. **21/02113/FUL, Mr Ben Taylor, 4 The Farriers, Broom B50 4GZ**
Conversion of garage into habitable accommodation and single storey rear extension
Permission granted
- xi. **21/02462, Mr and Mrs Hopcraft, 69 Victoria Road, B50 4AX**
Demolition of existing garage and construction of a new garage, two storey side extension and single storey rear extension to existing dwelling
Permission granted
- xii. **21/02588/FUL Mr and Mrs A Wheeler, 32 Cleeve Road, Marlcliff, B50 4NX**
Two storey rear extension to replace existing
Permission granted

xiii. 21/02630/TREE Mr Paul Tallent, White Gates, 11 – 13 Welford Road, Barton

- T1 and T3 – lilac – Fell
- T2 – willow – Crown lift 3 metres
- T4 – Cherry plum – Fell
- T5 and T6 – Hazel – Fell
- T8 – Apple – Fell
- T12 and T13 Cypress – Fell
- T14 and T15 – Poplar – Fell
- T17 to T22 – Poplar – Fell
- T23 – Ash – Fell
- G2 – Hazel, Hawthorn, Apple, Plum – Partial removal

No objection

RESOLVED to note the decisions

The meeting closed at approx. 8.00pm

