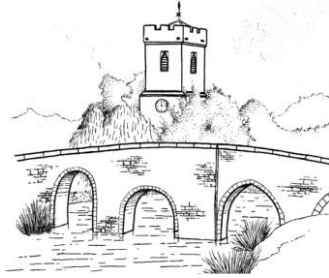


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 11th September 2023 @ 7.30 pm at Bidford Community Library, B50 4QG

PRESENT Cllr Williams – Chairman
Cllrs Barry, Cullum, Hiscocks, Ho, Moore, Taylor (N) and Taylor (P)

In attendance Mrs Elisabeth Uggerloese, Clerk to the Parish Council

Also present: District Cllr Fleming
1 member of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies were received and accepted from Cllr Haberton

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 28th February 2022, effective from 1st May 2022, 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.
No interests declared
- 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.

CPM Mins. Sept. 2023

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 14TH AUGUST 2023

Cllr Ho proposed the Minutes be accepted as being accurate

RESOLVED that the Minutes be approved and be signed by the Chairman

4. PUBLIC FORUM

Resident raised concern about the changes requested under application 23/01872/VARY which, resident, stated was contrary to NDP policies.

5. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

i. 22/03586/VARY Mr P Scully, Avon Farm, Welford Road, Barton

Variation of conditions 2 and 4 of application Reference Number 19/01766/FUL. Date of Decision : 01/10/2019/FUL to permit the use of one of the three garages, access by a single personal door, for the storage of household outdoor tools, equipment, garden furniture, and cycles, the formation of an upper floor domestic storage area above, with a window at each end and the retention of a single storey pitched roofed plunge pool room extension.

Link to application

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=RMH30CPMFMT00>

Following a discussion, it was

RESOLVED it full Council to reiterate its previous objections and continue to object to any variation to the original application.

It also, once again, would like to advise that this is a retrospective application as many of the plans submitted have already taken place and should be removed so that planning conforms with that of the permission granted.

i. 23/01872/VARY Mr N McDermott Stoneway Estates Ltd., Land North of Marriage Hill

Application Reference Number 22/01071. Date of Decision 01/11/2022

Condition Number(s): 2 Listing of approved drawings

Condition(s) Removal:

To make parking conform to current standards. To amend plots 1 & 3 to four bedrooms

Substitution of the following drawings for those listed in condition 1

Drawing 401 for drawing

i. 3903-401 for 295-001F

ii. 3903-402 for 295-002E

iii. 3903-403 for 295-003B

iv. 3903-404 for 295-004A

v. 3903-405 for 295-005B

Link to application

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=RXQELQPMIM100>

There was a detailed discussion when the issue of Condition 8, that states that no development could start before the access issues were discharged and that the variation to 4 bedroom dwellings was contrary to NDP Policy on house mix, it was

RESOLVED by 6 votes in favour, 1 against and 1 abstention to object on the following grounds

- No variations will be considered until condition 8 is properly discharged
- The change to 4 bedroom dwellings is contrary to Policy H3 of the NDP which states that 4 bedroom dwellings should only represent 20% of the mix.

This mix conforms with that of the Core Strategy so this is contrary to the house mix of the Core Strategy as well

- ii. **23/01894/LBC Dr Jenny Gowans, Marlcliff Farm, The Bank, Marlcliff**
Dismantle and rebuild a 6 metre square area of the South elevation stone outer leaf. Install Helibar ties as required to tie wall together.

Link to application

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=RXXI79PMKJB00>

RESOLVED by full council to support as application is taking good care of a listed building

6. TO NOTE THE FOLLOWING DECISION BY THE PLANNING INSPECTORATE

- i. **22/01880/PIP (Appeal Ref. APP/J3720/W/23/3316018**
Mr Karl Lockley of Lockley Homes, Land north of Mill Lane, Broom B50 4HR

8no. custom-build carbon-neutral dwellings with associated ancillary development

The appeal is dismissed and permission in principle for the erection of 8 self-build and/or custom houses is refused

RESOLVED to note

7. TO NOTE THE FOLLOWING PLANNING DECISIONS

- i. **23/01300/FUL Mr Steve Brady, 23 Cleeve Road, Marlcliff B50 4NX**
Erection of a replacement detached garage

Permission granted – it should be noted the Parish Council objected though it was prepared to waive the objection if an appropriate condition ensuring the garage could not become a dwelling was imposed: this condition does not appear to have been imposed.

CPM Mins. Sept. 2023

Planning Officer has advised that the plans were amended but it was not considered necessary to advise the Parish Council of this as, in the event of any major change, a planning application would be required. As some Councillors may be aware from past experience, although this is what should happen it does not always do so and garages have become holiday lets. Council to consider if any further action should take place.

Following a discussion during which both concern and disappointment were expressed by Councillors as to how this had been handled by SDC it was **RESOLVED** the Clerk should arrange a meeting with the Chief Executive and Leader of the Council to discuss this issue

ii. 23/01487/FUL Mr David Harvey, Charnwood, 3A Mill Lane, Broom B50 4HR

Single storey side extension and roof extension to existing garage. First floor side facing dormer window in the western elevation of existing bungalow roof

Permission granted

RESOLVED to note

iii. 23/01674/FUL E J and I P Dyde, Brookleys, Honeybourne Road B50 4PD

Cattle Building

Permission granted

RESOLVED to note

iv. 23/01864/FUL Mr and Mrs R and E Styles Probuild 360, 3 Queen Elizabeth Way, B50 4GN

Single storey rear extension and garage conversion

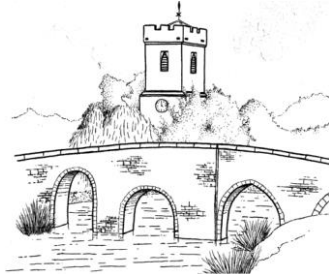
Permission granted

RESOLVED to note

Meeting ended at approx 7.55 pm

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



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 11th September 2023 at 7.30 pm to transact the following business

6th September 2023

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 28th February 2022, effective from 1st May 2022, 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 meeting held on 14th August 2023

Plan Agenda Sept. 2023

1. **Public Forum** - questions from members of the public. Please be aware that, although members of the public can raise any question, 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.

4. **To consider** the following planning application
 - i. **22/03586/VARY Mr P Scully, Avon Farm, Welford Road, Barton**
Variation of conditions 2 and 4 of application Reference Number 19/01766/FUL. Date of Decision : 01/10/2019/FUL to permit the use of one of the three garages, access by a single personal door, for the storage of household outdoor tools, equipment, garden furniture, and cycles, the formation of an upper floor domestic storage area above, with a window at each end and the retention of a single storey pitched roofed plunge pool room extension.
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Link to application
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Plan Agenda Sept. 2023

5. **To note** the following decision by the Planning Inspectorate
- i. **22/01880/PIP (Appeal Ref. APP/J3720/W/23/3316018**
Mr Karl Lockley of Lockley Homes, Land north of Mill Lane, Broom B50 4HR
8no. custom-build carbon-neutral dwellings with associated ancillary development
The appeal is dismissed and permission in principle for the erection of 8 self-build and/or custom houses is refused
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Permission granted
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Cattle Building
Permission granted
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Single storey rear extension and garage conversion
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