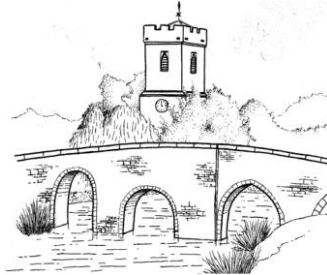


BIDFORD ON AVON PARISH COUNCIL

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 12th February 2024 at 7.30 pm to transact the following business

7th February 2024

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 8th January 2024

Plan Agenda Feb. 24

4. **Public Forum** - questions from members of the public. Please be aware that, although members of the public can raise any question concerning Planning issues, 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 receive** update on the following Planning Appeal
 - i. **23/00099/OUT Mr Cutting, Land off Kings Lane, Kings Lane, Broom**
Permission was refused and applicant has appealed (Ref. APP/J3720/W/23/3329505)
The appeal is being dealt with by way of **Written Representation** to be received by the Planning Inspectorate before **6th February 2024**
As instructed at the January meeting, the Clerk has submitted an objection from the Parish Council
6. **To receive and consider** the following correspondence
 - i. **Bellway Homes Ltd. re Land south of Avon Way. Bidford on Avon**
Letter has been received notifying the Council of Bellway Homes' proposals to develop the land south of Avon Way and that it is working with the landowner to have this land put forward for potential future development to the District Council, through the South Warwickshire Local Plan process.
The proposal is for approx 80 dwellings
7. **To consider** the following planning application
 - i. **24/00117/FUL Mr Jagmohan Sangha, 31B Waterloo Road, B50 4JH**
Change of use from car rental and repairs centre to convenience store, with minor external alterations to facilitate change of use
Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=S7D37UPMMIW00>
 - ii. **24/00218/TREE Ms Cherry Hansom, 43 High Street, B50 4BQ**
T1 – Silver Birch – remove
Link to the application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=S82V8UPM0IH00>
8. **To note** the following planning decisions
 - ii. **23 /03074/VARY Mr M McDermott, Stoneway Estates Ltd, Land North of Marriage Hill, Salford Road**
Variation to remove condition 1 (listed approved drawings) of planning permission 23/01872/VARY (date of decision 10/11/2023) To provide a more flexible family dining space with access to & views of the garden.
Substitution of drawing 3903-404B for drawing 404A, 3903-402A for

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drawing 402.

Permission granted

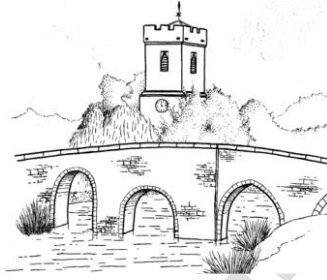
- iii. **23/03426/TREE Mr Alan Gleadhill, 25B Grange Road, B50 4BY**
T1 – Yew reduce height from 8 metres to 6 metres and reduce spread from 4 metres to 3 metres

No objection

- 9. **To consider** a new Housing Need – current one is 5 years old and given less weight. Proposed start date is 8th April (return after the Easter Holiday) and the cost of sending out the survey packs, by SDC, is £1,907 – this may increase slightly if the number of residents increases by April.

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 8th January 2024 @ 7.30 pm at the Parish council Meeting Rooms

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

In attendance Mrs Elisabeth Uggerloese, Clerk to the Parish Council

4 members of the public present

1. TO RECEIVE AND ACCEPT APOLOGIES

No 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.
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. Jan. 2024 Draft

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 11TH DECEMBER 2023

Cllr Moore proposed the Minutes be accepted as being accurate
RESOLVED that the Minutes be approved and be signed by the Chairman

4. PUBLIC FORUM

Purchaser of a site on the industrial estate (junction of Waterloo and Wellington Road) advised that he would be submitting a planning application to convert the current garage/car wash facility, to a local supermarket (Budgens). He already has a number of stores in other parts southwest and his aim is to create local jobs for local people (approx 15) using local suppliers.

Council thanked the potential applicant and noted his comments

5. TO CONSIDER THE FOLLOWING PLANNING APPEAL

- i. **23/00099/OUT Mr Cutting, Land off Kings Lane, Kings Lane, Broom**
Permission was refused and applicant has appealed (Ref. APP/J3720/W/23/3329505)

The appeal is being dealt with by way of **Written Representation** to be received by the Planning Inspectorate before **6th February 2024**

Recommendation that the Parish Council lodges its objection with the Planning Inspectorate within the prescribed time, via the Clerk

It was agreed that, as Council had objected to the original application on the grounds that it is contrary to both the Local Plan's Core Strategy and the Bidford Neighbourhood Development Plan (NDP), the objection should remain.

A Councillor asked what was the difference, under the NDP, with this application and the development at Aspley Close as both are in Broom.

The Clerk clarified that the Aspley Close development is a "Rural Exception Site" which is supported by the NDP.

RESOLVED by 7 voted in favour 1 against and 1 abstention to maintain the objection and the Clerk to make the appropriate representation to the Inspectorate.

6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- i. **23/02977/FUL Mr Carl Varney, Varney and Varney Homes Land off Queen Elizabeth Way, B50 4GN**

Erection of 3 detached dwellings with associated access, parking and landscaping

Link to application

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=S3K1W EPMHCQ00>

Some neighbouring residents had raised concerns about the type of

dwelling being proposed, bearing in mind the current street scene is bungalows.

Council also considered 3 detached dwellings to be overdevelopment of the site/

RESOLVED by 8 votes in favour and 1 against, to object on the grounds of

- contrived and overdevelopment of the site
- not in keeping with the streetscene

ii. **23/03140/LBC Ms Amanda Billingsley, Wisson Hill, 16 Welford Road, Barton**

Replacement staircase and reinstatement of structural timber

Link to application

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=S4KJPUPMFQZ00>

RESOLVED by unanimous vote No Objection

iii. **23/03426/TREE Mr Alan Gleadhill, 25B Grange Road, B50 4BY**

T1 – Yew reduce height from 8 metres to 6 metres and reduce spread from 4 metres to 3 metres

Link to application

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=S5YGW WPMHVJ00>

RESOLVED by unanimous vote to support as it is good tree management which should be encouraged

7. TO NOTE THE FOLLOWING PLANNING DECISIONS

i. **23/00701/FUL Mr J Broadhurst, The Alexander Group, Bidford Grange Golf Club, Stratford Road, B50 4LX**

Erection of 24 holiday lodges and landscape

Permission granted with conditions

ii. **23/02844/FUL Mr and Mrs Smith, Clay Hall Farm, Honeybourne Road, B50 4PD**

Change of use from agricultural land to Sui Generis dog walking areas (retrospective)

Permission granted

iii. **23/03041/FUL Mr William Pearsall, 17 Victoria Road, B50 4AS**

Alterations to outbuilding primarily consisting of installation of windows and doors to enable ancillary residential use.

Permission granted

iv. **23/03098/TREE 2 Icknield Street, B50 4BX**

T1 – Oak – prune back regrowth to previous pruning points, pruning around chimney, gutter and roof, to prevent direct damage

No Objection

CPM Mins. Jan. 2024 Draft

RESOLVED to note the decisions

8. TO CONSIDER THE PRESENTATION MADE AT THE DECEMBER MEETING REGARDING THE GRTEENACRE SITE

There was a lengthy discussion, during which Councillors agreed that this has been an authorised Gypsy and Traveller site for over 10 years and that, as Stratford on Avon DC is struggling to fulfil its requirement to provide sufficient sites for Gypsy and Travellers, Council should continue to support this as an authorised site.

RESOLVED by 8 votes in favour and 1 against to support this as an authorised Gypsy and Traveller site.

The Meeting closed at approx. 7.51 pm

DRAFT