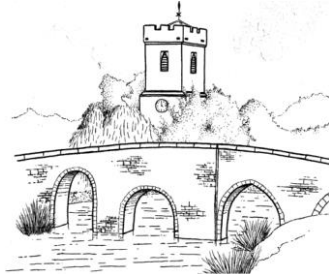


# BIDFORD ON AVON PARISH COUNCIL

## 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 11<sup>th</sup> March 2024 at 7.30 pm to transact the following business

6<sup>th</sup> March 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 28<sup>th</sup> February 2022, effective from 1<sup>st</sup> 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 12<sup>th</sup> February 2024

Plan Agenda March 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 of Clerk's meeting with possible developers of Land off Mill Lane, Broom
6. **To consider** the following planning application
  - i. **22/00114/OUT All Things Wild Ltd., Willicote Farm, Campden Road, Clifford Chambers CV37 8LN**  
 Hybrid planning application for the change of use of land and existing buildings from equestrian/employment use, to a wildlife park visitor attraction comprising A) full planning application for/workshop building, covered picnic area and a café and indoor play building; erection of a new admissions building, amphitheatre, seasonal artificial ice rink, 2 x tobogganing slopes, 4 cx retail huts, animal houses, enclosures and associated exhibits, amenity buildings, walk through time dinosaur exhibit and 2 units of overnight staff accommodation; the installation of a new main vehicle access, car parking facilities and internal road and paths, animal fencing and perimeter service track, the creation of ponds and boating lake and B) outline planning permission to enlarge the wildlife park visitor attraction to include further animal paddocks, ancillary animal houses, enclosures and exhibits and play areas, up to 45 units overnight visitor accommodation, the creation of ponds, landscape features and planting.  
 The applicant has submitted 2 additional roundabout modelling reports. The supporting email from the agent states "*following a discussion between DTA and WCC Highways, because of the negligible impacts across the network, rather than re-running the whole model, DTA were requested to extract future year flows out of WCC Paramics model for the Waitrose Roundabout. This was the final location where the previous modelling showed we might have a modest impact for a very short period of time. We, therefore tested the baseline 2031 Reference case and the 2031 Ref + Development flows for 2 scenarios*  
*The first scenario was based on the current roundabout arrangement. The second 'with mitigation' included a two lane approach from the north into the roundabout, to mimic the likely scheme WCC are looking to bring forward*  
*Both show that the development has no noticeable impact when compared to the future year baseline"*

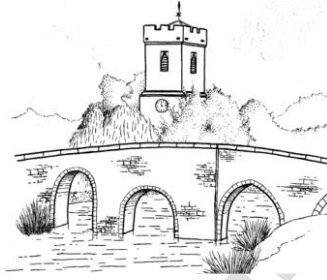
**Please note the Parish Council is being notified as an adjoining Council**

Link to application – go to SUPERCEDE to see the updated information  
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=R5NJJVPM0GL00>

- ii. **24/00485/TREE Mrs Pat Iskander, 25 The Malt House, Malthouse Barn, Welford Road, Barton**  
T1 Walnut – reduce height from 8M to 6M. Reduce spread from 10M to 8M  
Link to application  
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=S9IH9OPMJ5N00>
- 7. **To note** the following planning withdrawals
  - i. **23/02650/FUL & 23/02651/LBC Messrs Forrester, Broom Court Farm, Rush Lane, B50 4ER**  
Conversion of barns to form offices  
Both applications have been withdrawn
  - ii. **24/00218/TREE Ms Cherry Hansom, 42 High Street B50 4AA**  
T1 – silver birch – remove  
Application withdrawn
- 8. **To note** the following planning decisions
  - i. **23/00138/VARY Mr Ben Sanford Vistry Partnerships Ltd., Airfield House (including Part of Former Scrap Yard), Campden Road, Lower Quinton, CV37 8LL**  
Variation of conditions 3, 7, 8.9.13, 19 and 24 of outline planning permission 20/02745/OUT (Outline application for the erection of up to 60 dwelling with all matter reserved (appearance, landscaping, layout and scale) except access (to be determined) including demolition of existing dwelling and scrap yard buildings and associated works (date of decision 25/08/2021) to seek approval for changes to the approved parameters plan (condition 3), changes to the parameter plan reference in exiting conditions (conditions 7. 8. 9 and 13), changes to the quantum of open space to be provided (condition 8), changes to the external ambient noise levels to be adhered to (condition 19) and changes to the referenced flood risk assessment relating to surface water drainage (condition 14)  
*Permission Granted*  
(the decision letter is 25 pages long. Please email [info@bidfordonavon-pc.gov.uk](mailto:info@bidfordonavon-pc.gov.uk) should you wish to see a copy)
- 9. **To receive and consider** update re new Housing Need survey following Council's resolution at the February meeting.

# BIDFORD ON AVON PARISH COUNCIL

## In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 12<sup>th</sup> February 2024 @ 7.30 pm at the Parish council Meeting Rooms

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

In attendance Mrs Elisabeth Uggerloese, Clerk to the Parish Council

4 members of the public present

### 1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllrs Haberton, Hiscocks and Taylor (P)

### 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 28<sup>th</sup> February 2022, effective from 1<sup>st</sup> 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.

### 3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 8<sup>TH</sup> JANUARY 2024

Cllr Cullum proposed the Minutes be accepted as being accurate

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

CPM Mins. Feb. 2024 Draft

#### 4. PUBLIC FORUM

**24/00117/FUL** applicant made a short presentation of the benefits of this change of use, highlighting bringing employment to the parish as well as using local produce whenever possible.

Council thanked him

#### 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 **6<sup>th</sup> February 2024**

As instructed by Council at the January meeting, the Clerk has submitted an objection from the Parish Council

**RESOLVED** to note

#### 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

It was noted that this site had been the subject of flooding recently. Flood mapping shows part of this site as "flood plain"

**RESOLVED** to note the correspondence and the comments made by Council in respect of flooding on the site

#### 7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- 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>

After a short discussion then Cllrs noted that this would benefit the east of the village and the new development, allowing them to walk to the shops instead of driving, it was

**RESOLVED** by a unanimous vote, to support the application

- 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=S82V8UPMOIH00>  
The reason for the removal was queried and it was  
**RESOLVED** by a unanimous vote, to send a No Representation comment

## **8. TO NOTE THE FOLLOWING PLANNING DECISIONS**

- i. **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 drawing 402.  
**Permission granted**  
The Clerk raised the issue that the permission referred to “removal of solar panels on all plots”. This was not in the original application and, therefore, had not been considered by Council. Councillors agreed that they did not recall this being part of the consultation and, had it been, it would have raised an objection  
**RESOLVED** by a unanimous vote to instruct the Clerk to raise this with SDC Planning
- ii. **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**

**RESOLVED** to note the decisions

## **9. TO CONSIDER A NEW HOUSING NEED**

Current one is 5 years old and given less weight. Proposed start date is 8<sup>th</sup> 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.

There were some expressions of surprise regarding the cost. The Clerk clarified that it included the whole package sent to every household with a SAE for returning the survey.

Alternative, cheaper, ways of carrying out the survey were considered, such as digital only. The Clerk said she could discuss this with WRCC who would be able to advise if digital or hybrid alternatives are effective.

CPM Mins. Feb. 2024 Draft

It was proposed the amount of £1.9k be approved, subject to the Clerk discussing alternatives with WRCC

**RESOLVED** to approve the cost subject to alternatives being investigated.

The Meeting closed at approx. 7.50 pm

DRAFT