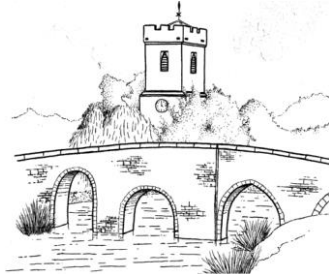


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 12th 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 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.

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 8TH 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

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 **6th 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 form 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 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.

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

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