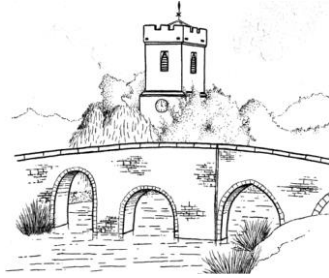


# **BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Consultative Planning Committee Meeting held on Monday 11<sup>th</sup>  
March 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  
Also present District Cllr Fleming

### **1. TO RECEIVE AND ACCEPT APOLOGIES**

There were 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 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 12<sup>TH</sup> FEBRUARY 2024**

Cllr Taylor (N) proposed the Minutes be accepted as being accurate

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

**4. PUBLIC FORUM**

No issues raised

**5. TO RECEIVE UPDATE OF CLERK'S MEETING WITH POSSIBLE DEVELOPERS OF LAND OFF MILL LANE, BROOM**

The Clerk advised this was the same site where a planning application for 8 x self build dwellings had been submitted and permission refused. It had also had its appeal waived.

The new proposal was of a much smaller scale but, in line with Parish Council's policy, the Clerk had advised that the site is outside the Bidford on Avon Built Up Area, as defined by the NDP and, therefore, as in previous cases, Council would strongly object.

When asked if there was any way Council would support the site, the Clerk had advised that a Rural Exception, (Policy H2) would be the only option available.

**RESOLVED** to note

**6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

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 x 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*

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*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=R5NJJVPMOGL00>

There followed a short discussion after which it was proposed the Parish Council maintain the same objection as previously, as little had changed, namely *The Parish Council is extremely concerned of what the traffic impact on Bidford Bridge would be should this application go ahead. It must be remembered that there are only 2 x bridges: Bidford and Welford and, should the Southwest Relief Road scheme not be built as per plan, the volume of traffic using the bridges will be overwhelming. The Council, therefore, strongly object to this development due to the lack of infrastructure in Bidford and surrounding villages which will result in a detrimental environmental impact on the village due to visiting traffic to drive over Bidford Bridge to access the site.*

**RESOLVED** by 6 votes in favour, 1 against and 2 abstentions, to maintain the objection on the above ground.

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>

**RESOLVED** to support as this is good tree management

**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

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- ii. **24/00218/TREE Ms Cherry Hansom, 42 High Street B50 4AA**  
T1 – silver birch – remove  
Application withdrawn  
**RESOLVED** to note both withdrawals

**8. TO NOTE THE FOLLOWING PLANNING DECISION**

- 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)

**RESOLVED** to note

**9. TO RECEIVE AND CONSIDER UPDATE RE NEW HOUSING NEED SURVEY FOLLOWING COUNCIL'S RESOLUTION AT THE FEBRUARY MEETING**

WRCC had replied that they had carried out hybrid surveys, i.e hard copies and digital. Needs a lot of organisation, advertising etc.

There followed a lengthy discussion during which the importance of hard copies delivered to all households was stressed as not all residents are digitally skilled. However, many residents would prefer to reply digitally so the “hybrid survey” would appear to be the bet option. It was noted that it would require a lot of advertising; advising those that need help to contact the Clerk for assistance and, perhaps, Parish Council surgeries.

**RESOLVED** to approve a Hybrid Survey

The Meeting closed at approx. 7.50 pm

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