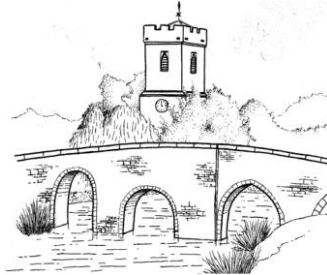


BIDFORD ON AVON PARISH COUNCIL

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 8th July 2024 at 7.30 pm to transact the following business

3rd July 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 later than 24 hours prior to the meeting.
Dispensations will be granted as appropriate.
- 3. To approve** the Minutes of the meeting held on 10th June 2024

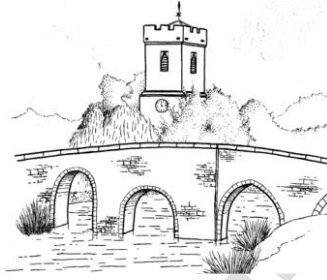
Plan Agenda July 24

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 note** the following reply made, under delegated powers, to the following application:
 - i. **24/01249/VARY Jagmohan Sangha, 31B Waterloo Road B50 4JH**
Variation of condition no.2 of planning permission reference 24/00117/FUL dated 3rd May 2024, to amend the external glazing of the new shop. Original description of development: change of use from car rental and repairs centre to convenience store, with minor external alterations to facilitate change of use
Reply sent: no objection
6. **To consider** the following Planning Application
 - i. **24/01584/TEL28 – T Mobile, Streetwork Site at Waterloo Industrial Estate, Waterloo Road**
Existing 15 metre monopole to be removed and replaced with proposed 20 metre high telecommunications monopole, installation of 3no. ground based equipment cabinets. 1no. ground based metre cabinet and ancillary developments.
Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=SFQGC6PM0N000>
7. **To note** the following Planning Decisions
 - i. **23/15000/LDE Mr Thomas Archer, Sherwood Acre, 6 George Elms Lane, B50 4JR**
Lawful Development Certificate to confirm the Log Cabin situated in the grounds of Sherwood Acre as a C3 dwelling house
Refusal of Certificate of Lawful Development
 - ii. **24/01051/FUL Mr Scott Rogers, 75 High Street, B50 4BG**
Demolition of outhouse toilet and store. Replacement with utility and dayroom
Permission granted
 - iii. **24/01264/FUL Mrs Shaw, Holloway House, 17 Cleeve Road, Marlcliff**
Replacement of existing conservatory link with new extension and first floor side extension
Permission granted

- iv. 24/01265/FUL Mr and Mrs Webb, 32 Westholme Road, B50 4AL**
Demolition of existing rear flat roof outbuilding and construction of
single storey rear extension to existing kitchen
Permission granted

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 10th June 2024 @ 7.30 pm at the Parish council Meeting Rooms

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

In attendance Mrs Elisabeth Uggerloese, Clerk to the Parish Council

Also present District Cllr Fleming and 5 members of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllrs Cullum, Hiscocks and Moore

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 13TH MAY 2024

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

CPM Mins. June 2024 Draft

4. PUBLIC FORUM

Issues raised re Application 24/01108/FUL which were noted

5. TO CONSIDER ENTERING INTO A PRIVATE AGREEMENT WITH LINFOOT COUNTRY HOMES LTD IN RESPECT OF THE TRANSFER OF 3,277M2 OF PUBLIC OPEN SPACE (POS) LAND SITUATED AT LAND ADJACENT TO ASPLEY CLOSE, BROOM, FOR A COMMUTED SUM OF £27,500

The rest of the POS, 723m2, will be subject to the standard Planning S106 Agreement with a commuted sum of £10,000. SDC has advised that only the POS land required by District Council's policies can be covered under the POS obligation in a S106 Agreement.

The figure for the commuted sum was queried: Clerk advised this had been costed and represented normal maintenance for a period of 10 years.

Proposed Council approve the setting up of the private agreement, subject to SDC Planning confirming the policy.

RESOLVED to agree to enter into a private agreement with developer for 3,277m2 for an agreed commuted sum of £27,500

6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

i. **24/01108/FUL Motor Fuel Group Limited, Petrol Filling Station, 95 High Street, B50 4BD**

Demolition of existing sales building, car sales room and car workshop, erection of new sales building with Food to Go and ATM, provision of an EVC hub and associated infrastructure, no. 2 jet wash bays, car parking, new bin store and other associated works

Link to planning application

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=SCV5SHPMIUB00>

A number of concerns were raised regarding the environmental impact, overdevelopment of the site and the detrimental impact on neighbouring social and sports clubs.

A motion to object on the above grounds was put forward.

RESOLVED by 5 votes in favour and 1 abstention to object on the following planning issues

- i. Overdevelopment of the site situated in a residential area
- ii. Detrimental impact on neighbouring social and sports clubs, such as

- Crawford Memorial Hall (village hall)
- Bowling club
- Canoe Club
- Tennis Club
- Youth Club

CPM Mins. June 2024 Draft

- Allotments
- iii. Environmental concerns such as:
 - increased light pollution (due to 24 hour operation)
 - increase in noise - especially at night time due to 24 hour operation
 - current buried petrol tanks etc
- ii. **24/01265/FUL Mr and Mrs Webb, 32 Westholme Road, B50 4AL**
Demolition of existing flat roof outbuilding and construction of single storey rear extension to existing kitchen
Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=SDUAX2PMJQR00>
RESOLVED No objection

The Meeting closed at approx. 7.45 pm