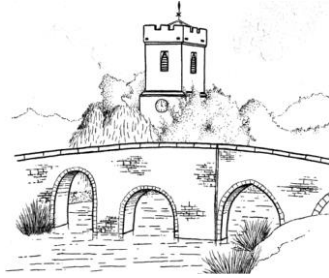


BIDFORD ON AVON PARISH COUNCIL

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

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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

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- 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