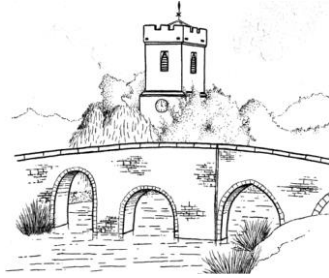


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 9th September 2024 @ 7.30 pm at the Parish council Meeting Rooms

PRESENT Cllr Cullum – Chairman
Cllrs Barry, Haberton, Hiscocks, Hopcraft, Moore, Paterson
Taylor and Williams

In attendance Mrs Elisabeth Uggerloese, Clerk to the Parish Council

Also present District Cllr Fleming and 2 members of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllr Ho

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.
 - Cllr Haberton declared a non pecuniary interest in application 24/02032/FUL as he has used the gym facilities
 - Cllr Cullum declared a non pecuniary interest in application 24/02131/OUT as a neighbouring property
- 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.

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3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 8TH JULY 2024

Cllr Williams proposed the Minutes be accepted as being accurate

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

Standing Orders were suspended

4. PUBLIC FORUM

Standing Orders were reinstated

5. TO NOTE THE REPLY MADE, UNDER DELEGATED POWERS, TO THE FOLLOWING PLANNING APPLICATION:

- i. **24/01425/FUL D King & S Rock, 29 Cleeve Road, Marlcliff B50 4NX**
Construct a barn and open fronted store
Reply: Objection. However, this will be waived if a suitable condition is imposed to prevent this becoming a dwelling in the future. Council should like sight of the condition wording before waiving its objection.
RESOLVED to note

6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- i. **24/01405/FUL D, King & S Rock, 29 Cleeve Road, Marlcliff, B50 4NX**
Part two storey and part single storey rear extension
Amendment: reduction in size and scale of extensions
Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=SEP7K4PMIT400> Click on Application tab and then on Superseded tag to find the amendment
Council had not objected to the previous application and this, amended, application was on a smaller scale
RESOLVED No Objection
- ii. **24/01938/FUL Lewis EE Ltd, Verge in front of BBS, Waterloo Ind. Est. Waterloo Road**
Existing telecommunications mast to be removed and replaced with proposed telecommunications mast with associated ground based equipment cabinets and ancillary developments thereto (Retrospective)
Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=SHJR6GPMH9M00>
RESOLVED No Objection

- iii. **24/01959/FUL Mr Jagmohan Sangha, 31B Waterloo Road B50 4JH**
 Change of use from car rental and repairs centre to convenience store, to include extension and external alternations
 Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=SHR333PMJXG00>
 Certain concerns were raised regarding potential fire hazard due to the lack of Fire Exits and the layout of the kitchenette
RESCOLED to object due to potential fire hazard. This objection will be amended to Support if the concerns are addressed satisfactorily.
- iv. **24/02032/FUL N Lawrence, 3 Victoria Road, B50 4AS**
 Retrospective change of use from private garage to private fitness studio
 Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=SI44HXPMHTM00>
 There was a lengthy discussion. Main concerns were the incorrect description: is it private or commercial? The description says private whilst the accompanying documentation intimates it is a commercial enterprise. This being the case, there were concerns around the impact of traffic and parking in a residential area.
RESOLVED more information required for Council to make a considered reply
- v. **24/02131/OUT Mr Gabrielle Bradley, 30 The Poplars B50 4FT**
 Outline application with all matters reserved for a two storey self-build dwelling and triple garage
 Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=SI0359PM0GL00>
 Following a short discussion where concerns about the siting of the garages it was
RESOLVED : No Objection to the dwelling. Grave concerns over the siting of the garage block and the effect on the neighbouring communal parking area

7. TO NOTE THE FOLLOWING PLANNING DECISIONS

- i. **24/01400/FUL Mr and Mrs Jordan-Boyd, 12 Arrow Way, B50 4GQ**
 Formation of habitable room in roof space with front dormer and Velux roof lights
Permission granted

8. TO CONSIDER ACCEPTING THE COMMUTED SUM OF £69,247.60 FOR THE MAINTENANCE OF THE PUBLIC OPEN SPACE OF THE PROPOSED NEW

CPM Mins. September 2024

RURAL EXCEPTION DEVELOPMENT AT ASPLEY CLOSE, BROOM OVER A 20 YEAR PERIOD

This would enable the Parish Council to maintain as opposed to a maintenance company.

RESOLVED to accept

9. TO CONSIDER/APPROVE THE HOUSING NEEDS SURVEY

- i.** Poster
- ii.** Letter
- iii.** Proposed timeline:
 - If approved, the above to be sent to local clubs and groups asking “leaders” to let attendees know about the forthcoming survey (Arty Avon, WI Bidford WI Broom, Gardening Society, History Society, Community Choir, Jolly Teapot, Warm Hub, Bowling Club
 - 30th Sept/1st Oct. Clerk to advertise survey link on social media and send general poster/information to residents’ email list
 - 1st October – survey launch. Posters on noticeboards, Community Library
 - Warwickshire Rural Community Council (WRCC, which is organising the survey) will attend various events to talk with the community about the survey and provide flyer and information to local businesses.

Important that this is advertised as much as possible.

Clerk advised it was included in the next issue of First Call Magazine.

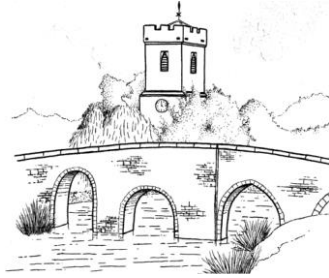
Ensure posters are placed in shops, community areas, school etc.

RESOLVED to approve the Housing Needs Survey

The Meeting closed at approx. 8.10 pm

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 9th September 2024 at 7.30 pm to transact the following business

4th September 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 8th July 2024

Plan Agenda Sept. 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. **24/01425/FUL D King & S Rock, 29 Cleeve Road, Marlcliff B50 4NX**
Construct a barn and open fronted storm
Reply : Objection. However, this will be waived if a suitable condition is imposed to prevent this becoming a dwelling in the future. Council should like sight of the condition wording before waiving its objection.
6. **To consider** the following Planning Application
- i. **24/01405/FUL D, King & S Rock, 29 Cleeve Road, Marlcliff, B50 4NX**
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- v. **24/02131/OUT Mr Gabrielle Bradley, 30 The Poplars B50 4FT**
Outline application with all matters reserved for a two storey self-build dwelling and triple garage
Link to application
<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=SI0359PM0GL00>
7. **To note** the following Planning Decisions
- i. **24/01400/FUL Mr and Mrs Jordan-Boyd, 12 Arrow Way, B50 4GQ**
Formation of habitable room in roof space with front dormer and velux roof lights
Permission granted
8. **To consider** accepting the commuted sum of £69,247.60 for the maintenance of the Public Open Space of the proposed new Rural Exception development at Aspley Close, Broom, over a 20 year period.
9. **To consider/approve** the Housing Needs Survey
- i. Poster
- ii. Letter
- iii. Proposed timeline:
- If approved, the above to be sent to local clubs and groups asking “leaders” to let attendees know about the forthcoming survey (Arty Avon, WI Bidford WI Brom, Gardening Society, History Society, Community Choir, Jolly Teapot, Warm Hub, Bowling Club
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