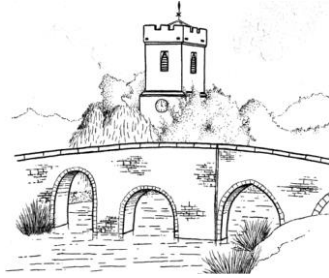


BIDFORD ON AVON PARISH COUNCIL

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 12th May 2025 at 7.30 pm to transact the following business

7th May 2025

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 March 2025

Plan Agenda May 2025

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 consider** the following planning appeal
- i. **24/01592/FUL Mr Carl Varney, Land off Queen Elizabeth Way, B50 4GN**
Erection of 2 detached self and custom build dwellings with associated garages, access, parking and landscaping
The Parish Council objected on the following grounds:
- The development is contrived -overdevelopment of site
 - Questionable that 2 identical dwellings should be considered “self build”
- This is a written appeal and the **Recommendation** is for Council to maintain its objections
6. **To consider** the following Planning Applications
- i. **25/00415/OUT Richborough, Land North of Salford Road, Bidford on Avon**
Outline Planning application with all matters reserved except access to the site, for up to 122 dwellings and associated green space, biodiversity enhancements and associated works; and demolition of properties related to Marriage Hill Farm and No. 26 Salford road
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/44d537df-2920-c1d6-97b0-08dd5bf02133?route=/Home>
- ii. **25/00533/FUL Mr and Mrs R Winsper, 2 High Street, Broom B50 4HJ Amendment/additional information has been received for the application as follows: Reduction in proposal to single storey and rearrangement of internal floorplan.**
Council had objected to this application on the grounds that This application is contrary to NDP Policy H1 - as it is outside the Village Boundary "All areas outside the Village Boundary are classified as countryside. New housing development in the countryside will be limited to dwellings for rural workers, replacement dwellings and new housing development supported by Policy H2" It is also contrary to the current Local Plan that considers Broom as "any other settlement"

Link to application

<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/5be0333a-2823-c6e3-8875-08dd5d4ec4b0?route=/Home> (click on the Superseded tag)

- iii. **25/00887/FUL Mr and Mrs R Howe, Bramble Cottage, 7 The Bank, Marlcliff**

Change of existing flat roof to a sedum roof; side single storey extension and replacement fenestration

Link to application

<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/75778b83-9a31-c073-f9e5-08dd738a16d0?route=/Home>

- iv. **25/00962/FUL Robert and Jacqueline Smallwood, Old Apple Barn, Welford Road, Barton**

Erection of Agricultural Barn

Link to application

<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/7b3ddae9-8e2c-c6d9-cf1f-08dd7b54fee1?route=/Home>

7. To note the reply given to the following application

- i. **25/00905/COUMA Mr B Steele, Meadow Lane Bakery, 70 High Street, B50 4AB**

Objection as this is contrary to Policies ECON1, Protecting and Enhancing Existing Employment sites and ECON2 Promoting and Enhancing the Village Centre.

8. To note the following Planning Decisions

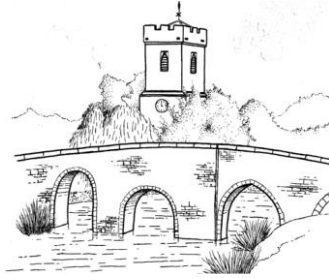
- i. **24/03144/FUL Unit 30A Bidavon Industrial Estate, Waterloo Road,**
Siting of Shipping Containers in existing secure storage Yard
Permission granted

- ii. **25/00572/FUL and 25 25/00573/LBC R Mill, 9 High Street, Broom**
Proposed replacement of C20 rear single storey extension and outbuilding

- ii. **25/00634/TREE 10 High Street, B50 4BU**
T1 – Acer Negrundo ; Fell
No Objection

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 17th
March 2025 @ 7.30 pm at the Parish Council Meeting Rooms

PRESENT Cllr Cullum – Chairman
Cllrs Barry, Hiscocks, Ho, Hopcraft, Lewis, Paterson, Taylor
and Williams

In attendance Mrs Elisabeth Uggerloese, Clerk to the Parish Council

Also present District Cllr Fleming

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllrs Haberton 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.
Cllr Cullum declared a non pecuniary interest in item 6ii) as the applicant is a neighbour
- 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

CPM Mins. March 2025

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 10TH FEBRUARY 2025

Cllr William 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 Order reinstated

5. TO NOTE THAT COUNCIL'S RESPONSE TO THE SOUTH WARWICKSHIRE LOCAL PLAN (SWLP) WAS SENT ON FRIDAY 7TH MARCH 2025

RESOLVED to note

6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- i. **25/00071/FUL Mrs D King, 29 Cleeve Road, Marlcliff B40 4NX**
Proposed rear two storey extension and internal alterations

Link to application

<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/3e897d4d-0f00-cb1e-cf0f-08dd347226d2?route=/Home>

RESOLVED No objection

- ii. **25/02131/OUT Mr Gabrielle Bradley 30 The Poplars B50 4FJ**

Outline application with all matters reserved for a two storey self build dwelling

Link to application

<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/8dac11e4-0f8d-c9be-39c0-08dcc3620c5e?route=/Home>

Cllr Cullum, who had declared a non pecuniary interest, withdrew from the discussion. Cllr Hiscock took her place as Chairman

During the discussion, concerns were raised regarding the inaccuracy of the application which made it impossible for Council to give its full consideration

RESOLVED unanimously to object on the following grounds: Council finds it difficult to give this application is full consideration as

- It would appear that a strip of land, included in the plan, belongs to Taylor Wimpey,, not the applicant. Therefore the plan would appear to be incorrect
- The application refers to a triple garage but this does not appear to be incorporated in the plan.

Cllr Cullum returned and re took the Chair

iii. **24/03145/FUL Motor Fuel Group Limited, Petrol Filling Station, 95 High Street, B50 4BD**

Demolition of existing sales building, car salesroom 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 all other associated works

Link to consultation

<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/c5ff475a-e15f-cc69-1231-08dd19ffb0de?route=/Home>

Following a lengthy discussion, during which various, serious, concerns were raised, it was unanimously

RESOLVED to object on the following grounds:

- If the Food to Go outlet is open 24 hours, there is the potential of noise pollution in a residential area. If minded to grant permission, the current closing time, believed to be 22.30 you apply as a condition.
- Detrimental impact on dwellings close to the site, emanating from the substation - a more suitable site to be considered to minimise this.
- Ingress and egress points of the site
- Due to the nature of the application, a traffic modelling should be requested, bearing in mind the site is
 - ✓ close and within a residential area
 - ✓ opposite the junction of the B439 and Victoria Road
 - ✓ opposite/close to a school bus stop

7. TO NOTE AMENDED/ADDITIONAL DETAILS TO APPLICATION NO. 25/00175, 11 Court Way B50 4BN

Added side elevation

this is for information purposes only – see below for permission granted

RESOLVED to note

8. TO NOTE DECISIONS MADE TO THE FOLLOWING APPLICATIONS

i. **24/02330/TREE Mr Philip Bidwell, Riverside House, 4 The Pleck, B50 4BB**

Work to 11 x trees, including 3 x felling)

No objection

ii. **24/02527/LBC Mr David Rushton, The Old Vicarage, 13 High Street, B50 4BQ**

Install battery storage system in garage, install back up gateway in utility room, install multi split heating and cooling system in dining room and kitchen, Install compressor unit to side elevation, install secondary

CPM Mins. March 2025

glazing in drawing room and master bedroom

Permission granted

iii. 24/03286/TREE 41 High Street, B50 4BQ

a. T1 – Magnolia – 2 metre reduction

b. T2 – silver birch – 3 metre reduction

No objection

iv. 25/00153/TREE 4 Millers Bank Broom B50 4HZ

• T1 Bay – Fell

No objection

v. 25/00175/FUL Mrs Taylor, 11 Court Way, B50 4BN

Single storey rear extension

Permission granted

vi. 25/00205/FUL Mrs & Mrs Tom Stewart, 33 Jacksons Meadow, B50 4HQ

Single storey rear extension to kitchen for family room

Permission granted

The Meeting closed at approx. 8.05 pm