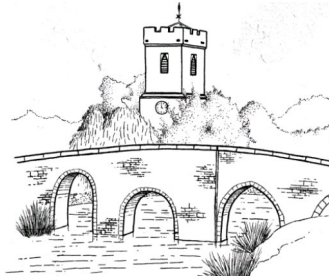


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



To all Members of the Planning Consultative Committee of the Council:
Cllrs. Barry, Cullum, Hiscocks, Hopcraft, Moore and Williams

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 13th October 2025 at 7.30 pm to transact the following business

8th October 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, and reviewed in May 2025, 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.

Plan Agenda October 2025

- 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 September 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 receive** the following Pre Planning Presentation from
Agents – PWA Planning
Site – redevelopment of Glendale Nurseries, Broom
Site plan enclosed
Note they will be attending via Zoom as they are based in Manchester
- 6. **To note** the following appeal decision
 - i. **24/01592/FUL Nr C Varney, Land Off Queen Elizabeth Way, B50 4GN**
Proposed erection of 2 detached self and custom build dwellings with associated garages, access, parking and landscaping
Planning Inspector is **allowing** the development
- 7. **To consider** the following planning application
 - i. **25/02341/FUL Mr and Mrs P Hughes, Jasmine Cottage, 46 High Street, Broom B50 4HL**
Proposed replacement single storey rear extensions and internal alterations and porch canopy
Link to application
- 8. **To note** the following planning decisions
 - i. **25/01741/FUL Mr Richard Perry, Brighter Pathways, Lovelies Grange, Steppes Piece, B50 4AT**
Proposed change of use from dwelling house (C3) to children's care home (C2)
Permission granted
 - ii. **25/01873/FUL Mr & Mrs Mayall, Falcon Cottage, 26 High Street, B50 4BU**
Insertion of 2 no Heritage Velux roof lights on rear of roof slope
Link to application
Permission granted

9. To consider updating the NDP

Have spoken to APS, the company that did the original, and they advise this is recommended to ensure its policies carry the necessary weight.

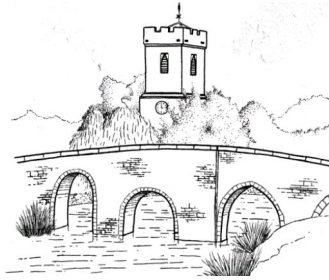
Cost is £80 per hour

£600 per day

10.To receive update of the progress of the Local Nature Recovery Strategy

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 8th
September 2025 @ 7.30 pm at the Parish Council Meeting Rooms

PRESENT Cllrs Barry, Hiscocks, Hopcraft, Moore and Williams

In attendance Mrs Elisabeth Uggerloese, Clerk to the Parish Council

Also present District Cllr Fleming
1 member of the public
2 representatives of Bellway Homes

1. TO RECEIVE AND ACCEPT APOLOGIES

Cllr Cullum sent belated apologies which were accepted

- 2. TO ELECT** Chairman for this meeting the Chairman having sent apologies
It was proposed and **RESOLVED TO ELECT** Cllr Hopcraft as Chairman of this meeting

3. 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.
None 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 received

CPM Mins. September 2025

4. TO APPROVE THE MINUTES OF THE MEETING HELD ON 14TH JULY 2025

Cllr Barry proposed the Minutes be accepted as being accurate

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

5. TO RECEIVE PRE PLANNING PRESENTATION

- i. Bellway Homes Ltd
Agents – Marrons
Site – Land south of Avon Way, Bidford on Avon
Description of development – the emerging proposals include up to 90 dwellings, including 35% affordable units, sustainable urban drainage system (SUDS) public open space (POS), landscaping and habitat creation
Location map included
Councillors raised concerns about flooding, the site being on the flood plain.
Applicants hope to present application in October
RESOLVED to note the presentation

Standing Orders were suspended

6. PUBLIC FORUM

Standing Order reinstated

7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- i. **25/01873/FUL Mr & Mrs Mayall, Falcon Cottage, 26 High Street, B50 4BU**
Insertion of 2no Heritage Velux roof lights on rear of roof slope
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/04a3ced9-249d-c203-aded-08ddd3f6cdf5?route=/Home>
RESOLVED No objection

8. TO NOTE DECISION MADE TO THE FOLLOWING APPLICATIONS

- i. **24/014505/FUL D King & S Rock, 29 Cleeve Road, Marlcliff B50 4NX**
Part two storey and part single storey rear extension
Permission Refused

ii. 24/01938/FUL Lewis EE Ltd EE Ltd, Verge in Front of BBS, Waterloo Industrial Estate, Waterloo Road

Existing telecommunications mast to be removed and replaced with proposed telecommunications mast (20m) with associated ground based equipment cabinet and ancillary developments thereto (Retrospective)

Permission granted

iii. 24/02726/FUL Mr H Fury, Land on SW side of Honeybourne Road, Bidford on Avon

Change of use of the land for the creation of 16 traveller pitches, to include 19 static mobile homes, 19 touring caravans and 16 day rooms, Associated hard and soft landscaping, including access track

Permission Refused

iv. 25/00071/FUL Mrs D King, 29 Cleeve Road, Marlcliff B50 4NX

Proposed rear two storey extension and internal alterations

Permission Refused

v. 25/01333/FUL Mr & Mrs R Rowe, Bramble Cottage, 7 The Bank, Marlcliff

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

Permission granted

vi. 25/01363/TPO 9 Old School Mead, B50 4AW

i. T1 – Lime – reduce height by 2.5metres, to approximately 19 metres. Lift crown to 5 metres above ground level, achieved by pruning secondary growth and sub-lateral-dropper. Reduce

ii. lower crown lateral limbs by 2 metres. Reduce upper crown lateral limbs by up to 1 metre to shape

Permission granted

v. 25/01467/TREE Mr Nick Watson, 2 Mill Close, Broom B50 4HT

o T1 Crack willow – re pollard pruning back to previous pollard points

o T2 Crack willow – re pollard pruning back to previous pollard points

Permission granted

RESOLVED to note the decisions

9. TO RECEIVE UPDATE OF THE T PROGRESS OF THE LOCAL NATURE RECOVERY STRATEGY

Circulated

Clerk advised that, following the visit to the Lambourne Close POS and communication with resident, the proposed line of trees would be extended

to screen the property

RESOLVED to note

**10. TO RECEIVE STRATFORD ON AVON DC'S AFFORDABLE HOUSING
STANDING ADVICE ORDER**

Circulated. It was noted that it gave no information on the nature of
"Self/Custom Build"

RESOLVED to note

The Meeting closed at approx. 7.55 pm

SCALE 1:500

Existing landscaping to north boundary retained to provide screening

Existing footpath on the west side of the bridge to be improved to provide safe pedestrian/cyclist route into the site from the opposite side of Bidford Road

Existing landscaping to roadside retained and enhanced to provide screening

Existing footpath to provide safe pedestrian/cyclist route into the site from the opposite side of Bidford Road

Existing hedgerow to west boundary retained to provide screening

Turning head

Road/spacing between buildings providing views through the site to create sense of openness

Turning head

Road/spacing between buildings providing views through the site to create sense of openness

Overhead cables diverted below ground

Relocated access to suit visibility splays

Existing conifer hedge to south boundary retained

- › All dimensions to be checked on site
- › Positions of existing services to be confirmed prior to proceeding

REVISION STATUS

- S Information issued for feasibility or scheme design.
- T Information issued for tender purposes only.
- C Information issued for Construction.
- NB: Only those drawings containing a C revision to be used for construction.

NOTES

KEY

- 69.68m²(750ft²) unit
- 204.39m²(2,200ft²) unit
- 258.74m²(2,785ft²) unit

SCHEDULE

- 44 x 69.68m² (750ft²) unit
- 1 x 204.39m² (2,200ft²) unit
- 3 x 258.74m² (2,785ft²) unit

Total 4,046.53m² (43,555ft²)

126 Parking Spaces

SITE AREA

17,800m² unit (4.4 acres)

› REVISION	› DATE	› DESCRIPTION
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› CLIENT	Glendale Nurseries	
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› PROJECT	Proposed Commercial Development Bidford Road, Broom	
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› DRAWING TITLE	Proposed Site Layout	
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› SCALE	› DATE	› DRAWN	› CHECKED
1:500@A3	Apr '25	PRH	

› DRG NO.	› REVISION
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