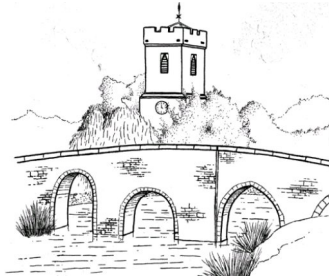


# **BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Consultative Planning Committee Meeting held on Monday 9<sup>th</sup> June 2025 @ 7.30 pm at the Parish Council Meeting Rooms

**PRESENT** Cllr Cullum – Chairman  
Cllrs Barry, Hiscocks, Hopcraft, Moore and Williams

In attendance Mrs Elisabeth Uggerloese, Clerk to the Parish Council

Also present District Cllr Fleming  
4 members of the public

### **1. TO ELECT PLANNING COMMITTEE CHAIRMAN**

Cllr Cullum was proposed and, there being no other nominations, Cllr Cullum was duly elected

**RESOLVED** Cllr Cullum elected as Chairman

### **2. TO RECEIVE AND ACCEPT APOLOGIES**

None received

### **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 28<sup>th</sup> February 2022, effective from 1<sup>st</sup> 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*

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- 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.  
Request submitted and granted to Cllr Cullum in respect of Application No. 24/02131/OUT

**4. TO APPROVE THE MINUTES OF THE MEETING HELD ON 10TH MARCH 2025**

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

Standing Orders were suspended

**5. PUBLIC FORUM**

Standing Order reinstated

**6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

- i. **24/02131/OUT**, Mr Gabrielle Bradley, 30 The Poplars, B50 4FJ  
Outline application with all matters reserved for a two storey self build dwelling  
An amendment/additional information has been received for this application.  
Link to application  
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/8dac11e4-0f8d-c9be-39c0-08dcc3620c5e?route=/Home> Click on "Superseded"  
It was noted that the borders had been amended to reflect the correct area of the property.  
However, there was still a discrepancy between the description, which states 3 x parking spaces, and the plans, which show 2. Council would like this amended to enable it to give a considered reply.  
**RESOLVED** to request an amendment to ensure the reply corresponds to the correct planning submitted
- ii. **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  
Link to application  
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/1c0be6a3-9d43-cecf-f7b3-08dcfd863805?route=/Home>  
Members of the public had raised concerns regarding this application, which is on a Flood Plan (Zone 3 – the highest).  
This was reflected by the concerns raised by Council, especially due to the number of pitches and the accompanying hard -standing surface.

**RESOLVED to object due to the following grounds:**

- This is a Zone 3 Flood Plain site. The erection of 16 pitches - 3 of these to be double - will put the families at risk in the event of a flood
- The erection of the pitches, with the amount of hard-standing required, will result in the possible displacement of water, putting other properties, that currently do not flood, at risk of flooding
- The proposed 2.2 meter elevation (as part of the flood mitigation) will result in damaging visual impact not in keeping with the countryside landscape.
- Concerns regarding the sewage/waste disposal - again it should be noted this is Zone 3 Flood Plain area.
- Concerns regarding access to the site from the main road which is considered dangerous.

iii. **25/01239/FUL Mr & Mrs Nick & Dawn Watson, 2 Mill Close, Broom B50 4HT**

Erection of single storey side and single and two storey rear extension with conversion of garage

Link to application

<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/Of523876-0d10-c2f6-5a7a-08dd9c23a44c?route=/Home>

**RESOLVED** No objection

**7. TO NOTE REPLY GIVEN TO THE FOLLOWING APPLICATION**

i. **25/00984/FUL Mr Darren Cook, Arrow Rise, Kings Lane, Broom, B50 4HB**

Proposed single storey side extension

Link to application

<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/35ab6a75-8803-c906-6771-08dd7cce302b?route=/Home>

**Reply** No Objection

**8. TO CONSIDER A LOCAL NATURE RECOVERY STRATEGY (LNRS)**

Recommendation – a Working Group is set up to look into this and report back to the Committee. Link to more information <https://www.wcslnp.co.uk/lhrs>

Link to webinars

[https://www.savills.co.uk/research\\_articles/229130/376782-0](https://www.savills.co.uk/research_articles/229130/376782-0)

It was agreed this was a good idea and in keeping with the NDP.

It was also agreed that a Working Group, to include interested members of the public and Bidford Climate Change, should be invited to be part of same

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**RESOLVED** to carry out a LNRS and to form a Working Group to include interested members of the public and Bidford Climate Change

**9. TO NOTE DECISIONS MADE TO THE FOLLOWING APPLICATIONS**

- i. **22/02449/FUL Linfoot Country Homes Ltd and Warwickshire Rural Housing The Barn, Bidford Road, Broom B50 4HU**  
Construction of nine affordable and nine local market dwellings 18 in total) with new vehicular access from Bidford Road, attenuation pond public open space and all other associated works  
*Permission granted*
- ii. **25/00533/FUL Mr & Mrs R. Winsper, 2 High Street, Broom, B50 4HJ**  
Proposed replacement outbuilding to provide ancillary accommodation  
*Permission granted subject to the following condition: "the development hereby permitted shall only be used for additional living accommodation ancillary to the enjoyment of the main dwelling known as 2 High Street, Broom. It shall not be used as a separate dwelling unit, or as a unit of holiday accommodation, or for any trade, commercial or business use, and no separate curtilage shall be created".*
- iii. **25/00905/COUMA Mr B Steele, Meadow Lane Bakery, 70 High Street, B50 4AB**  
Change of use from Class E (a) retail to Residential use (C3) under Class MA of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) for a single dwelling  
*Prior Approval Granted*
- iv. **25/00925/FUL Mr James Heath, 24 Copenhagen Way, B50 4FY**  
Proposed single storey rear extension  
*Permission granted*

**10. TO NOTE**

- i. **24/01592/FUL 24/Mr Carl Varney, Varney & Varney Homes, Land off Queen Elizabeth Way**  
Erection of 2 detached self and custom build dwellings with associated garages, access, parking and landscaping  
This has gone to appeal and, as resolved by Council, its objection has been sent to the Planning Inspectorate
- ii. **25/0087/FUL Mr & Mrs R Howe Bramble Cottage, 7 The Bank, Marlcliff**  
Change of existing flat roof to a sedum roof; side single storey extension and replacement of fenestrations  
Application has been withdrawn  
**RESOLVED** to note

The Meeting closed at approx. 8.00 pm

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