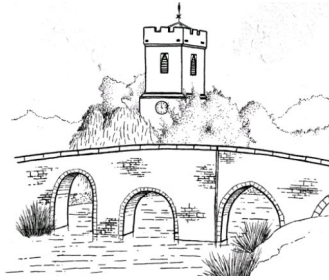


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 13th
October 2025 @ 7.30 pm at the Parish Council Meeting Rooms

PRESENT Cllrs Barry, Cullum, Hiscocks, Hopcraft and Moore

In attendance Mrs Elisabeth Uggerloese, Clerk to the Parish Council
Mrs Gina Miller, Deputy Clerk

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

1. TO RECEIVE AND ACCEPT APOLOGIES

Cllr Williams sent belated apologies which were accepted

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.
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 receive

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3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 8TH SEPTEMBER 2025

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

Standing Order were suspended

- 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

Standing Orders were reinstated

5. TO RECEIVE PRE PLANNING PRESENTATION

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
Presentation was made. Main concern raised was the traffic that would be generated by the proposed storage/distribution units.

6. TO NOTE THE FOLLOWING PLANNING APPEAL

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

RESOLVED to note

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

<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/5fabe5c6-c344-c13d-06dc-08ddfc2362f2?route=/Home>

RESOLVED no objection by 4 votes in favour and 1 abstention

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8. TO NOTE DECISION MADE TO THE FOLLOWING APPLICATIONS

- 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 2no Heritage Velux roof lights on rear of roof slope
Link to application
Permission granted
RESOLVED to note the decisions

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

In view of the comments made by Cllr Fleming and the fact that Stratford no longer has a 5 year land supply, it was

RESOLVED to proceed with the review and use APS as they helped the Council with its original document

10. TO RECEIVE UPDATE OF THE PROGRESS OF THE LOCAL NATURE RECOVERY STRATEGY (LNRS)

Community Engagement Officer at Warwickshire Wild Life Trust and the Chairman and Clerk met with her so she could have a look at where Council could consider extra planting/biodiversity etc.

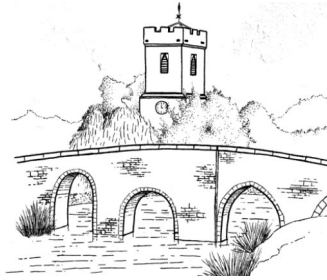
- i. Monie Meadow will be enhanced – harrowing will take place on 10th November and then rake and sow on 11th November – this is of course, weather permitting.
For this site, only adult volunteers and the plan is to advertise via social media
- ii. Russet Way – planned for 13th November and this is more suitable for the school children to volunteer and they have already been advised
RESOLVED to note.

The Meeting closed at approx. 8.10 pm

CPM Mins. October 2025

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