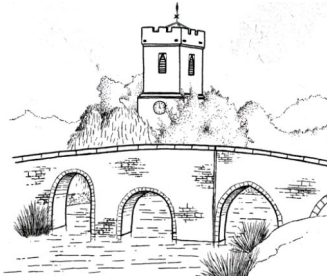


BIDFORD ON AVON PARISH COUNCIL

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 10th November 2025 at 7.30 pm to transact the following business

4th November 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.

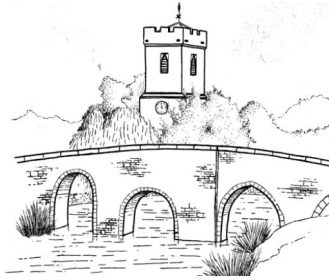
Plan Agenda November 2025

- 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 13th October 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 note** the following application going to appeal
 - i. **25/00071/FUL Mrs D King, 29 Cleeve Road, Marlcliff B50 4NX**
Proposed rear two storey extension with internal alterations
(Note: the Parish Council did not object)
- 6. **To consider** the following planning application
 - i. **25/02397/FUL Mr L Tomes, Barncroft, Welford Road, Barton**
Replacement of garden stores with garage and office over
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/1590a333-423a-cd44-cd99-08de003b1fbe?route=/Home>
 - ii. **25/02474/LDE Mr and Mrs Stafford, 60 Victoria Road B50 4AR**
Certificate of Lawful Development (Existing) to confirm that planning permission 24/02344/FUL for the extension and conversion of the domestic outbuilding space has been lawfully implemented
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/1cf1c9ae-f200-ca57-af45-08de074e54ad?route=/Home>
 - iii. **25/02479/FUL Mr and Mrs J Thomas Temple Farm, The Bank, Marlcliff B50 4NT**
Proposed single storey and two storey rear extension, part conversion of the existing store/car port and installation of an oak framed open porch at the entrance
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/232f0187-1371-c163-8623-08de07eceb27?route=/Home>

- iv. **25/02514/TREE Patrick Marshall, The Bridge High Street B50 4BG**
T1 Willow: tree stands at 22 metres and needs to be reduced by 4 metres in height to 16 metres and from 15 metres spread to 11 metres.
Effectively taking the branches back into the archetypal shape and the main structure of the tree, removing the over extended limbs by 4 metres.
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/e52e6aeb-de9a-c955-e3c0-08de0af4914c?route=/Home>
- v. **25/02579/FUL Mr and Mrs Gray, Magnolia Cottage, 40 High Street, Broom**
Formatin of habitable room in roofspace with rear dormer and velux rooflights
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/f066e858-0d64-cb94-ac20-08de1070290d?route=/Home>
- 7. **To note** the following planning decisions
 - i. **25/02001/FUL Hincks 10 Crompton Avenue B50 4 DG**
Single storey rear extension to form ground floor bedroom & bathroom
Permission granted
- 8. **To receive verbal updates on**
 - i. NDP review
 - ii. Local Nature Recovery Strategy

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, Hiscocks, Hopcraft, Moore and Williams

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

CPM Mins. October 2025

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

CPM Mins. October 2025

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