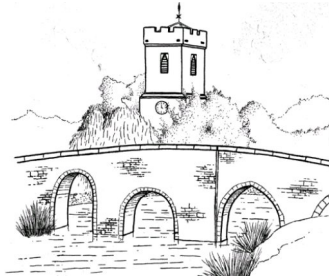


# BIDFORD ON AVON PARISH COUNCIL

## 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 9<sup>th</sup> March 2026 at 7.30 pm to transact the following business

4<sup>th</sup> March 2026

A handwritten signature in black ink, appearing to read 'Elisabeth Uggerløse'.

Elisabeth Uggerløse  
Clerk to the Parish Council



**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.

## 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 28<sup>th</sup> February 2022, effective from 1<sup>st</sup> 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.
  - 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 Extraordinary Meeting held on 2<sup>nd</sup> February 2026
- 4. To consider** the following planning applications
  - i. 24/03145/FUL Motor Fuel Group Ltd 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 washes bays, car parking, new bin store and all other associated works  
*An amendment/additional information has been received for the application shown above as follows:*  
*“Additional information regarding noise has been received as well as an updated plan clarifying the EV charger canopy details”*  
Link to application  
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/c5ff475a-e15f-cc69-1231-08dd19ffb0de?route=/Home>
  - ii. 26/00360/FUL Mr Nick and Mrs Dawn Watson 2 Mill Close, Broom B50 4HT**

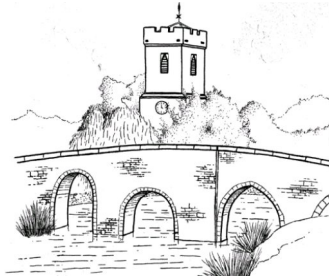
Erection of single storey side single and two storey rear extension, with conversion or garage and erection of external raised solid patio.  
Link to application  
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/4bf74942-eb16-c38a-6b69-08de68ae1cf6?route=/Home>
  - iii. 26/00339/FUL Squires, 7 Howard Close B50 4EL**

Proposed ground and first floor side/rear extensions  
Link to application  
<https://apps.stratford.gov.uk/EPlanningv2/AppDetail/Index/bf03cd95-a1b7-c6e1-1696-08de67d38049?route=/Home>

5. **To note** the following planning decisions
  - i. **25/02566/FUL Mr and Mrs McLeish Land adjacent to Barton Farm House, Welford Road, Barton**  
Proposed menage  
Permission granted
  - ii. **25/03047/FUL Mr Ian and Mrs Jane Forbes, 2 Owlets End, Barton**  
Subdivision of the existing dwelling into two separate dwellings with operational development limited to the erection of a boundary fence separating the garden areas and the construction of a porch canopy  
Permission Granted
6. **To note** updates on Local Nature Recovery Strategy  
Following addresses to be noted - The action week is from 6-15th March, most of the talks & events are free
  - i. [The Gathering - River Hope](#)
  - ii. [www.riverhope.org.uk/the-gathering/](http://www.riverhope.org.uk/the-gathering/).

# BIDFORD ON AVON PARISH COUNCIL

## In the County of Warwickshire



Minutes of the Extraordinary n Consultative Planning Committee Meeting held on Monday 2<sup>nd</sup> February 2026 @ 7.30 pm at the Parish Council Meeting Rooms

**PRESENT** Cllrs Barry, Cullum, Hiscocks, Hopcraft, Moore and Williams

In attendance Mrs Elisabeth Uggerloese, Clerk to the Parish Council

Also present District Cllr Fleming and Pemberton  
Over 20 members of the public

**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  
*Issues raised are noted after the signed Minutes*

### 1. TO RECEIVE AND ACCEPT APOLOGIES

None

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

Cllr Williams advised he knows a resident of Westholme Road

Cllr Moore advised her husband was in the room

- 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*

**3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 12<sup>th</sup> JANUARY 2026**

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

**4. TO RECEIVE REPORT FROM DISTRICT COUNCILLORS**

There was no report but were prepared to answer any questions regarding the application the Parish Council may have

**5. TO CONSIDER THE FOLLOWING PLANNING APPLICATION**

- i. **26/00032/FUL Gerarhty Group Limited, 68 Westholme Road, B50 4AN**

Demolition of conservatory, erection of garage and various alterations to No 68 Westholme Road. Demolition of buildings to rear of No 68 and erection of 5 dwellings. Alterations to vehicular access onto Westholme Road. All associated works

Link to application

<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/ebc12a01-08ca-c033-a418-08de4df5c58c?route=/Home>

Before the start of the discussion, the Clerk raised some issues that could inform Councillors when considering the application:

- Safety of the road – the increase in the number of vehicles using this road in what is a dead end. It is also a private road and a Heart of England Way with a large number of pedestrians and direct access to the Primary School. The Transport Report that has been submitted is considered inadequate
- The proposed development is not in line with the streetscene and could be considered as a overdevelopment of the site
- Construction Management Plan is key, due to the site of the proposed development and Council should object to the proposal until this is presented and approved by it.

Cllr Pemberton added that, although there is currently no 5 year land supply and the NDP is over 5 yerars old, this does not mean many of the policies, which do not directly impact on house supply, are not still valid and, if required, can be applied.

Councillors then considered the application.

- It was noted that the planned dwellings were 2 and 3 bedroom which is what is need in the village.

- Concern of the amount of traffic this development will cause, would make this private road dangerous as there is pavement
- It would appear the ecology report was drawn up after much of the natural habitat had been destroyed
- Noted that the majority of the objections on the website were about the road a very few about the development itself
- There is a turning circle indicated on the plans but it also indicates “visitors parkins space”
- NDP Policy H5 Use of Garden Land gives grounds when it will be supported and this proposed dwelling does not comply with these
- No Construction Management Plan

Clerk summarised the concerns raised:

- Increased traffic – minunum of 10 additional vehicles
- Traffic survey does not explain the safety aspect adequately
- Destruction of ecology
- Construction Management Plan – whatever decision Council make, it should raise an objection on this ground at least to be waived once Council is satisfied it addresses all the concerns raised by residents

A proposal was put forward to object as the application is contrary to Policies H5 and ENV10 of the NDP and road safety in favour 3 against and 1 abstention.

Chairman proposed an objection to the development until such time as a Construction Management Plan is supplied and approved by Council.

**RESOLVED** to object on the grounds of grave concerns about the Construction Management Plan: this to be waived once the Construction Management Plan has been presented and accepted by the Parish Council

Meeting ended at approx. 8.20 pm

Chairman .....

Date .....

Public Forum issues

Issues were raised regarding the proposed development. Mainly on

- Road safety
- Who is going to pay for the damage to the road during construction as it is privately owned
- Disruption during building
- Destruction of the ecology