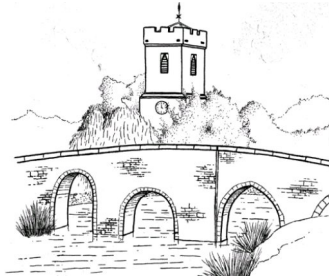


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



To all Members of the Planning Consultative Committee of the Council:

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 July 2026 at 7.30 pm to transact the following business

8th July 2026

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.

Plan Agenda July 2026

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.
 - 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** Minutes of the Meeting held on 8th June 2026
4. **To receive and note** the following Appeal
 - i. **25/01586/FULL Brookfields Barn, Stratford Road**
Change of use of land to stationing of 9 static caravans and 9 touring caravans for residential occupation, new vehicular access, associated hardstanding, bunds and post and rail fencing (part-retrospective).
Appeal dismissed
5. **To consider** updates on the South Warwickshire Local Plan (SWLP) if relevant
6. **To consider** the following planning applications
 - i. **28/01411/ADV Wildstone Estates Ltd. Petrol Filling Station, 95 High Street, B50 4BD**
Erection of an illuminated small format advertising display
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/b6c38b96-6c63-c0ee-7896-08dec0b867ab?route=/Home>
 - ii. **26/01428/FUL Mr L tomes, Barncroft, 8 Welford Road, Barton**
Replacement of garden stores with garage and office over
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/ce0bb924-fd8f-c325-23e0-08dec1818864?route=/Home>
7. **To note** the following planning decisions
 - i. **26/00566/FUL Agent NCR 31B Waterloo ~Road, B50 4JH**
Retrospective application for the installation of an ATM and associated signage
Permission granted
 - ii. **26/00567/ADV Agent NCR 31B Waterloo ~Road, B50 4JH**
Retrospective application for the installation of 1 illuminated surround sign and 1 illuminated logo panel
Permission granted

Plan Agenda July 2026

- iii. **26/00967/FUL and 16/00967/LBC Mr Webb, The Old Coach House, Mill Lane, Broom, B50 4HR**

New windows to rear and single storey side extension

Permission granted

- iv. **26/01085/FUL Mr and Mrs Aaron Middleton, 2 Cleeve Road, Marlcliff B50 4NR**

Change of use only of first floor room above garage for holiday let accommodation for maximum periods not exceeding two weeks

Permission granted subject to the following condition

The development hereby permitted shall only be used for holiday accommodation

purposes in connection with the adjoining dwellinghouse known as 2 Cleeve Road Marlcliff B50 4NR, and not for any other residential use falling within Class C3 of the

Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Statutory Instrument revoking and re-enacting that Order with or without modification. For the avoidance of doubt 'any other residential use' includes a person's or persons' main residence, or a permanent residential unit of accommodation.

Reason: To ensure that the holiday accommodation is not used for permanent

residential occupation having regard to the open countryside location, which would

represent an unsustainable form of development, having regard to Policies CS.1 and AS.10 of the Stratford-on-Avon District Core Strategy 2011-2031.

- v. **26/01121/TREE River View, 16 High Street, B50 4BQ**

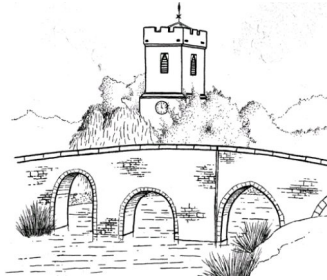
○ T5 – Alder – Fell

○ T6 – Alder [Fell

No objection

8. To note updates on 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 June 2026 @ 7.30 pm at the Parish Council Meeting Room

PRESENT

Chairman	Cllr Cullum
Councillors	Bloor, Haberton, Hiscocks, Ho, Lewis, Moore, Paterson and Williams
In attendance	Mrs Elisabeth Uggerloese, Clerk to the Parish Council Mrs Gina Miller, Deputy Clerk
Also present	District Cllrs Fleming and Pemberton Approx 10 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

Apologies received and accepted from Cllrs Barry and Hopcraft

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.

None

- 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 13th APRIL 2026

Cllr Bloor proposed the Minutes be accepted as being accurate

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

4. TO CONSIDER THE PROPOSED ARROW VALLEY SOLAR FARM – REPORT ENCLOSED

The Chairman referred to the report and the following proposals therein:

- i. To support a strategic approach for a co ordinated evidence led response the Arrow Valley Sola Farm NSIP
- ii. To agree in principle to appointing specific consultants to cover
 - Environmental Impact Assessment (EIA) and fire safety risk
 - Agricultural land and agri-economy impacts
 - Landscape and Visual Impact Assessment (LVIA)
 - Public health and wellbeing impacts
 - Battery Energy Storage System (BESS)
- iii. To support engagement with neighbouring parish councils to establish a shared commissioning and evidence sharing arrangement
- iv. To allocate funds, in principle, to support the appointing of specialist consultants as above – costs to be advised once indicative quotations have been obtained
- v. To support the exploration of supplementary funding mechanisms, including community fundraising, subject to appropriate governance controls
- vi. To nominate 3 councillors as a Arrow Valley Solar Farm WG
- vii. To confirm Salford Priors Parish Council as the lead co ordinating authority for inter-parish liaison on this matter

After a short discussion it was **RESOLVED** to approve the 7 proposals and to nominate Cllrs Cullum, Moore and Williams to the Arrow Valley Solar Farm WG

5. TO CONSIDER CONTRACTING CONSULTANT TO ASSIST IN THE RESPONSE TO REGULATION 19 OF THE SOUTH WARWICKSHIRE LOCAL PLAN (SWLP). Proposed cost £5,000 to include a potential heritage consultant In view of updates that would be given to council by its Ward Members it was **RESOLVED** to defer this to Item 11

6. TO NOTE THE FOLLOWING REPLIES TO PLANNING CONSULTATIONS (under delegated powers)

- a. **26/00566/FUL C/O Agent NCR, Unit 31B Bidavon Industrial Estate, Waterloo Road,**
Retrospective application for the installation of an ATM and associated signage
No Objection
- b. **26/00567/ADV C/O Agent NCR, Unit 31B Bidavon Industrial Estate, Waterloo Road**
Retrospective application for the installation of 1 illuminated surround sign and 1 illuminated logo panel
No Objection

7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- a. **26/01085/FUL Mr and Mrs Aaron Middleton, 2 Cleeve Road, Marlcliff, B50 4NR**
Change of use only of first floor, room above garage for commercial (Air BnB) tourist/holiday accommodation for maximum periods not exceeding two weeks (retrospective)
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/5b29569c-f0de-ce21-3b3a-08dea6adf287?route=/Home>
Although there is no objection to the use of this as an Air BnB, members want to ensure it does not become a dwelling in the future. It was, therefore, **RESOLVED** to object to the application but the Committee would consider waiving the objection if a condition was imposed restricting the use to an Air BnB
- b. **26/01183/FUL Mr Carl Varney, Varney and Varney Homes, Land off Queen Elizabeth Way Bidford on Avon**
Erection of 2 no detached dwellings with associated garages, access, parking and landscaping
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/db4c809f-26ae-c401-9577-08deb00a767a?route=/Home>
There was some discussion as to when the planning application was for. It was then clarified that the original application had been granted permission on Appeal on the basis it was a “self build” development. The new application is to change this condition and allow the development to be “open market”
RESOLVED to object to this change. Appeal was won on the basis of “self build” and this condition should remain
- c. **26/01355/TPO Mr Martin Wyatt, Pandora, Victoria Road B50 4AS**
T1 Horse Chestnut: fell and replant nearby with a native British species. Dead with large fungus at base, peeling bark and little to no new growth from crown
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/2166cca3-93f2-ce70-a249-08debbf8f961?route=/Home>

RESOLVED no objection

8. TO NOTE THE FOLLOWING PLANNING DECISIONS

a. 2600339?FUL Squires, 7 Howard Close, B50 4EL

Proposed ground and first floor side/rear extensions

Permission granted

b. 26/00475/TPO 5 Old School Mead, B50 4AW

T1 Lime – Reduce to height by 2.3 metres, reduce lateral limbs by 2 metres

Permission granted

c. 00632/FUL Mr David Haerle, Bramley Cottage, 23 High Street, Broom B50 4HL

Construction of new single storey rear extension

Permission granted

RESOLVED to note

9. TO CONSIDER RIVER AVON WATER CONDITION AND PURCHASE OF TESTING EQUIPMENT

Reports enclosed

Details of test kit cost

[HANNA INSTRUMENTS Water Analysis | CPC UK](#)

[HI-717 High Range Phosphate Colorimeter - Checker HC](#)

After some clarification from the Chairman it was

RESOLVED to approve a budget of up to £500 for the purchase of necessary equipment

10. TO NOTE UPDATED ON THE LOCAL NATURE RECOVERY STRATEGY

The Chairman gave a verbal update on grants for trees that had been successful and other in the pipeline

Also, the Bug Hotel had been installed

RESOLVED to note

Due to the sensitive nature of this item, the Council may resolve to exclude the public (Public Bodies (Admissions of Meetings Act) 1960 s1(2))

11. TO CONSIDER FULL IMPLICATIONS OF SWLP

Councillors were reminded that these discussions were confidential.

Council was updated by Ward Members following which, it was proposed that Council would “resist the SWLP and will reach out to other similar bodies to form a working party to amalgamate our resources to fight Regulation 19 Consultation of the current SWLP”

RESOLVED to approve the proposal.

Meeting ended at approx. 9.30 pm

Chairman

Date

Public Forum issues

Issues were raised regarding the SWLP which would result in

- Increase of over 3,500 dwellings in the parish
- No affordable housing which would make it difficult/impossible for resident's children to continue living in the village
- No infrastructure or poorly designed infrastructure to accompany the proposed development
- Promise of a Secondary and Primary School with no certainty it would happen plus questionable location