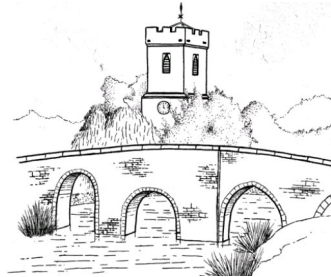


BIDFORD ON AVON PARISH COUNCIL

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 14th September 2026 at 7.30 pm to transact the following business

9th September 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 Sept. 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 <https://bidfordonavon-pc.gov.uk/wp-content/uploads/2026/09/Bidford-on-Avon-Representation-to-SWLP-Regulation-19-Consultation-merged.pdf> would 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 13th July 2026
4. **To note** updates on the South Warwickshire Local Plan (SWLP)
 - i. Parish Council reply sent on Monday 7th September. Response available online at <https://bidfordonavon-pc.gov.uk/wp-content/uploads/2026/09/Bidford-on-Avon-Representation-to-SWLP-Regulation-19-Consultation-merged.pdf>
 - ii. Over 1700 hard copies were delivered to SDC on 8th September. Many thanks to Ward Members, BRAG, Jill Machado and Parish Council who worked hard to ensure residents were informed and ensured as many residents as possible responded to the consultation.
 - iii. Thank you to all the residents who took the time to send a response whether online or hard copy
5. **To consider** the following planning applications
 - i. **26/0166007/FUL Mr Charlie Bertinat, 24 Salford Road, B50 4EN**
Construction of a single storey garage for storing cars, installation of an electric charging point and recreational use as a workshop. To be of brick construction with a dual pitched tiled roof and black painted wooden doors to match the house
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/0b5e4972-1acf-c566-7941-08ded91ce972?route=/Home>
 - ii. **26/01726/FUL Mr Grant Habert, 15 High Street, Broom VB50 4HJ**
remove existing porch canopy and replace with a brick and oak framed enclosed porch
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/e9eddb01-786c-c173-d129-08dede7052d4?route=/Home>

- iii. **26/01790/FUL Mr Steve Buckley SGB Architectural Design Ltd. 11 Holder Close, B50 4EG**
Proposed first floor and small ground extension with front elevation lean to canopy
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/e3992f2e-4de0-c13c-62d3-08dee62ded6f?route=/Home>
- iv. **26/01923/FUL Elisha Malcolm Nicholls Ltd, Waterloo Industrial Estate, Waterloo Road B50**
Full planning permission for the external installation of standalone modular industrial paint spray booth (Dolby Genesis Q, measuring 7.0, x 4m x 2.5m footprint) on a new concrete slab, functionally linked to the existing commercial building. The proposal also includes the associated relocation of an existing onsite gas storage tank and minor clearance of an adjacent hedge/tree to accommodate the installation
Link to the application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/2489a994-ab02-c893-ac76-08def13e533f?route=/Home>
- v. **26/02211/TREE Mr Tony Judd 5 Icknield Street, B50 4BX**
Proposed
 - **T1 Birch** reduce to 6 m height and 4,5m width
 - **T2 Willow** reduce to 4.5m height and 3m width
 - **T3 Birch** reduce to 6m height and 4.75m width
 - **T4 Beech** reduce to 5,5m height and 4,75m width
 - **G1 3 x hazel** coppice back to 2m in height
 - **T6 Maple** reduce to 5m height and 4m width
 All works to maintain size and keep trees healthy
Link to application
<https://apps.stratford.gov.uk/eplanningv2/AppDetail/Index/819914-08-45d2-c454-c594-08df09a5256d?route=/Home>

6. To note the following planning decision

- i. **24/03145/FUL Motor Fuel Group Ltd, Petrol Filling Station 95 High Street, B50 4BD**
Demolition of existing sales building and car workshop, erection of sales building with Food to Go and ATM, provision of an EVC Hub and associated infrastructure, no.2 jet wash bays, car parking, new bin store and all other associated works
Permission granted at Planning Committee
- ii. **Geraghty Group Ltd, 68 Westholme Road, B50 4AN**
Demolition of conservatory, various alterations to No. 68 Westholme Road. Demolition of buildings to the rear of No. 68 and erection of 5 dwellings. Alterations to vehicular access onto Westholme Road. All

associated works

Permission granted at Planning Commiut

iii. 26/01262/FUL Mr Mason, Lynwood, Kings Lane Broom

Single storey rear extension, rooflights to front elevation (part retrospective)

Permission granted

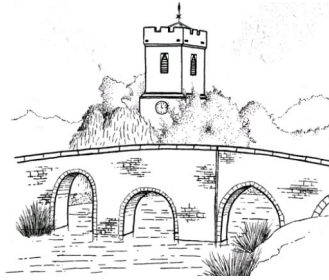
iv. 26/01609 Mr and Mrs Bartholomew, 25 The Meadows B50 4 AP

Single storey side and rear extensions and garage conversion

Permission granted

v.

BIDFORD ON AVON PARISH COUNCIL
In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 13th July 2026 @ 7.30 pm at the Parish Council Meeting Room

PRESENT

Chairman	Cllr Cullum
Councillors	Ho, Hopcraft, Moore and Paterson
In attendance	Mrs Elisabeth Uggerloese, Clerk to the Parish Council Mrs Gina Miller, Deputy Clerk
Also present	District Cllrs Fleming and Pemberton Approx 5 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 Cllrs Barry, Bloor, Haberton, Hiscocks, Lewis and Williams

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 8th JUNE 2026

Cllr Paterson proposed the Minutes be accepted as being accurate

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

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

RESOLVED to note

5. TO CONSIDER UPDATES ON THE SOUTH WARWICKSHIRE LOCAL PLAN (SWLP) IF RELEVANT

SDC planning had offered 2 TEAMS meetings – details of said had been circulated.

Clerk had attended

- i. referred to the “reduced” number of dwellings allocated to Bidford
- ii. it was admitted that the proposed relief road was a “considerable challenge”
- iii. the issue of the cost of the proposed river crossing was raised|: who was going to pay for this. Answer was vague but it was intimated it would be paid by developers.
In view of the importance of this, the Parish Council will raise this at the Stratford Council meeting when Regulation 19 is up for approval.
- iv. It was stressed that the Reg 19 consultation was only in respect of the soundness of the plan and they appear confident that it will pass the test
- v. It is important that as many residents as possible respond to the consultation as every response has to be sent to the Planning Inspector
- vi. They will be using AI to collate the replies. If anyone uses AI to respond, it has to be declared
- vii. As resolved at the last Parish Council meeting, the engagement of a Planning Consultant is being considered

5. 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>
RESOLVED No Objection
- 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>
RESOLVED Object. Council will consider waiving the objection if a condition is set preventing this becoming a separate dwelling in the future.

6. 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
- 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**

i. T5 – Alder – Fell

ii. T6 – Alder [Fell

No objection

RESOLVED to note the decisions

7. TO NOTE UPDATED ON THE LOCAL NATURE RECOVERY STRATEGY

Verbal update from Chairman

September – River Watch 18 – 21s September0. App with instructions can be downloaded

RESOLVED to note

Meeting ended at approx. 8.15 pm

Chairman

Date

Public Forum issues

Issues were raised regarding the SWLP

- BRAG – many volunteers, following the meeting at the Crawford Hall on 10th August.

Have set up a committee

Would require financial assistance for leaflets, banners etc, Would the Parish Council ring fence some funds for this

Issues raised about the proposed cross river bridge and the flooding consequences as well as other proposed roads

Concerns raised about the changes in the updated maps – lack of legend clarifying the colour.