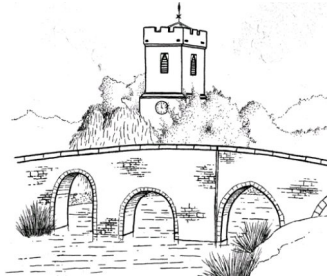


BIDFORD ON AVON PARISH COUNCIL
In the County of Warwickshire



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.