

# 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 12<sup>th</sup> August 2019 at 7.30 pm to transact the following business

7<sup>th</sup> August 2019

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 18<sup>th</sup> December 2017, 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 more than 24 hours prior to the meeting.  
Dispensations will be granted as appropriate.
- 3. To approve** the Minutes of Planning Meeting of 8<sup>th</sup> July 2019

Plan Agenda August 2019

4. **Public Forum** - questions from members of the public. Please be aware that 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 appeal decision
  - i. **Appeal Ref. 3194609 – Mr D Broadhurst, Bidford Grange, Bidford on Avon B50 4LY**  
grant consent, agreement or approval to details required by a condition of a planning permission (granted in December 1995)  
The Appeal was **dismissed**. The Parish Council was not involved in this appeal as it referred to an application that was given permission back in 1995
  - ii. **Appeal Ref. 3199244 – Mrs C Harris, The Croft, Bidford Road, Broom B50 4HH**  
conversion of existing annex/garage building to 1 bedroom house with minor alternation and formation of a new access to High Street  
The Appeal is **dismissed** – *“the tension of between the policies to be clearly resolved in favour of the last document to be adopted and, as planning should be genuinely plan-led, full weight is afforded to Policies H1 of the NP. Thus the proposal would be in conflict with Policies H1 and H2 of the NP”*
6. **To consider** the Site Allocation Plan, Regulation 19 Proposed Submission Consultation This is available online at [www.stratford.gov.uk/siteallocations](http://www.stratford.gov.uk/siteallocations)  
Recommendation: to consider making the response at the Planning committee meeting of 9<sup>th</sup> Sept. as this is not required before Friday 20<sup>th</sup> Sept. and SDC is offering a free briefing on this to Councillors on 3<sup>rd</sup> Sept. which will allow for a more considered and informed response to the Consultation.
7. **To note** the Worcestershire Minerals Local Plan: Advance notice of consultation on the Publication version of the Minerals Local Plan (Regulation 19). Council is being notified as a “neighbouring parish council”.
8. **To consider** the following Planning Applications
  - i. **19/01955/VARY Mr Adrian Prosser, Prosser Homes Limited, Health Centre, High Street, B50 4BQ**  
Variation of condition no. 1 of planning permission reference 17/03422/REM dated 17 January 2018 to increase the ridge height of the front part of the building by 200 mm and amend the roof pitch to 20 degrees to the rear part of the building to allow for the use of natural slates.

**9. To note** the following planning decisions

**i. 19/01353/VARY – Jenny Gowans, Marlcliff Farms, The Bank, Marlcliff**

Variation of condition 4 of planning permission 17/02450/LBC to allow for the omission of breathable roofing membrane and strip of 1F felt to be installed at the ridge, to bat loft to meet requirement of ecologist, specifically reference to “drawing 02C” to be changed to “1959/02D” and reference to “Heritage Statement” to be changed to “Heritage Statement August 2017 Rev A”.

*Permission granted*

# **BIDFORD ON AVON PARISH COUNCIL**

## **In the County of Warwickshire**



Minutes of the Consultative Planning Committee Meeting held on Monday 8<sup>th</sup> July 2019 @ 7.30 pm at Bidford Community Library, Bramley Way, B50 4QG (Council was unable to access its Meeting Room as the door was bolted)

### **PRESENT**

Chairman                    Cllr Fleming

Cllrs.                         Atkins, Deacon, Hiscocks, Keeley and Knight

In attendance             Mrs E. Uggerløse, Clerk to the Parish Council

### **1. TO RECEIVE AND ACCEPT APOLOGIES**

Apologies received and accepted from Cllrs. Cullum, Meredith and Taylor. Cllr Williams was absent.

### **2. TO RECEIVE DECLARATION OF INTERESTS ON ITEMS ON THE AGENDA**

- All members of the Council are respectfully reminded that in order to comply with the Code of Conduct adopted by the Parish Council on 18<sup>th</sup> December 2017, if any matter arises during the meeting in which they have declared a disclosable pecuniary interest (DPI) they should leave the room.

*None declared*

- 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 requested*

PM Mins. July 2019

- 3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 10<sup>TH</sup> JUNE 2019**  
 Cllr. Deacon proposed the Minutes be accepted as being accurate  
**RESOLVED** that the Minutes be approved and they were signed by the Chairman.
- 4. PUBLIC FORUM**  
 No members of the public present
- 5. TO NOTE THE FOLLOWING APPEAL DECISION**
- i. Appeal Ref. 3223326 – Mr B Steele, 70 High Street, B50 4AB**  
 change of use of rear of single storey building from commercial bakery (Class B2) to single two bedroom accommodation (Class C3) and minor external alterations.  
 The Appeal was **dismissed** and the Inspector quoted both the Bidford on Avon NDP and SDC's Core Strategy as the documents used to make the decisions.
- **Commercial Use** the application is in conflict with Policy CS.22 of the Core Strategy and Policies ECON 1 and ECON 2 of the NDP.
  - **Character and appearance** – contrary to Policy CS.9 of the Core Strategy and ENV9 and H4 of the NDP
  - **Living conditions** – contrary to Policy CS.9 of the Core Strategy
  - **Parking arrangements** – proposal fails to demonstrate that there is sufficient space for vehicles to access, safely park and turn around and is, therefore, contrary to Policy CS.26 of the Core Strategy and Policy ECON4 of the NDP
  - **Assessment of Flood Implications** contrary to CS.4 of the Core Strategy and ENV4 and ENV5 of the NDP.
- 6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**
- i. 19/01328/TREE – Mr Paul Triggs, 7 Icknield Street, B50 4BX**  
 T1 – walnut: reduce crown by 2-3 metres from boundaries with neighbouring properties/. Crown thin by 40/50%. Remove damaged lower branch and balance to shape  
**Resolved** No Objection
- ii. 19/01617/REM Mrs Clare Thornton, Miller Homes Ltd, Land at Waterloo Road, Bidford-on-Avon**  
 Reserved matters application to amend 17 plots of the 200 dwellings previously approved under reserved matters consents 17/00672/REM and 18/03029/REM  
 Report circulated  
**Resolved** to support the application as it was recognized and accepted that 1 bedroom bungalows are not sought after and, as the applicant had agreed to maintain 18 bungalows and to replace the other 17 with 2 and

3 bedroom dwellings (and not 4+ bedroom dwellings) it was agreed the changes fell within the NDP requirements for house mix.

**7. TO NOTE THE FOLLOWING PLANNING DECISIONS**

- i. **19/00621/FUL – Mr and Mrs Morris, 87 High Street, B50 4BG**  
Proposed two storey and single storey rear extensions  
*Permission granted*
- ii. **19/00645/ADV Mrs Ingrid Rushton, 15B High Street, B50 4BQ**  
Erection of various non illuminated signs to property  
*Permission granted*
- iii. **19/01205/FUL Mr Charles Husband, The Piggery, Barton Farm Barns, Welford Road, Barton**  
Single storey oak framed orange extension  
*Permission refused – considered that the proposed plan will further erode the agricultural character and give rise to harm contrary to Part G of the council's Development Requirements SPD and policies CS.8 and CS.9 of the adopted Core Strategy.*  
The Parish Council objected on the basis that it could become an independent dwelling in the future but would waive this objection if an appropriate condition was applied to prevent this occurring.

**RESOLVED** to note the decisions

**9. TO CONSIDER THE FOLLOWING PLANNING APPLICATION RECEIVED AFTER THE AGENDA WAS PUBLISHED**

- i. **19/01783/TPO Mrs Hannah James, 2 Old School Mead, B50 4AW**  
T1 – silver birch – Reduce height by 3metres and reshape to balance to height and spread of 13metres and crown thin by 15%  
**Resolved** No representation

The meeting closed at approx. 7.45 pm