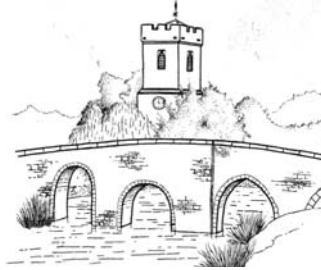


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 7th August 2017 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way.

PRESENT

Chairman Cllr Harvey

Cllrs. Atkins, Fleming, Hiscocks, Mrs Keeley, Pound and Mrs Taylor

In attendance Mrs E Uggerløse, Clerk to the Parish Council

Also 8 members of the public

1. TO RECEIVE AND ACCEPT APOLOGIES

Cllrs Ms Deacon, Knight and Ms Randell had sent apologies which were accepted by Council

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 30th July 2012, 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

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3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 10TH JULY 2017

Cllr. Mrs Taylor proposed the Minutes be accepted as being accurate

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

4. PUBLIC FORUM

- i. Resident from the new Taylor Wimpey development expressed concern regarding the submitted application for a Public Open Space outside the site.
Council understood the concerns expressed which it shared and this would be taken into account when considering the application.
- ii. Resident from the High Street raised some issues regarding the development on the old Health Centre on the High Street;
 - o Right of Way to the site by neighbours during construction
 - o Electric Security Gate – it should have a remote control to ensure quick access to the site to minimise the risk of traffic backing up on the High Street
 - o River Front –there appear to be issues regarding the ownership as there is a third party right of way to the river front.
Council advised that these are not planning issues. However, they were valid points and it would take them up with the developer.
- iii. Resident of Westholme Road raised the issue that access to the proposed Public Open Space was from Westholme Road, between 2 dwellings – no authorisation had been granted to applicants to use this access.
Council noted the comment.

5. TO RECEIVE CORRESPONDENCE FROM

- i. **SDC** offering to provide a new, free, Digital Projector for use at meetings. This will be instead of receiving hard copies and notifications will be online only.
There was a short discussion during which Councillors generally accepted that this was the way forward. It was also noted that by putting the application of a screen, it would enable the members of the public attending the meeting to see what was being considered by Council, making the decisions taken more open and transparent. However, more details were required such as maintenance and spare parts. It was also proposed that the projector be ceiling/wall mounted.
RESOLVED to accept the offer from SDC but ensure it was ceiling/wall mounted. To seek clarification with regards to maintenance and spare parts cost.
- ii. **South Worcestershire** advising of the consultation of its “Design Guide Supplementary Planning Documents (July 2017). Consultation starts on 31st July 2017 and ends on 4th September 2017.

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RESOLVED to note

6. TO RECEIVE REPORTS REGARDING

- i. Planning Appeal Informal Hearing re Land to the rear of Vine Cottage, Mill Lane Broom

The chairman and the Clerk had attending the hearing, as had both Ward Members and residents of Broom. The Chairman had made a statement objecting to the application based on the reply given by Council.

The Planning Inspector had visited the site area prior the hearing and visited the site itself as well as the Heart of England Way after the hearing. The applicants accepted a condition, should the Planning Inspector be minded to grant, that the additional site be for named people only. The Clerk had sought clarification of this condition: did this in essence mean that the second pitch would be temporary and that the site would revert to being 1 pitch only once the named people had ceased living there? The Inspector replied YES.

- ii. Meeting with Prosser Homes Ltd re the development on the old Health Centre, High Street

The meeting had gone well and it was understood Mr Prosser had then met with the various neighbours. Mr Prosser was asked to produce better plans for Council to consider as those presented were not large or detailed enough for Council to make a considered reply. Mr Prosser had produced a large plan which had been made available for the meeting.

- iii. Long Marston Airfield Garden Village

Cllr Taylor had attended in representation of the Council. There was a push to support the South West Relief Road but concerns were raised by both member of the public and District Councillors who believed that the application should be considered in a wider context and other proposals taken into account. There will be another consultation in September and it was hoped that the concerns raised would be addressed

RESOLVED to note all reports

7. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- i. **Anna Brindle Wychavon District Council for Unipart Group, Depot A Honeybourne Distribution Centre, Shinehall Lane, South Littleton, WR11 8TS**

Proposed covered storage unit to existing open storage area
Council is being consulted by SDC as a neighbouring parish

RESOLVED No Representation

- ii. **17/00676/FUL – Cranbrook Homes Ltd., Land East of Westholme Road**

Change of use of approximately 0.85 ha of agricultural land to public open space (please note amended red line and certificates of ownership)

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After a short discussion it was unanimously **RESOLVED** to object to the application as it is contrary to Policy ENV 6 of the Bidford on Avon NDP – Protection of the Best and Most Versatile Agricultural Land.

iii. 17/01539/REM Mr Prosser, Prosser Homes Ltd., Health Centre,, High Street, B50 4BQ

Amended/additional information has been received showing the following:

- Clarification of the site boundary
- Privacy screens to the terrace/balcony
- Revisions to the side facing windows and internal layout
- Demarcation of parking spaces and measurements
- Reduction in height of building
- Alteration to the side entrance porch
- Clarification of materials being used

Councillors considered the proposal which it noted addressed some of the issues raised by neighbours and unanimously **RESOLVED** to support the application on the grounds of a good and thoughtful design which was in character with the conservation area of the village.

iv. Mr Stephen Cheffings, Grange Road, B50 4BY

Construction of a Garden Wall 1400 high to the front boundary which abuts the road. The wall s to act as a retaining wall as well as a garden wall to prevent continued erosion of the current steep slope soil bank onto the adjoining roadway. In addition to the wall on the front boundary, a secondary lower wall is to be built behind the forward wall to effectively terrace the garden to the height of the existing garden. There are existing retaining walls to either side of the drive which continue to the boundary and is at a height of 2100 above road level **RESOLVED** to support the application on the grounds that it aimed to maintain the character of the Conservation Area and the visual impact.

v. 17/02046/LBC Mr Aidan Lines, The Old Falcon, Church Street B50 4DA

Painting of infill panels of timber frame and removal of internal door **RESOLVED** No representation

vi. 17/02073/FUL – Mr and Mrs Rygielski, 3 Hill View Road, B50 4DT

First floor side extension **RESOLVED** No representation

vii. 17/02098/FUL Mr & Mrs Meade, 6 Steppes Piece, B50 4AT

Single store extension and re-cladding of side and rear of existing two store extension.

RESOLVED No representation

viii. 12/02206/LBC Mr W Partington Media Training Masterclasses Limited, George Harborne House, 90-92 High Street, B50 4AF

Replacement of timber infill panels and remedial works to the existing

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timber frame

RESOLVED No representation

8. TO NOTE THE FOLLOWING PLANNING DECISIONS

- i. **17/00762/VARY Avon Estates Limited, Wixford Grange, Wixford**
Permission refused
- ii. **17/01024/FUL - Mr Rob Hands, 14 Grafton Lane, B50 4DX**
Permission refused
- iii. **17/01275/AGNOT Mr Edwards Dyde, Brookleys, Honeybourne Road B50 4PD**
No objection
- iv. **17/01275/FUL Mrs Jane Wang, The Firs, 23 High Street, Broom**
Permission granted
- v. **17/01318/FUL Mr and Mrs Palmer 12 Bramley Way, B504QG**
Permission granted

RESOLVED to note

9. TO CONSIDER THE PROPOSAL FOR STREET LIGHTING FOR THE RURAL EXCEPTION SITE IN BROOM

The existing street light which is positioned within the entrance will be replaced with a new street light located to the right of the access. NO further new street lights are proposed to Bidford Road.

There will also be low level bollard lighting along the private footpath which leads from Bidford Road across the open space into the development.

After a short discussion it was unanimously **RESOLVED** to approve the scheme

The meeting closed at approx. 8.10 pm