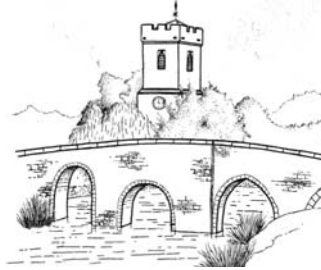


BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 13th August 2018 @ 7.30 pm at the Parish Council Meeting Room, Bramley Way, B50 4QG

PRESENT

Chairman Cllr Fleming

Cllrs. Harvey, Hiscocks, Mrs Keeley, Knight, Pound, Ms Randell and Mrs Taylor

In attendance Mrs E Uggerløse, Clerk to the Parish Council

Also present: Ward Member Cllr Cargill

1. TO RECEIVE AND ACCEPT APOLOGIES

Apologies received and accepted from Cllrs Atkins and Ms Deacon

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 18th 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
- 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 9TH JULY 2018

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

None present

5. TO RECEIVE AND CONSIDER THE FOLLOWING CORRESPONDENCE

- i. **SDC** – Delegated Powers to Determine Planning Applications
Council agreed this was an improvement and **RESOLVED** to note

6. TO RECEIVE VERBAL REPORT ON THE GREEN BELT PRESENTATION

This had been attended by Cllr Fleming and the Clerk. The briefing/training clarified many issues and highlighted the point that, because it does not have a Green Belt protection as many settlements in the district have, Bidford-on-Avon has been allowed to develop as it has.

RESOLVED to note the verbal report

7. TO NOTE COUNCIL'S WAIVING OF ITS OBJECTION TO PLANNING APPLICATION 18/01476/FUL

Council agreed to waive its objection, subject to the inclusion of the following condition wording

The garage hereby approved shall only be used for storage purposes ancillary to the enjoyment of the main dwelling. It shall at no time be used as a separate dwelling unit and no separate curtilage shall be created.

Reason: It is considered that the site is inappropriate for an independent unit of accommodation in addition to the main dwelling and such development would be detrimental to the amenities of the area and sustainability objectives in accordance with Policies CS.1 and CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

RESOLVED to note

8. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

- i. **18/00525/VRV Mr Steven Felix Blenheim Nursery, 7 Stratford Road, B50 4LU**

Variation of condition no. 6 of planning permission reference 15/01972/FUL dated 10th August 2015 to amend the opening times to 8.00 – 17.00 Mon-Sat and 10.00 – 16.00 Sun.

Original description of development: Erection of new café/restaurant

RESOLVED no representation

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- ii. **18/01637/FUL Mrs A Billingsley, 16 Welford Road, B50 4NP**
Single storey extension to rear
RESOLVED to support the applicants efforts to return the dwelling to its original state
- iii. **18/01735/FUL Mr B Steele, 70 High Street, B50 4AB**
Change of use of rear of single storey building from commercial bakery (class B2) to 2no. one bedroom apartments (Class C3) and minor external alternations.
Council considered this application with due care and noted that it did not conform to the made Bidford on Avon NDP.
It was also noted that no documentation showing the premises had been marketed as commercial so there is no justification in the conversion into residential.
RESOLVED to object as it is contrary to
- NDP Policy ECON1 Protecting and Enhancing Existing Employment Sites and
 - NDP Policy ECON 3 Protecting and Enhancing the Village Centre
 - It also noted, and supported, WCC Highways objections
- iv. **18/017833/FUL Shilpalm Properties Ltd, King George House, 11 High Street B50 4BQ**
Change of use of ground floor existing offices (B1a) and first floor to three bedroom dwellings (C3) with proposed single storey side extension.
As with the previous application, Council noted that it did not conform to the Bidford on Avon NDP and that no documentation had been provided showing the premises had been advertised as commercial – the Parish Council is aware of a party showing interest in using it for a commercial venture.
One Councillor believed it would make a very nice residential dwelling: however, Council was reminded that the NDP is a statutory document and its policies are to be applied when considering an application.
RESOLVED by 7 votes in favour and 1 against, to object as it is contrary to
- NDP Policy ECON1 Protecting and Enhancing Existing Employment Sites and
 - NDP Policy ECON 3 Protecting and Enhancing the Village Centre
- v. **18/02368/TREE Mark Newell tree Care Ltd, Avonside, 12 Grange Road, B50 4BY**
T1 and T2 – Lombardy Poplar – Fell
RESOLVED no objection but, in line with Council Policy it would request the applicant to consider planting 4 native variety trees somewhere within the parish.

- 9. TO NOTE THE FOLLOWING PLANNING DECISION**
17/03621/FUL Adam Weaver AB Automotive Products, 3B Waterloo Road,
B50 4JH
Permission granted
- 10. TO CONSIDER CHANGING THE DATE OF THE NEXT PLANNING COMMITTEE**
MEETING FROM 10TH TO 17TH SEPTEMBER (Clerk on Annual Leave)
RESOLVED to agree the change of date.

The meeting closed at approx. 7.50 pm