

BIDFORD ON AVON PARISH COUNCIL

In the County of Warwickshire



Minutes of the Consultative Planning Committee Meeting held on Monday 8th 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 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 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 10TH 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