

BISHOP'S ITCHINGTON PARISH COUNCIL

Minutes of the Extraordinary Parish Council Meeting 7 August 2023

Present

Cllr Kettle (Chairman) Cllr Gates Cllr Thomas Cllr Tressler

Absent

6 Vacant seats

In Attendance

Karen Stevens - Clerk to the Council

Cllr Nigel Rock – District Councillor

Public

2

23/130 Apologies:

Cllr's Rock and Gist

23/131 Declarations of Interest:

None

23/132 Dispensations:

None.

23/133 Co-option of Parish Councillor:

It was **RESOLVED** to co-opt Simon Tagg-Wilkinson on the understanding that he may have to send apologies to some meetings due to business commitments.
(Proposed Cllr Kettle, seconded Cllr Tressler, all in favour).

Cllr Tagg-Wilkinson completed the 'Declaration of Acceptance of Office' form.

23/134 Public Forum:

Issue of the dog in the play area was raised but this appears to have already been resolved.

23/135 Planning Matters:

i. 23/01192/FUL

No's 7, 9, 11 & 13 Gaydon Road, Bishops Itchington, CV47 2QN - Demolition of no's 7, 9, 11 and 13 Gaydon Road and redundant garages and erection of 5 no. new dwellings and associated development

Cllr Kettle explained that some of the properties that Orbit own on Manor Road/St Michaels Close are almost unlivable in. They were built in the 1950's with large gardens and Orbit want to demolish them and replace them with

new build properties. They will be building more properties and the additional properties will be sold. There are three areas involved – Manor Road and St Michaels Close, Gaydon Road and Starbold Road. Although all three applications were submitted at once and should be looked at as a ‘whole’ only two of the applications have been sent through from Planning.

It is understood that two of the bungalows earmarked for demolition are empty and it is hoped to move residents into these whilst the bungalows are demolished and rebuilt. Need to make sure the current residents do not face a rent increase due to being moved into a new property. Need to be compatible with the elderly if they can not be re-accommodated in a bungalow. It appears that there will be a net loss of bungalow accommodation – proposed replacement is for terraced houses with one bungalow therefore losing three much needed bungalows

If there are three applications they should all be considered at the same time so we have the full facts of the proposed scheme. The Planning Statement states in Paragraph 1.7 ‘Of fundamental importance to the proposals is that the replacement of the existing housing stock can only proceed if all three sites are granted planning consent’.

The planning document reference all three sites/applications although we have only received two.

It was **RESOLVED** to object to planning application number 23/01192/FUL (Site B) because, in the absence of any other information, the village is losing four much needed bungalows to be replaced by 4 x two-storey properties and one bungalow. (Proposed Cllr Tressler, seconded Cllr Thomas, all in favour).

ii. **23/01193/FUL**

No's 26, 28, 30 & 32 Starbold Road, Bishops Itchington, CV47 2TQ - Demolition of no's, 26, 28, 30 and 32 Starbold Road and redundant garages and erection of 4 no. new dwellings and associated development

It was mentioned that this proposal demolishes bungalows to be replaced by other buildings and on one of the plans it was showing that some of the parking around the back would go and it alluded to was that the car park was not necessarily associated with the whole plot – ‘On plot parking provision not required in this case due to historical relationship with garages to the rear’. Concerns that this may lead to the car park being sold off and sold for housing. The question was raised as to whether a parking space is required with all new builds. Residents designated parking is needed due to the lack of parking on Starbold Road. There will be two EV charging points for 5 properties – every new property should have their own charging point

It was **RESOLVED** to object to planning application number 23/01193/FUL (site C) because, in the absence of any other information, the village is losing four much needed bungalows (for those with restricted mobility) to be replaced by 4 x two-storey properties and one bungalow, loss of designated parking spaces and lack of the appropriate number EV charging points for the

proposed number of properties. (Proposed Cllr Tagg-Wilkinson, seconded Cllr Thomas, all in favour).

iii. **23/01718/FUL**

Land At Bishops Bowl Fishery, CV47 2SR - Installation and operation of battery energy storage facility

The question was raised as to what sort of batteries will they be – lithium? As they will be located by a fishery, will there be an environmental impact and how safe are they.

It was **RESOLVED** to submit a response of ‘no representation’ to planning application 23/01718/FUL. (Proposed Cllr Thomas, seconded Cllr Tagg-Wilkinson, all in favour).

iv. **23/01933/FUL**

22 Chapple Hyam Avenue, CV47 2AF – Proposed roof windows and gable window installation to the existing loft space

The question was raised as to whether there is a significant difference in planning applications between applying for a study office or a bedroom. The plans are for a 3 bedroomed semi-detached house and changing the loft into a study. If it was applied for as a bedroom, would there be far more regulation on it? The response was that if it was to be used as a bedroom, it would require additional parking.

It was suggested that the delegated response, given the application is not on the agenda, be given that an additional bedroom would require an extra parking space, a planning condition be attached to approval that it cannot be used as a bedroom. The impact overlooking on somebody else property from the loft should be taken into consideration – a gable window is not required

23/136 Finance:

Accounts for payment on 7 August 2023:

It was qualified that the payment to Foss is an interim payment with the remainder to be paid once the line marking has been completed.

It was **RESOLVED** to approve the Accounts Payable on 7 August 2023 (Appendix A). (Proposed Cllr Gates, seconded Cllr Tressler, all in favour).

Cllrs Gates and Thomas agreed to authorise/process the payments.

23/137 The Scene:

The questionnaire results were a fair appraisal, and the consensus is that everyone want to see some form of publication.

It was agreed that the questionnaire results be noted, and the item be put on the September agenda and that those who expressed an interest in being involved are invited to the meeting.

23/138 Notice of Consultation on the introduction of Local Connection Eligibility Test for the Self-Build and Custom Housebuilding Register:

Councillor Kettle explained that Self-Build and Custom Housing legislation was introduced to enable people to design and build their own house and the rules are considerably more lax than under the Core Strategy of the NPPF including the ability to build outside the immediate envelope of a village (Built Up Area Boundaries). Developers soon realised they could do self-build and custom build because what it enabled them to do was pre-sell a plot, but a person is then allowed to design their own property according to several templates they are offered meaning the original intention of the policy is being circumnavigated. To try to rectify this, Stratford District Council has the option to build in a local connection eligibility test as they do with a lot of developers already, particularly regarding affordable housing where you have had to have lived in the village to be able to apply for an affordable house. Currently there is no local connection eligibility test so SDC are suggesting that we are allowed under the legislation to do so and therefore that we have a register for self-build part 1 (if you want to build in your own village or acquire a house off a developer within your own village that you then design) and part 2 (those people who might want to register for a house that might not have a local connection). It is a way of having some control.

It was **RESOLVED** to support part 1 and part 2 but to comment that although the parish council is happy to have a local residency test, the local residency test should be more tightly controlled than the whole District as the District is too vast, and we therefore suggest the local residency test should be within 5 miles of the proposed site. (Proposed Cllr Kettle, seconded Cllr Tressler, all in favour).

23/139 Public Consultation - Updated Statement of Community Involvement (SCI) – July 2023 Use of Playing Field by Scouts:

This consultation refers to Warwick District Council and, as we are part of Stratford District Council, it is therefore not appropriate/relevant to the parish council.

It was agreed to say that we do not understand why we were consulted on this, and we assume that Stratford District Council will issue one in due course we will be consulted on their document.

23/140 Date of Next Meeting

The next meeting the ordinary meeting of the parish council will take place on Monday 4 September 2023 at 7.30pm at the Community Centre.

Meeting closed at 20:52

Signed.....Chairman Date.....

APPENDIX A

[illegible]