

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING SUB-COMMITTEE

25 February 2022

Present: Councillor Simpson in the Chair

Councillors D Clews, Dirveiks, Jarvis, and H Phillips

Councillor M Humphreys was also in attendance and with the permission of the Chairman spoke on Minute No 3 (Urgent Works Notice)

1 **Disclosable Pecuniary and Non-Pecuniary Interests**

None were declared at the meeting.

2 **Apologies**

None received (Councillor Rose had written an e-mail giving his apologies however, this was not received in time to be passed on to the meeting)

3 **Urgent Works Notice**

The Head of Development Control provided an update on works taken following the Sub-committee's earlier decision to serve an Urgent Works Notice under Section 54 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) following the resolution of the Planning and Development Board to review the issue of such a Notice at this property and recommend a course of action.

It was reported that following the previous meeting Officers had written to the owners of the Homestead, Main Road, Austrey indicating that the Council had granted authority to serve a notice requiring urgent works to preserve the Cottage, although a formal notice had not yet been served. Officers explained that various inspections had been carried out following that letter, described the works undertaken and a produced a number of photographs showing the progress which the owners had made to date.

It was noted that the adjoining Barn was not fully protected and that urgent action may also be needed to preserve it.

4 **Exclusion of the Public and Press**

Resolved:

That under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business, on the grounds that it involves the likely disclosure of exempt information as defined by Schedule 12A to the Act, namely that the Council is considering service of a notice under an enactment.

Members discussed the condition of the whole of the listed buildings on site and the action required to preserve them.

5 Resolved:

- a. That the report be noted and officers' previous authorisations remain in place to issue a notice and commence organising contractors to undertake the works covered by the Notice in the event of default by the owner, and that the previous authorisation is extended to include both the Cottage and adjoining Barn, should works become necessary at any time in the future.**
- b. The Sub-committee will meet in four weeks time to review the situation.**

Note:

For ease of reference the authority given by the Sub-committee on 11 February is set out below:

- a That the Head of Legal Services be authorised to issue an Urgent Works Notice under Section 54 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 on the owners in the terms as set out in Appendix A (a) and (b) to the report;**
- b That notice be given to the owners of this action by the Head of Legal Services including the specification of those works;**
- c That under Section 55 of the same Act, the Head of Legal Services be authorised to recover the cost of the works specified in the Notice from the owner if necessary: and**
- d That additional protection be given to historic elements of the barn.**

Councillor Simpson
Chairman