

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

2 September 2024

Present: Councillor Simpson in the Chair

Councillors Bates, Bell, Chapman, Clews, Davey, Hobley, Humphreys, Jackson, Jarvis, Parsons, H Phillips, O Phillips, Ridley, Turley and Watson.

Apologies for absence were received from Councillors Dirveiks (Substitute Councillor Turley), Fowler (Substitute Councillor Clews), Gosling (Substitute Councillor O Phillips), Hayfield (Substitute Councillor Davey), Reilly (Substitute Councillor Watson) and Ririe (Substitute Councillor Jackson).

Councillor Jenns was also in attendance and with the consent of the Chair spoke on Minute No 25e - Application No PAP/2038/0188 (Land at Tamworth Road, Dosthill).

23 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Humphreys declared a non-pecuniary interest in Minute No 25d - Application No PAP/2024/0078 (Land north of Ivy Cottage, Freasley Common, Dordon) by reason of knowing the applicant and took no part in the discussion or voting thereon and Minute No 25f - Application No CON/2024/0013 (Crown Aggregates Limited, Mancetter Road, Hartshill) by reason of being on the Regulatory Board of Warwickshire County Council and took no part in the discussion or voting thereon.

Councillor Ridley declared a non-pecuniary interest in Minute No 25d - Application No: PAP/2024/0078 (Land north of Ivy Cottage, Freasley Common, Dordon) by reason of being a member of Dordon Parish Council.

24 **Minutes**

The minutes of the meeting of the Planning and Development Board held on 5 August 2024, copies having previously been circulated, were approved as a correct record, and signed by the Chairman.

25 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board.

Resolved:

- a That Application No PAP/2024/0349 (Land off , Old Holly Lane, Atherstone, Warwickshire) be noted;**
- b That Application No PAP/2024/0297 (Land north and south of Junction 9 of the M42, Adjacent to Lichfield Road) be deferred for a site visit;**
- c That in respect of Application No CON/2024/0012 (Mancetter Quarry, Quarry Lane, Mancetter, CV9 2RF) the Council does not object to the proposed extension, but confirmation be sought from the County Council that the existing HGV routeing arrangement remains and that it commences early consultation with Tarmac about the future restoration of the quarry involving both Mancetter Parish Council and the Borough Council as soon as possible with a view to restoration to a recreation use;**
- d That Application No PAP/2024/0078 (Land north of Ivy Cottage, Freasley Common, Dordon) be granted subject to the conditions set out in the report of the Head of Development Control;**

[Speaker: Ian Ritchie]

- e That Application No PAP/2038/0188 (Land at Tamworth Road, Dosthill be granted subject to the conditions set out in the report(s) of the Head of Development Control;**

[Speakers: Adrian Barnsley, Julie Collister, Mary Taylor, Henry Courtier and Stuart Black]

- f That in respect of Application No CON/2024/0013 (Crown Aggregates Limited, Mancetter Road, Hartshill) the Council has no objection to the proposal, subject to the building being removed at the expiry of the planning permission for the quarry;**
- g That Application No PAP/2024/0274 (Aston Villa Training Ground, Bodymoor Heath Lane, Bodymoor Heath) be granted subject to the conditions set out in the report of the Head of Development Control and that there is no request by the Secretary of State to “call-in” the application following referral to him under the 2024 Direction;**

[Speaker: Shaun Darke]

- h That Application No PAP/2023/0101 (Land 180 Metres South West of Sewage Works, Gravel Lane, Warton) be granted subject to the conditions set out in the report of the Head of Development Control and further discussion taking place with Environmental Health on Condition numbers 7 and 11;**

[Speaker: Chris Jones, Martin Green and Ellie Jones]

- i That in respect of Application No PAP/2024/0189 (Sunnyview, Dingle Lane, Nether Whitacre, Coleshill, B46 2EG) the Council is minded to grant permission subject to conditions and the completion of a Unilateral Undertaking and referral back to the Board.**

[Speaker: Hannah Bignall]

- j That in respect of Application No PAP/2018/0755 (Land to east of Former Tamworth Golf Course, North of Tamworth Road - B5000 and west of M42, Alvecote) the Council is minded to grant planning permission for the amended proposals, subject to the completion of a Section 106 Agreement to include the matters outlined in the reports of the Head of Development Control, but that the final Heads of Terms of this Agreement be referred back to the Board following further discussion with the applicant, and that the final schedule of planning conditions be delegated to the Head of Development Control following consultation with the Chair of the Board and Councillors H Phillips and Ridley.**

[Speakers: Stephen Briggs, Mark Hopkins and Mark Bassett]

26 Proposed changes to the National Planning Policy Framework and other changes to the planning system.

The Head of Development Control reported on draft revisions to the NPPF ("NPPF24") which were announced on 31 July 2024. The changes comprised a mix of proposals that either accept or reverse changes made to the December 2023 version of the Framework and then they introduce some new policies. Details were given of the main changes and how they might affect the Borough.

Resolved:

That the views contained in the report, and any additional comments made by Members, be agreed in consultation with the Chair of the Board and Councillors H Phillips and Ridley and sent to Government by the consultation deadline of 24 September 2024.

27 **Appeal Updates**

The Head of Development Control brought Members up to date with recent appeal decisions.

Resolved:

That the report be noted.

M Simpson
Chairman