

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

8 July 2024

Present: Councillor Simpson in the Chair

Councillors Barnett, Bates, Bell, Chapman, Davey, Fowler, Gosling, Hayfield, Hobley, Humphreys, Jarvis, Parsons, O Phillips, Ridley, Ririe and Whapples

Apologies for absence were received from Councillor Reilly (Substitute Councillor Davey), H Phillips (Substitute Councillor O Phillips), Dirveiks (Substitute Councillor Whapples) and Councillor Gosling (Substitute Councillor Barnett)

14 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Simpson declared a non-pecuniary interest in Minute 16c – Application No PAP/2023/0071 (Land 800 Metres South of Park House Farm, Meriden Road, Fillongley) by reason of wishing to speak on this agenda item. Councillor Simpson vacated the chair and Councillor Bell took the chair for this item.

15 **Minutes**

The minutes of the meeting of the Planning and Development Board held on 10 June 2024, copies having previously been circulated, were approved as a correct record, and signed by the Chairman.

16 **Planning Applications**

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

Resolved:

- a **That Application No PAP/2023/0324 (White Hart Inn, Ridge Lane, Nuneaton, CV10 0RB) be deferred so that Members could visit the site and for officers to arrange that an Independent traffic assessment is undertaken and reported back to the Board.**

{Speakers: William Brearley, John Tither and Councillor Clews}

- b That Application No PAP/2023/0514 (1 Poplars Yard, New Road, Shuttington, B79 0EJ) be granted subject to the conditions set out in the report of the Head of Development Control;**

{Speakers: Steve Harlow and Jilly Mattley}

Councillor Bell took the chair.

- c That Application No PAP/2023/0071 (Land 800 Metres South of Park House Farm, Meriden Road, Fillongley) is refused for the following reason:**

“The proposed development is inappropriate development in the Green Belt. It is not considered that it would preserve the openness of the Green Belt as required by Policy LP3 of the North Warwickshire Local Plan 2021 and the National Planning Policy Framework (NPPF) 2023. It would additionally cause landscape and visual harm such that it does not accord with Policies LP1, LP14 and LP30 of the North Warwickshire Local Plan 2021, or Policies FNP01 and FNP02 of the Fillongley Neighbourhood Plan 2019. The Local and Neighbourhood Plan policies require new development to conserve and enhance the landscape; to integrate appropriately into the natural environment, harmonise with its immediate and wider settings, as well as to protect the rural landscape of the Parish, the scenic aspects of the village and the setting of the Church. The cumulative harms caused are considered to be substantial because of the development’s proposed size, its siting on higher land, there being no surrounding higher land and its public visibility over a wide area. It is not considered that this substantial harm is clearly outweighed by any benefits that the proposal might give rise to”.

In making this decision, the Board took into account the written Officer Report and the content of the statements made by the speakers at the meeting. In its assessment of the final planning balance, it gave greater weight to the harms that would arise, notwithstanding the amendments made. In its judgement those harms did not clearly outweigh the planning considerations and benefits outlined by the applicant - particularly in respect of Green Belt and Landscape planning policies.

{Speakers Robert Pargetter, Catherine France and Mark Harding}

Councillor Simpson took the chair.

17 **Appeal Update**

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

Resolved:

That the report be noted.

M Simpson
Chairman