

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

4 October 2021

Present: Councillor T Clews in the Chair

Councillors D Clews, Dirveiks, Hancocks, D Humphreys, M Humphreys, Jarvis, Morson, Moss, H Phillips, Parker, Rose and S Smith.

Apologies for absence were received from Councillors Bell (Sub M Humphreys), Hayfield, Lees (Sub S Smith), Macdonald (Sub Parker), Parsons and Simpson (Sub D Clews)

#### 18 **Disclosable Pecuniary and Non-Pecuniary Interests**

None were declared at the meeting.

#### 19 **Minutes**

The minutes of the meeting of the Planning and Development Board held on 6 September 2021, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

#### 20 **Planning Applications**

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

##### **Resolved:**

- a **In respect of Application No PAP/2021/0009 (The Folly – Sykes Barns, Church Lane, Corley, CV7 8BA) it was proposed by Councillor D Humphreys and Seconded by Councillor Rose that the application be deferred for a site visit.**

**On being put to the vote, the amendment was lost.**

**It was proposed by Councillor Jarvis and seconded by Councillor H Phillips that the application be refused for the following reasons:**

**It is not considered that the development accords with policies LP31(6) of the North Warwickshire Local Plan 2021 as supported by paragraphs 110 and 111 of the National Planning Policy Framework 2021. This is because the whole structure materially reduces the availability of useable car parking and turning space on the site and the**

**height of the entrance feature further reduces access into the car park beyond. There is thus a significant risk of on-street car parking together with manoeuvring and turning in the highway. approved, subject to the conditions set out in the report of the Head of Development Control;**

**On being put to the vote the recommendation was approved.**

**It was proposed by Councillor H Phillips, Seconded by Councillor Morson and approved that:**

**An Enforcement Notice be served for the reasons outlined in the report of the Head of Development Control.**

**[Speaker: Tom Sykes]**

- b That Application No PAP/2021/0412 (Rosne, Sandy Lane, Fillongley, Coventry, CV7 8DD) be refused for the reasons set out in the report of the Head of Development Control.**

**21 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 items of business, on the grounds that they involve the likely disclosure of exempt information as defined by Schedule 12A to the Act.**

**22 Blabers Hall Farm, Green End, Fillongley**

The Head of Development Control provided an outline of enforcement issues at Blabers Hall Farm, Green End, Fillongley and recommended a way forward.

**Resolved:**

- a That the Solicitor to the Council be authorised to issue a Temporary Stop Notice under s 171E of the Town and Country Planning Act 1990 in respect of the unauthorised engineering operations taking place on the land namely:- The unauthorised engineering operations, including the formation of bunds, alterations to the levels of the land by a cut and fill operation and screening of materials, and the export of the inert materials (on land to the south of the farmhouse);**

- b To correspond with the expiry of the Temporary Stop Notice, that the Solicitor to the Council be authorised to issue two Enforcement Notices, (Notices number 1 & 2,) under s172 of the Town and Country Planning Act 1990 in respect of: -**
- c The first Enforcement Notice (Notice 1) unauthorised engineering operations, including the formation of bunds, alterations to the levels of the land, by a cut and fill operation and screening of materials, and export of inert materials extracted, on land at Blabers Hall Farm, Green End Road Fillongley (on land to the south of the farmhouse);**
- d The second Enforcement Notice (Notice 2) the unauthorised change of use of the land to a mixed use of agriculture and for the storage of civil engineering equipment, items of plant, associated materials, containers skips and other associated items.” (land to the south of the farmhouse);**
- e Notice 1 will require the cessation of all engineering operations, including the formation of bunds, alterations to the levels of the land by a cut and fill operation and screening of materials, and export of inert materials extracted, giving a 28-day period for compliance with terms of the Notice;**
- f Notice 2 will require the cessation of the unauthorised use of the land to a mixed use of agriculture and for the storage of civil engineering equipment, item of plant, associated materials, containers skips and other associated items, giving a four-month period for compliance;**
- g That the Solicitor to the Council be authorised to initiate prosecution proceedings under 179 of the Town and Country Planning Act 1990, should either or both Notices numbers 1 and 2 not be complied with;**
- h That recommendations h – j, as set out in the report of the Head of Development Control be approved.**

23 **The Bromford Tunnel and the Bromford Tunnel Portal**

The Head of Development Control set out changes which were proposed to the HS2 railway infrastructure and suggested an approach to this.

**Resolved:**

**That recommendations a and b, as set out in the report of the Head of Development Control be approved.**

Councillor Simpson  
Chairman