

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

7 October 2019

Present: Councillor Simpson in the Chair.

Councillors Bell, T Clews, Deakin, Dirveiks, Downes, Hayfield, D Humphreys, Jarvis, Lebrun, Morson, Parsons, H Phillips, Symonds and D Wright.

Apologies for absence were received from Councillor A Wright (substitute D Wright).

Councillors M Humphreys, Lees and Reilly also in attendance

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

Councillor Lebrun declared a pecuniary interest in planning application PAP/2019/0482, left the meeting and took no part in the consideration of that application.

#### 29 **Minutes**

The minutes of the meetings of the Planning and Development Board held on 8 July 2019, 5 August 2019 and 2 September 2019, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

#### 30 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board. Details of correspondence received since the publication of the agenda is attached as a schedule to these minutes.

##### **Resolved:**

- a **That in respect of Application PAP/2018/0716 (Land Rear of 1 to 6 Copeland Close, Warton B79 0JE):**
  - i) **It was agreed that there had been no breach of planning control and it would not be expedient in all of the circumstances to take enforcement action; and**

- ii) That the issues arising from the case be acknowledged and, as a consequence, the practice be reviewed.

**Speakers: Julie Talbot**

- b That Application No PAP/2019/0037 (The Woodlands, Reddings Lane, Nether Whitacre, B46 2DN) be approved subject to the conditions set out in Appendix A, but that the plan numbers are altered to reflect the receipt of the latest amended plan;

**Speakers: Jim Thompson and Will Brearley**

- c That Application No PAP/2019/0157 (Priory Park Circuit, Robeys Lane, Alvecote, B78 1AR) be approved subject to the conditions set out in the report of the Head of Development Control with an addition to condition 5 to read, "For the avoidance of doubt only a maximum of six "Bambino 35cc" karts shall operate on the track between 0900 and 1030 hours on Saturdays and on Good Friday and between 0930 hours to 1030 hours on Sundays and Bank Holidays."

**Speakers: Councillor Bailey, Councillor Bilcliff, Tony Madge and Rachel Bishop**

- d That Application No PAP/2019/0306 (Field Rear of Fox & Dogs Public House, Orton Road, Warton) be refused for the following reasons:

"The proposal does not accord with Policy NW12 of the North Warwickshire Core Strategy 2014, in that the development does not positively improve the character and appearance of Warton nor positively improve the environmental quality of the area. This is due to the extension by fact and degree of the site into open countryside beyond the present built form of the village; its failure to achieve the objectives set out in Section 12 of the National Planning Policy Framework and the cumulative impact that there would be on the place of the settlement within the settlement hierarchy set out in Policy NW2 of the Core Strategy. This causes significant harm that is not overcome by the benefits suggested by the applicant particularly as the Council can demonstrate a five year housing land supply".

- e That Application No PAP/2019/0331 (84 Whitehouse Road, Dordon, B78 1QS) be approved subject to the conditions set out in the report of the Head of Development Control;

**Speakers: Ben Archer**

- f That Applications No PAP/2019/0434 and DOC/2019/0080 (Land 260m South East of Northbound, Smorrall Lane, Corley) be deferred to enable a meeting to be held with the applicant so as to better understand the detail of the proposed variation.

**Speakers: Howard Darling and Jennifer Smith**

- g That, subject to there being no objections from the Highway Authority and the County Archaeologist which were unresolved through amended plans or planning conditions, the Secretary of State be advised that the Council is minded to approve Application No PAP/2019/0455 (The Belfry Hotel, Lichfield Road, Wishaw, B76 9PR) subject to the conditions set out in the report of the Head of Development Control;

**Speakers: Ian Kettlewell**

- h That Application No PAP/2019/0482 (The Dairy, Chance Farm Mews, Kingsbury Road, Curdworth, Birmingham, B76 9DR) be approved subject to the conditions set out in the report of the Head of Development Control; and

- i That Application No PAP/2019/0496 (Proposed Wave Park, Coleshill Manor Campus, South Drive, Coleshill) be noted and a site visit be arranged.

**Speakers: Stephen Price**

### **31 Government Consultation – Permitted Development for 5G Coverage**

The Head of Development Control set out the Government's proposals to amend permitted development rights for extended mobile coverage through the deployment of 5G.

**Resolved:**

**That the report of the Head of Development Control, and the observations contained therein, be supported and forwarded to the DCMs, together with additional comments regarding the heights of masts, the affect on conservations areas and notable buildings. In addition a copy of the final comments would be circulated to Members.**

**32 Planning Enforcement Fund**

The Head of Development Control confirmed the successful outcome of a bid made to seek funding for an additional enforcement resource.

**Resolved:**

- a That the report be noted; and**
- b That a further report be brought to the Board outlining how the funding has been spent.**

**Councillor Simpson  
Chairman**

**Planning and Development Board  
7 October 2019  
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5/56	PAP/2019/0037	Nether Whitacre PC	Objection	27/9/19
5/129	PAP/2019/0434	Applicant	Amendment	23/9/19
		Corley PC	Objection	2/10/19