

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

10 December 2018

Present: Councillor Simpson in the Chair.

Councillors Bell, Chambers, Clews, L Dirveiks, Hayfield, Henney, Jarvis, Jenns, Morson, Phillips, Reilly, Smitten, Sweet and Symonds

Apologies for absence were received from Councillors D Humphreys (substitute Councillor Jenns), Lewis (substitute Councillor Chambers) and A Wright (substitute Councillor Clews).

Councillor Moss was also in attendance.

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

Councillor Simpson declared a non-pecuniary interest in Minute No 52 – Planning Applications (Application No 2016/0280 – Land Opposite 84-104 Orton Road, Warton) by virtue of having engaged the planning agent.

Councillors Bell and Reilly declared a non-pecuniary interest in Minute No 56 – Warwickshire Minerals Plan - by virtue of their roles as County Councillors and took no part in the discussion or voting thereon.

Councillor Simpson declared a non-pecuniary interest in Minute No 52 – Planning Applications (Application No 2018/0663 – Moor Farm Stables, Wall Hill Road, Corley) by virtue of knowing the applicant, left the meeting and took no part in the discussion or voting thereon.

Councillor Hayfield declared a non-pecuniary interest in Minute No 52 – Planning Applications (Application No CON/2018/0032) - by virtue of his role as a County Councillor and took no part in the discussion or voting thereon.

Councillor Bell declared non-pecuniary interests in Minutes No 52 – Applications numbers 1-4 – by virtue of her membership of the County Council's Regulatory Committee and took no part in the discussion or voting thereon.

Councillors Bell, Hayfield, Jenns and Reilly declared a non-pecuniary interest in Minute No 52 – Planning Applications (Application No 2016/0280 – Land Opposite 84-104 Orton Road, Warton) by virtue of being County Councillors and took no part in the discussion or voting thereon.

Councillor Hayfield declared a non-pecuniary interest in Minute No 52 - Application No 2018/0686 (Kingsbury Hall, Coventry Road, Kingsbury) by virtue of having undertaken some work for the applicant ten years ago.

## 51 **Minutes**

The minutes of the meetings of the Board held on 8 October and 5 November 2018, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

## 52 **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 No 2018/0032 (Coleshill School, Coventry Road, Coleshill, B46 3EX) the County Council be informed that this Council raises a holding objection to the proposal on the grounds that there is no mitigation or betterment proposed to the issue of alleviating on-street parking in Packington Lane;**
- b **That Application No 2018/0033 (Hartshill Quarry (formerly known as Jeas and Boons Quarry, Nuneaton Road, Hartshill) the County Council be advised that the Borough Council can confirm that there has not been a ten year continuous use of this land and that the County should therefore take legal advice on the argument put forward by the applicant before consenting to the Certificate.**
- c **That in respect of Application No 2018/0036 (Land at northern side of Plank Lane, Water Orton) the Council raises no objection to the proposal;**
- d **That in respect of Application No 2018/0037 (Coleshill Quarry, Gorse Lane, Coleshill, B46 1JU) the County Council be informed that this Council raises no objection to the proposal for the reasons outlined in the report of the Head of Development Control, with the additional comment that any restoration condition on the new permission be as comprehensive as the condition on the current permission;**
- e **That in respect of Application No 2016/0280 (Land Opposite 84 To 104, Orton Road, Warton, B79 0HU):**

- i) outline planning permission be approved with site access as per the second scheme, subject to the completion of a Section 106 Agreement as set out in earlier reports of the Head of Development Control and the conditions as set out therein, with the addition of a condition requiring car parking on site;**
- ii) that the Council takes whatever action it can to ensure the County Council reviews the road safety in this location, including the speed limit and signage.**

**Speakers Andy Newton, Heather Sears and Ian Ritchie**

- f That Application No 2017/0440 (Storage Land - Hams Hall National Distribution Park, Edison Road, Coleshill) be approved subject to the conditions and notes set out in the report of the Head of Development Control;**

**Speaker Mark Jackson**

- g That Application No 2018/0239 (Caldecote Hall Estate, Caldecote Hall Drive, Caldecote, CV10 0TW) be deferred for a site visit;**
- h That Application No 2018/0525 (Cooperative Supermarket, Station Street, Atherstone, CV9 1BZ) be approved subject to the conditions set out in the report of the Head of Development Control, including the clarification that each unit is to be either A1 or D1 and not a mix of both;**

**Speaker David Pritchard**

- i That the Council is minded to refuse the application, but that prior to the determination of Application No 2018/0538 (1 Yew Tree Cottages, Coton Road, Whitacre Heath, B46 2HD), the applicant be invited to meet appropriate Members of the Board (Councillors Simpson, Reilly, Sweet and another local Member) with a view to understanding more fully the potential consequences here of a refusal of planning permission and the subsequent issue of an Enforcement Notice, that a site visit be undertaken and that the matter be reported to the January meeting of this Board.**

**Speakers Paul Walmsley and Deborah Grant**

- j That, subject to the satisfactory completion of the Unilateral Undertaking and provided no objections are received before the expiry of the consultation period that cannot be resolved through planning conditions and in consultation with the Vice-Chairman, the Council is minded to approve Application No 2018/0663 (Moor Farm Stables, Wall Hill Road, Corley,**

**CV7 8AP) subject to the conditions set out in the report of the Head of Development Control;**

**Speaker Neal Kennedy**

- k That subject to there being no objection from the County Council as Lead Local Flood Authority, Application No 2018/0668 (Land South Of Dairy House Farm, Spon Lane, Grendon) be approved subject to the conditions set out in the report of the Head of Development Control with the addition of a no return flap/valve to the Penmire Brook, to seek an explanation from the Lead Local Flood Authority as to whether the 100 year event basis is appropriate, that the Board be advised at the next meeting of the measures agreed' and that a report on the effectiveness of the measures be brought back to this Board when implemented;**

**Speaker – Dave Hughes**

- l That the receipt of Application No 2018/0686 (Kingsbury Hall, Coventry Road, Kingsbury) be noted and a site visit undertaken prior to determination.**

**Speaker – Michael Davies**

**53 Buildings at Risk**

The Head of Development Control reported that Historic England had recently published its annual Buildings at Risk Register and provided some background for the Member's information.

**Resolved:**

- i) That the list be noted and treats inclusion as a material planning consideration when appropriate; and**  
**ii) That Historic England be invited to make a presentation to provide further details**

**54 Brownfield Land Register (2018)**

The Corporate Director – Environment presented the Brownfield Land Register for North Warwickshire Borough Council and sought for it to be published, pursuant to the Town and Country Planning (Brownfield Land Register) Regulations 2017.

**Resolved:**

**That the Brownfield Land Register (2018) be published in accordance with Regulation 3 of the Town and Country Planning (Brownfield Land Register) Regulations 2017.**

55 **Draft Air Quality SPD**

The Corporate Director – Environment sought approval for consultation on the Draft Supplementary Planning Guidance on Air Quality.

**Resolved:**

**That the Draft Air Quality SPD attached as an Appendix to the report of the Corporate Director – Environment be discussed at the Council’s Health and Wellbeing Board and that a presentation be made to all Councillors, before a further report is brought back to this Board.**

56 **Warwickshire Minerals Plan – Second Consultation Publication Version**

The Corporate Director - Environment reported on a proposed response to the consultation on the Warwickshire County Council’s Minerals Plan and the Board was asked to agree a suggested course of action.

**Resolved:**

**That the recommendations and responses contained within the report of the Corporate Director - Environment as well as any additional comments by Members be forwarded to WCC as the Council’s response to the Warwickshire Minerals Publication Plan Regulation 19 Consultation ending on Wednesday 12 December 2018 at 5pm.**

Mark Simpson  
Chairman

**Planning and Development Board  
10 December 2018  
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5	PAP/2017/0440	WCC	Consultation	10/12/18
5	PAP/2018/0525	WCC Applicant	Consultation E-mail	10/12/18 3/12/18
5	PAP/2018/0663	Environmental Health Officer Representation Representation	Consultation E-mail E-mail	7/12/18 10/12/18 10/12/18
5	PAP/2018/0668	STW	Consultation	4/12/18