

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

5 March 2018

Present: Councillor Simpson in the Chair.

Councillors Bell, Chambers, L Dirveiks, N Dirveiks, Hayfield, Henney, Jarvis, Jenns, Morson, Phillips, Reilly, Smitten, Symonds and A Wright

An apology for absence was received from Councillor Sweet (substitute Councillor N Dirveiks)

Councillor Humphreys was also in attendance and with the Chairman's permission spoke on Minute No 66 – Planning Applications (Application No 2016/0280 - Land Opposite 84 To 104, Orton Road, Warton, B79 0HU).

Councillors Smith and D Wright were also in attendance and with the Chairman's permission spoke on Minute No 66 – Planning Applications (Application No 2017/0547 - Corley View, Highfield Lane, Corley, CV7 8BJ).

Councillor Moss was also in attendance

64 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillors Bell, N Dirveiks, Hayfield, Jenns, Hayfield and Reilly declared non-pecuniary interests in Minute No 66 – Planning Applications (Application No 2016/0280 - Land Opposite 84 To 104, Orton Road, Warton, B79 0HU and Application No 2017/0547- Corley View, Highfield Lane, Corley, CV7 8BJ).

Councillor A Wright declared a non-pecuniary interest in Minute No 66 – Planning Applications (Application No 2017/0335 - Land Adjacent 1, Jean Street, Baddesley Ensor, CV9 2EA).

65 **Minutes**

The minutes of the meetings of the Board held on 15 January and 5 February 2018, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

66 **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 2016/0280 (Land Opposite 84 To 104, Orton Road, Warton, B79 0HU) and Application No 2017/0202 (Land rear of 29 to 40 Little Warton Road, Warton) the Council is minded to support the development but that further discussions take place with officers and the Chairman, Vice-Chairman, Opposition Spokesperson and local Ward Member in respect of Section 106 issues and to see if there is any possibility of an amended access into the site;

[Speakers Andy Newton, David Walliams, Ian Ritchie and Christopher Timothy]

- b That in respect of Application No 2017/0237 (Land Rear Of 1 To 6, Copeland Close, Warton) planning permission be granted subject to appropriate changes to the conditions set out in Appendix A to the report of the Head of Development Control to reflect the receipt of the amended plan and the accompanying Section 106 Agreement;

[Speaker Janet Hodson]

- c That consideration of Application No 2017/0335 (Land Adjacent 1, Jean Street, Baddesley Ensor, CV9 2EA) be deferred for a site visit;

[Speakers Elaine Whittle and Jack Sweet]

- d That provided the Applicant first enters in to a Section 106 Agreement as set out in the report of the Head of Development Control and no adverse comments are received from the Highway Authority, Application No 2017/0384 (Land Rear of 66 To 71, Arden Forest Estate, Ridge Lane) be approved subject to the conditions specified in the said report;

[Speaker Steve Faizey]

- e That Application No 2017/0465 (Clinic And Welfare Centre, Coventry Road, Kingsbury, B78 2LN) be approved subject to the amendment of the conditions set out in the report of the Head of Development Control as follows

- i) Vary condition 5 so as to require a construction management plan but to explicitly identify the gardens of the yet uncompleted plots 4, 5 and 6 to the south as the area for the site compound; and
- ii) To add a condition requiring all deliveries to the retail units being made by LGV's or by car.

[Speaker Peter Halfpenny]

- f That Application No 2017/0524 (The Old School, Nuneaton Road, Ansley, CV10 0QR) be approved subject to the amendment of the following conditions set out in the report of the Head of Development Control to read as follows:

“Condition 3

Vehicle sales shall only take place between 0830 to 2000 hours on Mondays to Fridays; between 0830 to 1800 hours on Saturdays, 1000 and 1600 on Sundays and shall not take place at any time on Bank Holidays, Good Friday or Christmas Day.

Condition 5

No more than 25 vehicles shall be displayed on site for sale at any one time and this shall be restricted to vehicles only, with no caravans; vehicles over 3.5 tonnes or other commercial vehicles being displayed or advertised for sale from the land.”

[Speaker Heidi Merrall-Thorn]

- g That Application No 2017/0547 (Corley View, Highfield Lane, Corley, CV7 8BJ) be refused for the following reasons:

“The proposed change of use represents inappropriate development in the Green Belt where there is a presumption of refusal in accordance with the NPPF. Although weight is given to the applicant's personal circumstances as material consideration, it is considered that such material considerations do not outweigh the harm by definition of this inappropriate development. The Council can demonstrate a five year land supply for gypsy and traveller sites in the Borough and so its policies on gypsy and travellers are up to date. Thus to allow a proposal in this rural Green Belt location would be contrary to Development Plan Policy NW2, NW3 and NW8 in the North Warwickshire Core Strategy 2014 and to formal advice given in the NPPF and PPTS.”

[Speaker Angus Murdoch]

- h That consideration of Application No 2018/0025 (Hillcrest Boarding Kennels, Birmingham Road, Water Orton, B46 1TG) be deferred for a site visit;**

[Speakers Stephen Haynes, Mandy Gardner and Nick Sarjant]

- i That in respect of Application No 2018/0084 (The Council House, South Street, Atherstone, CV9 1DE) the removal of the tree is agreed and that a suitable replacement tree be replanted in the garden;**
- j That in respect of Application No 2018/0085 (St Mary And All Saints Church, Coventry Road, Fillongley, Coventry, CV7 8ET) the works as proposed be agreed; and**
- k That in respect of Application No 2018/0023 (Land south east of M42 Junction 10, Trinity Road, Dordon)**
 - i) a Public Path Order be made as described in the report of the Head of Development Control and that it then be the subject of a period of consultation. If there are no objections received, or modifications required, then the Order be referred to the Secretary of State as an Unopposed Order; and**
 - ii) if objections are received or there are representations received that warrant modifications, then the matter be referred back to the Board for consideration.**

67 Planning Legislation Update

The Head of Development Control brought Members up to date with the Government's latest position in respect of changes to planning legislation and advice.

Resolved:

That the report be noted.

Mark Simpson
Chairman

**Planning and Development Board
5 March 2018
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5/5	PAP/2016/0280	A Newton	Objection	1/3/18
		A Newton	Objection	28/2/18
		Agent	E-mail	28/2/18
5/11	PAP/2017/0237	L Clinton	Representation	2/3/18
		Agent	E-mail	2/3/18
5/93	PAP/2017/0384	Agent	E-mail	27/2/18
		WCC Highways	E-mail	28/2/18
5/104	PAP/2017/0465	Applicant	E-mails	2/3/18
5/125	PAP/2017/0524	Applicant	E-mail	23/2/18
5/173	PAP/2018/0084	Atherstone Town Council	Representation	16/2/18
5/179	PAP/2018/0085	Fillongley Parish Council	Representation	20/2/18