

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

15 January 2018

Present: Councillor Simpson in the Chair.

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

Apologies for absence were received from Councillors Henney (substitute Councillor Farrell), Jenns (substitute Councillor Clews) and A Wright (substitute Councillor Hanratty).

47 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Farrell declared a non-pecuniary interest in Minute No 49 Planning Applications Application No 2017/0519 (Land South Of Flavel Farm Bungalow, Warton Lane, Austrey), left the meeting and took no part in the discussion or voting thereon.

Councillor L Dirveiks declared non-pecuniary interests in Minute No 49 Planning Applications Application No 2016/0430 (Land opposite Thompsons Meadow, Spon Lane, Grendon), Application No 2017/0554 (51, Long Street, Atherstone, CV9 1AZ) and Application No 2017/0561(Charity Farm, Main Road, Baxterley, CV9 2LN) left the meeting and took no part in the discussion or voting thereon.

In respect of Minute No 49 Planning Applications (Application No 2017/0496 - Copperfields, Dog Lane, Nether Whitacre), the Monitoring Officer had granted Members a dispensation to consider and determine the Application.

48 **Minutes**

The minutes of the meetings of the Board held on 9 October and 6 November 2017, copies having been previously circulated, were approved as a correct record.

49 **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 Application No 2016/0430 (Land opposite Thompsons Meadow, Spon Lane, Grendon) be refused for the following reasons**

"The proposed development, given the number of units proposed; its associated car parking provision and its very prominent setting would not positively improve the character or appearance of this part of Grendon. The proposal is considered not to accord with Policy NW12 of the Core Strategy 2014."

[Speaker John Hill]

- b That Application No 2017/0156 (Land South of Dairy House Farm (Phase 2), Spon Lane, Grendon be approved subject to the following**

i The completion of a Section 106 Agreement to include all of the contributions set out in the report of the Head of Development Control for the purposes as outlined and the review of the condition relating to surface water drainage;

ii The inclusion in that Agreement of a financial contribution, to be agreed with the applicant and Highways England, for the provision of a signalised pedestrian crossing over the A5 in a position similarly to be agreed and that if no such provision is made within fifteen years of the date of the Agreement, the contribution be returned; and

iii The planning conditions set out in the report.

[Speakers Clare Marshall, David Cox and Michael Robson]

(The Chief Executive has subsequently received a notice signed by Councillors Morson, Sweet, Phillips, Farrell and L Dirveiks under Standing Order No 30(1)(b)(Minority Report) with regard to the decision of the Board on this matter and it is therefore referred to Council for confirmation.)

- c That Application No 2017/0333 (Old Beretun, Barnes Wood Lane, Whitacre Heath, B46 2EF) be approved subject to the conditions set out in the report of the Head of Development Control;**

d That in respect of Application No 2017/0431 (Boot Hill Methodist Church, Boot Hill, Grendon, Atherstone, Warwickshire, CV9 2EL)

i) planning permission be refused for the following reasons

"The proposal would not accord with Policy NW14 of the Core Strategy in that it would lead to the loss of a non-local heritage asset. It is not considered that sufficient evidence has been submitted to show that the case for demolition outweighs the public benefit that would arise to the community in retention and conversion of the building"; and

ii) the Chairman, Vice Chairman, Opposition Spokesman and Ward Members meet with the applicant to discuss an alternative development.

[Speakers Stephen King, David Biggs and Will Brearley]

e That Application No 2017/0465 (Clinic And Welfare Centre, Coventry Road, Kingsbury, B78 2LN) be deferred for a site visit;

[Speakers Margaret Moss and Peter Halfpenny]

f That Application No 2017/0496 (Copperfields, Dog Lane, Nether Whitacre) be approved subject to the conditions set out in the report of the Head of Development Control;

[Speaker David Watkins]

g That Application No 2017/0519 (Land South Of Flavel Farm Bungalow, Warton Lane, Austrey) be deferred for a site visit;

[Speakers Harry White and Jeremy Hurlstone]

h That Applications No 2017/0522 and 2017/0536 (White Horse Inn, 127 Long Street, Atherstone, CV9 1AB) be approved subject to the conditions set out in the report of the Head of Development Control;

[Speaker Patrick Woodcock]

i That in respect of Application No 2017/0524 (The Old School, Nuneaton Road, Ansley, CV10 0QR) be deferred to enable the applicant to discuss the potential for an agreed set of conditions and that the outcome be referred back to the Board;

[Speaker Heidi Merrall-Thorn]

- j That Application No 2017/0533 (20, Hawthorn Way, Hartshill, CV10 0XQ) be refused for the reasons set out in the report of the Head of Development Control;**

[Speaker David Mahon]

- k That Application No 2017/0548 (North Warwickshire Borough Council Flats, Long Street and Welcome Street, Atherstone) be approved subject to the conditions set out in the report of the Head of Development Control;**
- l That Application No 2017/0554 (51, Long Street, Atherstone, CV9 1AZ) be approved subject to the conditions set out in the report of the Head of Development Control;**
- m That in respect of Application No 2017/0561(Charity Farm, Main Road, Baxterley, CV9 2LN) be deferred for a revised application to be considered**

[Speaker Ann Broomfield]

- n That Application No 2017/0568 (7, Hawthorn Way, Hartshill, CV10 0XQ) be approved subject to the conditions set out in the report of the Head of Development Control;**
- o That Application No 2017/0570 (9, Hawthorn Way, Hartshill, Nuneaton, CV10 0XQ) be approved subject to the conditions set out in the report of the Head of Development Control; and**
- p That the report in respect of Application No 2017/0602 (Land 160m South Of North Warwicks Sports Ground, Tamworth Road, Polesworth) be noted and that a site visit be arranged in due course.**

50 Planning and Fire Safety

The Head of Development Control provided a summary of the different roles of a number of respective Regulatory regimes. It had been prepared as a consequence the Grenfell Tower incident.

Resolved:

That the report be deferred until the next meeting.

Mark Simpson
Chairman

**Planning and Development Board
15 January 2018
Additional Background Papers**

| Agenda Item | Application Number | Author | Nature | Date |
|-------------|--------------------|--------------------------------------|--------------|----------|
| 5/73 | PAP/2017/0465 | Councillor B Moss | Letter | 3/1/18 |
| 5/88 | PAP/2017/0496 | Case Officer | E-mail | 8/12/17 |
| 5/96 | PAP/2017/0519 | Warwickshire County Council Highways | Consultation | 8/1/18 |
| | | Applicant | Speed Survey | 31/12/17 |
| | | D Key | Objection | 29/11/17 |