

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

7 August 2017

Present: Councillor Simpson in the Chair.

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

27 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillors Bell and Reilly declared a non-pecuniary interest in Minute No 28 Planning Applications (Application No 2017/0009 -Marston Fields Farm, Kingsbury Road, Lea Marston, B76 0DP) by reason of being members of Warwickshire County Council's Regulatory Committee and took no part in the discussion or voting thereon.

Councillor Sweet declared a non-pecuniary interest in Minute No 28 Planning Applications (Application No 2016/0605 (Land to the rear of 6-20, Spon Lane, Grendon) left the meeting and took no part in the discussion or voting thereon.

Councillor Reilly declared a non-pecuniary interest in Minute No 28 Planning Applications (Application No 2017/0289 - Home Farm, Kingsbury Road, Lea Marston, B76 0DP) left the meeting and took no part in the discussion or voting thereon.

Councillor Simpson declared a non-pecuniary interest in Minute No 32 Enforcement Appeal – Moor Farm Stables, Corley Moor, vacated the Chair, left the meeting and took no part in the discussion or voting thereon.

28 **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 provided the Highway Authority confirms that it has no objections to the amended proposal to provide a vehicular access into the site from Common Lane and pedestrian/cycle links onto Laurel Avenue, Application No 2016/0679 (Land**

South of 1 To 7 The Beeches, Laurel Avenue, Polesworth, B78 1LT) be approved subject to:

- 1. The signing of a Section 106 Agreement covering the draft Heads of Terms (but omitting affordable housing which will be dealt with by condition);**
- 2. The conditions contained within the report to June's Board with an amendment to condition 4 to read as follows:**

"The development hereby approved shall not be carried out otherwise than in accordance with the Location Plan numbered 1000-174 101 received by the Local Planning Authority on 28 November 2016, the plan numbered 19109-04 received by the Local Planning Authority on 19 July 2017 and the plan numbered 1000-174 150E received by the Local Planning Authority on 21 July 2017 which shows the site boundary and the approved access road into the site. For the avoidance of doubt, the site layout and housing types shown on plan numbered 150E are not approved.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans"

- 3. Amendments to conditions 13, 14, 15 and 16 in the July's Board Report as directed by the Highway Authority; and**
- 4. The inclusion of condition 17 (affordable housing).**

[Speakers Matthew Beach and Christopher Timothy]

b That in respect of Application No 2017/0009 (Marston Fields Farm, Kingsbury Road, Lea Marston, B76 0DP) the Council objects to the proposal for the reasons set out in the report of the Head of Development Control;

c That Application No 2016/0605 (Land to the rear of 6-20, Spon Lane, Grendon) be refused for the following reason

"It has not been shown that safe access can be achieved within the limits of the application site and the public highway for all vehicles that will seek to enter and exit the site. The access arrangements would be likely to create

conditions detrimental to vehicular and pedestrian safety, including mobility impaired road users, and would thus be contrary to Strategic Objective 6 and Policy NW10 of the North Warwickshire Core Strategy Adopted October 2014.”

[Speakers Wayne Reid, Clare Marshall and Stephen Gayton]

- d That Application No 2017/0087 (Unit 11 Netherwood Industrial Estate, Ratcliffe Road, Atherstone, CV9 1LF) be refused for the following reason**

“The development has the potential for disruption to the established industrial businesses on the estate and does not provide a satisfactory pedestrian route through the Estate, such that there is an unacceptable risk to pedestrian safety. The proposed change of use is considered to be inappropriate in this location because it would not accord with Policy NW10 of the Core Strategy 2014 and saved policy ENV14 of the North Warwickshire Local Plan 2006.”

- e That in respect of Application No 2017/0157 (Blythways, Blythe Road, Coleshill, B46 1AH)**

1 The Council is minded to support the principle of an outline planning permission for this site through its residential development of up to for 40 dwellings, including affordable housing, subject to a Section 106 Agreement as set out in the report of the Head of Development Control, and conditions covering the following general areas Standard Outline Conditions, Plans, Materials, Removal of development rights, Highways, Flooding, Design / parameters, Number of dwellings and number of affordable houses, Garages to remain as garages, Building times, Construction management plan, Bin collections and archaeological matters;

2 That the Council’s Design Champions, the Vice Chairman of the Board and local Coleshill Ward Members, along with officers meet with the applicant to further discuss layout issues and design issues; and

3 That provided agreement is reached under (2), the grant of an outline permission be delegated to officers in consultation with the Members identified above.

[Speaker Dan Hatcher]

- f** That provided condition is amended 4 to read “...agricultural machinery...”, Application No 2017/0289 (Home Farm, Kingsbury Road, Lea Marston, B76 0DP) be approved subject to the conditions set out in the report of the Head of Development Control;
- g** That in respect of Application No 2017/0329 (The Belfry Hotel, Lichfield Road, Wishaw, B76 9PR)
 - 1** Subject to there being no objections from the Highway Authority and the Lead Local Flood Authority that cannot be resolved through amended plans or through planning conditions, the Council resolves that it is minded to support the proposals subject to the conditions as set out below; and
 - 2** That upon confirmation of there being no outstanding objections, delegated authority be given to the Head of Development control to refer the matter to the Secretary of State under the 2009 Direction.

Conditions

- 1.** Standard Outline condition 1 – with only access included
- 2.** Standard Outline condition 2
- 3.** Standard Outline condition 3
- 4.** Standard Plan numbers condition – the plans as received on 26/6/17.

- h** That the receipt of Application No 2017/0352 (Land East of, St Lawrence Road, Ansley) be noted and that a site visit be arranged prior to further consideration of the proposal.

29 Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April - June 2017

The Board was informed of progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April to June 2017.

Resolved:

- a** That the report be noted; and

- b That the Chief Executive, in consultation with the Leader of the Council, be asked to contact the County Council to see if the consultation process on planning applications can be improved.**

30 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.

31 Breaches of Planning Control

The Head of Development Control reported on a possible breach of planning control at Blackgreaves Farm, Blackgreaves Lane, Lea Marston and the Board was asked to agree a suggested course of action.

Resolved:

That it is not expedient to take planning enforcement action in relation to the unauthorised earth bund at Blackgreaves Farm, Blackgreaves Lane, Lea Marston.

Councillor Riley in the Chair

32 Enforcement Appeal – Moor Farm Stables, Corley Moor

The Head of Development Control reported on a recommended response to the appeal lodged with the Planning Inspectorate following the issue of an Enforcement Notice at Moor Farm Stables, Corley Moor. The Board was asked to agree a suggested course of action.

Resolved:

That the Council maintains its position in respect of the Enforcement Notice requirements, following the submission of an appeal at Moor Farm Stables, Corley Moor.

M Simpson
Chairman

**Planning and Development Board
7 August 2017
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/2	PAP/2016/0605	Warwickshire County Council	Consultation	2/8/17
4/3	PAP/2016/0679	Warwickshire County Council	Consultation	1/8/17
		Mr Beach	Objection	30/7/17
		Mr & Mrs Crockford	Objection	24/7/17
		Mr Roe	Objection	20/7/07
		Mr & Mrs White	Objection	27/7/17
		Mrs Dorrell	Objection	1/8/17
		Mrs Mascord	Objection	30/7/17
		Mr O'Brien	Objection	22/7/17
		B Pointon	Objection	29/7/17
		Mr Oak	Objection	28/7/17
		Mr Cresswell	Objection	31/7/17
		Mr Hall	Objection	31/7/17
		Mrs Cresswell	Objection	31/7/17
4/5	PAP/2017/0157	Coleshill Civic Society	Consultation	6/8/17
		Environmental Health	Consultation	3/8/17
		Neighbour	Objection	3/8/17
		Coleshill Town Council	Objection	2/8/17
		Neighbour	Objection	1/8/17
		WCC - Rights of Way	Consultation	1/8/17
		Neighbour	Objection	1/8/17

		WCC - FRM	Consultation	31/7/17
		Neighbour	Objection	28/87/17
		Neighbour	Objection	28/7/17
		Neighbour	Objection	28/7/17
4/7	PAP/2017/0329	HS2	Consultation	27/7/17
		Warwickshire Museum	Consultation	28/7/17