

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

15 May 2017

Present: Councillor Simpson in the Chair.

Councillors Bell, Chambers, Clews, Davey, L Dirveiks, Hayfield, Jarvis, Jenns, Jones, Morson, Phillips, Reilly and Sweet

Apologies for absence were received from Councillor Smitten (substitute Councillor Clews) and Councillor A Wright (substitute Councillor Davey).

1 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Davey declared a non-pecuniary interest in Planning Application number 4 (Application Nos 2016/0642 and 0643) – by virtue of a close association with the applicant, left the meeting and took no part in the discussion or voting thereon.

Councillors Hayfield and Reilly declared non-pecuniary interests in Planning Application number 7 (Application No 2016/0709) – by virtue of a close association with the applicant, left the meeting and took no part in the discussion or voting thereon.

Councillors Bell, Hayfield, Jenns and Reilly declared non-pecuniary interests in Planning Application number 10 (Application No 2017/0032) – by virtue of being Members of Warwickshire County Council. Councillor Hayfield took no part in the discussion or voting thereon.

2 **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 2016/0004 (Heart of England, Meriden Road, Fillongley, CV7 8DX) be approved subject to the conditions set out in the report of the Head of Development Control;**

Speaker Robert Pargetter

- b **That Application No 2016/0060 (Great Chapel Field, Wall Hill Road, Chapel Green, Fillongley) be refused for the following reasons:**

"It is not considered that this use accords with Policy NW10 (9) of the North Warwickshire Core Strategy 2014 in that this proposal will result in an unacceptable impact on the residential amenity of the nearest property by virtue of increased traffic, noise from activity at the site and the general appearance of the use introducing new development to an open field in the Green Belt."

Speaker Howard Darling

- c That Application No 2016/0214 (Land North Of Moorwood House, Moorwood Lane, Hartshill) be deferred for a site visit;**
- d That Application No 2016/0642 (Redlands, New Street, Baddesley Ensor, CV9 2DL) and Application No 2016/0643 (Land Adjacent to Redlands, with access onto Jean Street, New Street, Baddesley Ensor, CV9 2DL) be refused for the following reasons:**

" It is not considered that the proposal accords with Policy Nw10 (6) of the North Warwickshire Core Strategy 2014 in that the proposal will introduce a new access and further traffic to the existing highway network resulting in adverse impacts. This is a consequence of the proximity of the access points to the junction of Jean Street and New Street; the limited viability at this junction, the existing on-street parking situation in both roads and the car parking arrangements resulting in the reversing of cars into both roads."

Speaker Elaine Whittle

- e That Application No 2016/0645 (Land North Of Fircone, Farthing Lane, Curdworth, B76 9HE) be deferred for a site visit;**

Speaker Steve Doolan and James Holmes

- f That Applications No 2016/0659 and 2017/0660 (St Andrews Home, 37 Blythe Road, Coleshill) be deferred for the Chairman, Opposition Spokesman, Local Members and Officers to meet with the applicant to discuss improvement to the proposed development;**
- g That Application No 2016/0709 (Land East of 68, Vicarage Lane, Water Orton) be approved subject to the conditions as set out in Appendix A to the report of the Head of Development Control, together with the following amendments and additional condition;**

- change the hours in condition 28 to 2100 hours;**

- refer to colour of the fencing in condition 15; and
- the following additional condition - "No development whatsoever shall take place until the applicant, or their agents or successors in title, has secured and completed the implementation of archaeological trial trenching in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority. Should archaeological assets be identified as a consequence, a Scheme of Mitigation shall be submitted and approved in writing by the Local Planning Authority in advance of any development commencing".

Speaker Julian Harradence

- h** That Application No 2016/0738 (Land rear of Ansley United Reform Church, Birmingham Road, Ansley) be deferred for Officers to seek improvements to the proposed scheme, particularly with regard to Plots 37 and 38, and the landscaping between the proposed new housing and existing houses;

Speaker Christopher White

- i** That Application No 2017/0005 (Tarmac Bagging Yard, Nuneaton Road, Hartshill, CV10 0RT) be refused for the following reasons:

"It is considered that the proposal does not accord with policy NW10(9) of the North Warwickshire Core Strategy 2014 in that the extended hours will result in unacceptable noise impacts for residential properties given their proximity and the hours proposed in the early morning and late evening"

Speaker Susan Ritchie

- j** That Application No 2017/0032 (Rowan Centre - Circles Network, North Street, Atherstone, CV9 1JN) be approved subject to the conditions set out in the report of the Head of Development Control;

Speakers Matt Harrison and Tim Willis

- k** That the receipt of Application No 2017/0156 (Land South of Dairy House Farm (Phase 2), Spon Lane, Grendon) be noted; and
- l** That in respect of Application No 2017/0157 (Blythways, Blythe Road, Coleshill, B46 1AH)

- the application is noted.
- the Board undertakes a site visit prior to determination; and
- the Design Champions and local Coleshill Ward Members meet the applicant at the earliest opportunity.

3 The Lake House, Bakehouse Lane, Whitacre Heath

The Head of Development Control reported on the receipt of the appeal decision in respect of the property at The Lake House, Bakehouse Lane, Whitacre Heath and Members were asked to agree a suggested way forward with regard to the outstanding enforcement proceedings.

Resolved:

That the decision of the Assistant of Chief Executive and Solicitor to the Council, in consultation with Chairman of the Board, to withdraw the Enforcement Notice relating to this case be confirmed.

4 Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April 2016 – March 2017

The Chief Executive and the Deputy Chief Executive reported on the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April 2016 to March 2017.

Resolved:

That the report be noted.

5 Corporate Plan Targets 2016/17

The Head of Development Control reported on the action taken on a number of targets as set out in the 2016/17 Corporate Plan.

Resolved:

That the report be noted.

6 Tree Preservation Order – Herring Road, Atherstone

The Board was invited to consider the representations submitted in response to an Emergency Tree Preservation Order made in respect of a group of trees at Herring Road, Atherstone.

Resolved:

That the matter be deferred to allow the land owner and Officers to seek to agree a schedule of trees to be retained.

7 Tree Preservation Order Birchmoor Road, Polesworth

The Head of Development Control sought confirmation of the action taken to make an Emergency Tree Preservation Order at Birchmoor Road, Polesworth.

Resolved:

That the action taken by the Assistant Chief Executive and Solicitor to the Council, in consultation with the Chairman of the Board, to make an Emergency Tree Preservation Order in respect of trees at Birchmoor Road, Polesworth as outlined in the report of the Head of Development Control be confirmed and that subsequent representations received be reported to the Board in due course.

8 Annual Performance Report

The Head of Development Control submitted his annual performance report outlining how the service had managed both planning applications and breaches of planning control during 2016/17 enabling comparisons with previous years.

Resolved:

That the report be noted.

M Simpson
Chairman

**Planning and Development Board
15 May 2017
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/53	PAP/2016/0642	Note	Site Visit	15/5/17
	PAP/2016/0643	Note	Site Visit	15/5/17
4/137	PAP/2016/0709	Warwickshire Museum	Letter	15/5/17
		A J Associates	Letter	12/5/17
4/177	PAP/2016/0738	Agent	Revised plan	15/5/17