

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

9 November 2015

Present: Councillor Lea in the Chair.

Councillors Bell, Davey, L Dirveiks, Henney, Humphreys, Jarvis, Jenns, Jones, Morson, Phillips, Simpson, Smitten, M Stanley and Sweet

Apologies for absence were received from Councillors Moss (substitute Councillor M Stanley) and A Wright (substitute Councillor Davey).

Councillors Hayfield, Payne, Reilly and Waters were also in attendance. With the consent of the Chairman, Councillor Hayfield spoke on Minute No 37 Planning Applications (Application No 2014/0609 - Fir Tree Inn, Fir Tree Lane, Arley, CV7 8GW and Application No 2015/0370 - Land to the north of, Nuthurst Crescent, Ansley, CV10 9PJ). Councillor Reilly spoke on Minute No 37 Planning Applications (Application No 2015/0517 - 52, Birmingham Road, Water Orton, B46 1TH).

35 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Henney declared a non-pecuniary interest in Minute No 37 Planning Applications (Application No 2015/0017 - Plough Hill Golf Centre, Plough Hill Road, Nuneaton) left the meeting and took no part in the discussion or voting thereon.

Councillor Davey declared a non-pecuniary interest in Minute No 37 Planning Applications (Application No 2015/0153 - Manor Farm, Main Road, Newton Regis, B79 0NA and Application No 2015/0483 - The Brambles, Main Road, Baxterley, Atherstone, CV9 2LW) left the meeting and took no part in the discussions or voting thereon.

36 **Submission of Arley Neighbourhood Plan for Public Consultation**

The Assistant Chief Executive and Solicitor to the Council reported on the progress of the submitted Arley Neighbourhood Plan and sought approval to go out for a formal consultation in accordance with Section 16 of the Neighbourhood Planning (General) Regulations 2012.

Resolved:

That the Arley Neighbourhood Plan be circulated for a 6 week consultation.

37 **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 2015/0017 (Plough Hill Golf Centre, Plough Hill Road, Nuneaton)**
 - i **the Council objects to this proposal on the grounds that the likely impacts cannot be mitigated without a wider more comprehensive view being taken which takes account of existing commitments and future site allocations; and**
 - ii **officers are requested to contact appropriate officers at Nuneaton and Bedworth Borough Council and the County Council in order look at the need for a wider infrastructure plan for this area.**
- b **That consideration of Application No 2013/0164 (Homer House, Kingswood Avenue, Corley, CV7 8BU) be deferred;**
- c **That Application No 2014/0609 (Fir Tree Inn, Fir Tree Lane, Arley, CV7 8GW) be approved subject to the conditions set out in the report of the Head of Development Control;**

[Speakers Paul Reader and Ben Rayner]

- d **That Application No 2015/0149 (The Homestead, Main Road, Austrey, CV9 3EG) be refused for the following reasons**

“The proposed development is not considered to protect and conserve the local distinctiveness of this part of Austrey. The orchard and garden are part of the setting of The Homestead – a heritage asset. The openness of this area would be lost through this development. This is part of the character of this part of Austrey and is publically accessible with connections to the village church. The proposals would not protect the particular character of the area and thus would not accord with Policies NW12, NW13 and NW14 of the Core Strategy 2014.”

[Speakers Roger Minnett and Ian Ritchie]

- e That Application No 2015/0153 (Manor Farm, Main Road, Newton Regis, B79 0NA) be refused for the reasons set out in the report of the Head of Development Control;

[Speaker David Waithman]

- f That Application No 2013/0597 (Manor Farm, Main Road, Newton Regis, B79 0NA) be approved subject to the conditions set out in the report of the Head of Development Control;

[Speaker David Waithman]

- g That in respect of Application No 2015/0307 (Lake House, Bakehouse Lane, Nether Whitacre, B46 2EB) the Solicitor to the Council be authorised to issue an Enforcement Notice requiring cessation of the use of this building as a C3 dwelling house and that the requirements be to revert to the use permitted under planning permission 1998/4785. The compliance period is six months;

- h That in respect of Application No 2015/0307 (Lake House, Bakehouse Lane, Nether Whitacre, B46 2EB) Officers, in consultation with the Chairman, Vice-Chairman and Opposition Spokesperson, be authorised to undertake further discussions with the Applicant;

- i That in respect of Application No 2015/0348 (Land At Crown Stables, Nuneaton Road, Mancetter, CV9 1RF) a site visit to Arley Lane Farm, Station Road, Arley is organised prior to the determination of the application and that Members be asked to familiarise themselves with the application site and surrounds;

- j That Application No 2015/0370 (Land to the north of, Nuthurst Crescent, Ansley, CV10 9PJ) be refused for the following reasons

“1.The North Warwickshire Core Strategy 2014 through policies NW2, NW4 and NW5 sets out how the distribution of new housing will be achieved over the period to 2028 in a sustainable way in line with the planning principles of the National Planning Policy Framework 2012.

Policy NW2 identifies a settlement hierarchy. Ansley is identified as a category 4 settlement in which development will only be permitted if it is identified through a neighbourhood or other locality plan. The development proposed is not so identified and thus is not in accord with policy NW2.

Policy NW4 identifies the total requirement for new housing and requires sites be brought forward to ensure consistent delivery over the plan period. Through the draft Site Allocations Plan Document the Council has identified sufficient land available for residential development to meet the five year requirement plus 20%. Current land supply is equivalent to provision for seven and a half years.

Policy NW5 identifies the minimum requirement for residential development for individual settlements. This requires a minimum of 40 additional dwellings to be provided for Ansley. The draft Site Allocations Plan Document identifies two sites adjoining the settlement development boundary at the northern end of Ansley village as the preferred options for residential development to meet the requirement for additional dwellings. There is no requirement at this time for additional land for residential development or for the allocation of additional sites at Ansley. The proposal is thus not in accord with Policies NW4 and NW5,

Given the conflict with policies NW2, NW4 and NW5 which are fundamental to the strategic objectives of the plan, the proposal is not considered to be sustainable development for the purposes of policy NW1. Thus overall the proposal is at this time considered to be contrary to the Development Plan.

2. Ansley village is essentially a linear settlement which has developed along either side of Birmingham Road. Later development at St Lawrence Road and Nuthurst Crescent has extended this to the east side however the effect of these has not been to overly obscure the original linear pattern. The proposed development would extend the built envelope along Tunnel Road and result in the concentration of built development at the southern end of the village. This would be a significant alteration to the settlement morphology. The proposed development would result in significant change in the character of the land within the application site and there will be an adverse impact for primary views of the site and on transient views from the public footpath which runs alongside Nuthurst Crescent. The proposed development would thus be harmful to the setting and would not improve the character or appearance of the village and the approach to it. The proposal is thus not considered to accord with Policy NW12 of the Core Strategy 2014.”

[Speakers John Craddock, Brian Martin and Matt Wedderburn]

k That consideration of Application No 2015/0483 (The Brambles, Main Road, Baxterley, Atherstone, CV9 2LW) be deferred;

l That provided the applicant first enters in to a Section 106 Agreement relating to the issues set out in the report of the Head of Development Control, Application No 2015/0510 (9, Woodlands Avenue, Water Orton, B46 1SA) be approved subject to the conditions set out in the said report;

[Speaker Chris Nash]

m That Application No 2015/0517 (52, Birmingham Road, Water Orton, B46 1TH) be approved as set out in the report of the Head of Development Control;

[Speaker Mischeck Hakulandaba]

n That in respect of Application No 2015/0561 (C W Young Limited (Builders Yard), Common Lane, Corley, CV7 8AQ) planning permission be approved subject to the Section 106 Agreement dated 12/12/14 and to all of the conditions as attached to planning permission PAP/2014/0345 dated 16/12/14 as set out in Appendix B to the report of the Head of Development Control, subject to a change in plan numbers to reflect the reduction the number of dwellings, together with those affecting highway matters;

o That in respect of Application No 2015/0614 (Land North Of Stone Cottage, Lower House Lane, Baddesley Ensor, CV9 2QB) Members visit the site and its surroundings prior to determination.

38 **Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April - September 2015**

Members were informed of progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April to September 2015.

Resolved:

That the report be noted.

J Lea
Chairman

**Planning and Development Board
9 November 2015
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/39	PAP/2015/0149	Mr & Mrs Collins	Objection	1/11/15
		M Briggs	Petition	6/11/15
4/93	PAP/2015/0307	Barton Wilmore	Letter	9/11/15
4/144	PAP/2015/0517	J Fox	Objection	8/11/15
4/165	PAP/2015/0561	J MacDonald	Representation	8/11/15