

**To: The Deputy Leader and Members of the
Planning and Development Board**

**(Councillors Bell, L Dirveiks, Henney,
Humphreys, Jarvis, Jenns, Jones, Lea, Morson,
Moss, Phillips, Simpson, Smitten, Sweet and
A Wright)**

For the information of other Members of the Council

This document can be made available in large print and electronic accessible formats if requested.

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For enquiries about specific reports please contact the officer named in the reports

PLANNING AND DEVELOPMENT BOARD AGENDA

12 OCTOBER 2015

The Planning and Development Board will meet in The Council Chamber, The Council House, South Street, Atherstone, Warwickshire CV9 1DE on Monday 12 October 2015 at 6.30 pm.

AGENDA

- 1 **Evacuation Procedure.**
- 2 **Apologies for Absence / Members away on official Council business.**
- 3 **Disclosable Pecuniary and Non-Pecuniary Interests**

- 4 **Minutes of the meetings of the Planning and Development Board held on 13 July, 10 August and 7 September 2015**, copies herewith, to be approved as a correct record and signed by the Chairman.

**PART A – ITEMS FOR DISCUSSION AND DECISION
(WHITE PAPERS)**

- 5 **Budgetary Control Report 2015 / 2016 - Period Ended 30 September 2015** - Report of the Assistant Director (Finance and Human Resources)

Summary

The report covers revenue expenditure and income for the period from 1 April 2015 to 30 September 2015. The 2015/2016 budget and the actual position for the period, compared with the estimate at that date, are given, together with an estimate of the out-turn position for services reporting to this Board.

The Contact Officer for this report is Nigel Lane (719371).

- 6 **Planning Applications** – Report of the Head of Development Control.

Summary

Town and Country Planning Act 1990 – applications presented for determination

The Contact Officer for this report is Jeff Brown (719310).

**PART C – EXEMPT INFORMATION
(GOLD PAPERS)**

- 7 **Exclusion of the Public and Press**

Recommendation:

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.

- 8 **Breaches of Planning Control** – Report of the Head of Development Control.

The Contact Officer for this report is Jeff Brown (719310).

- 9 **Tree Preservation Order** – Report of the Head of Development Control.

The Contact Officer for this report is Jeff Brown (719310).

- 10 **Nuneaton and Bedworth and North Warwickshire Building Control Partnership** – Report of the Head of Development Control **to follow**

The Contact Officer for this report is Jeff Brown (719310).

JERRY HUTCHINSON
Chief Executive

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

13 July 2015

Present: Councillor Lea in the Chair.

Councillors Bell, L Dirveiks, Henney, Humphreys, Jenns, Jones, Morson, Moss, Phillips, Simpson, Sweet and A Wright.

Councillors Davey, Farrell, Ferro, Smith, M Stanley and Waters were also in attendance.

9 Disclosable Pecuniary and Non-Pecuniary Interests

Councillor Humphreys declared a non-pecuniary interest in Minute No 12 Planning Applications (Application No 2014/0275 - 17 - 19, Long Street, Atherstone) left the meeting and took no part in the discussion or voting thereon.

Councillor Lea declared a non-pecuniary interest in Minute No 12 Planning Applications (Application No 2015/0040 - Hatters Arms, Church Road, Warton, B79 0JN) vacated the Chair, left the meeting and took no part in the discussion or voting thereon.

10 Minutes

The minutes of the meetings of the Board held on 3 June and 15 June 2015, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

11 Budgetary Control Report 2015/16 – Period Ended 30 June 2015

The Assistant Director (Finance and Human Resources) reported on the revenue expenditure and income for the period from 1 April 2015 to 30 June 2015. The 2015/2016 budget and the actual position for the period, compared with the estimate at that date were detailed, together with an estimate of the out-turn position for services reporting to the Board.

Resolved:

That the report be noted.

12 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 2013/0391 (Heart of England, Meriden Road, Fillongley, CV7 8DX)

i That a Local Liaison Group is established between representatives of the local community, including the local Ward Members and the representatives of the applicant company. The terms of reference of this group are to be agreed at its first meeting.

ii That planning permission be approved subject to the applicant agreeing to the revocation of planning permissions 1165/2000; 0214/2002, 1381/2002 and 0690/2005 without any claim for compensation, and subject to the conditions as set out in Appendix A to the report of the Head of Development Control but with the following alterations:

Condition 19. To add, “For the avoidance of doubt” at the beginning of the second sentence.

Condition 37. The condition to be split into two – one relating to fume extraction equipment and the second relating to air conditioning plant.

Condition 26. Alter the time in the final sentence to 2200 hours.

and an additional condition relating to the need to comply with the Considerate Constructor’s guidelines.

[Speakers Richard Brown and Emma Townsend]

b That in respect of Application No 2014/0181 (Land to north of, Overwoods Rd, Hockley, B77 5NQ)

i That planning permission be approved subject to the conditions set out in the report of the Head of Development Control and the a completion of a Section 106 Agreement to secure the provision of affordable housing, open space provision and a financial contribution of £31,515 for education provision; and

ii That the completion of this Agreement be delegated to the Assistant Chief Executive and Solicitor to the Council in consultation with the Chairman, Vice Chairman and relevant local ward members.

- c That Application No 2014/0275 (17 - 19, Long Street, Atherstone) be refused for the following reason**

“The revised development does not respect Atherstone’s historic fabric or morphology because it does not enhance the character and appearance of the Atherstone Conservation Area. This is by virtue of the increased size and scale of the building which is disproportionate to the site. The increased height; the changes in elevational appearance with the loss of architectural detail, the large rear extension and differing roof proportions are significant factors that together result in a built form that will appear discordant within the townscape and detrimental to the historic character of the town. The proposals do not therefore accord with Policies NW10; NW12, NW14 and NW18 of the North Warwickshire Core Strategy 2014 and saved polices ENV15 and ENV16 of the North Warwickshire Local Plan 2006”.

[Speakers Judy Vero, John Bennetts and Andrew Taylor]

- d That consideration of Application No 2014/0665 (Hollow Oak Farm, Breach Oak Lane, Corley, CV7 8AW) be deferred for a site vist;**

[Speakers David Sharples and Joe Brandreth]

Councillor Simpson in the Chair

- e That Application No 2015/0040 (Hatters Arms, Church Road, Warton, B79 0JN) be approved subject to the conditions set out in the report of the Head of Development Control;**

[Speaker Richard Jackson]

Councillor Lea in the Chair

- f That Application 2015/0296 (29, Lawnsdale Close, Coleshill, B46 1BS) be refused for the following reason**

“The proposal is not considered to be in keeping with the character of this residential estate resulting in a cramped development with a particularly adverse impact on parking there being no on-site provision. As a consequence the development does not accord with policy NW10 and NW12 of the North Warwickshire Core Strategy 2014.”

[Speaker Theresa Welby]

- g That consideration of Application No 2015/0297 (Land North of 19 Southfields Close, Coleshill) be deferred for a site visit;
[Speaker Bill Richards]
- h That consideration of Application No 2015/0305 (Ashleigh, Coventry Road, Fillongley, CV7 8BZ) be deferred;
[Speakers David Lees and James Cassidy]
- i That Application No 2015/0359 (Long Street Recreation Ground, Long Street, Dordon) be approved subject to the conditions set out in the report of the Head of Development Control; and
- j That the report in respect of Application No 2015/0370 (Land to the north of Nuthurst Crescent, Ansley) be noted.

13 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 item of business on the grounds that it involves the likely disclosure of exempt information as defined in Schedule 12A to the Act.

14 Breaches of Planning Control

The Head of Development Control reported on four alleged breaches of planning control and the Board was asked to agree suggested courses of action.

Resolved:

- a That in respect of land at Dexter Grange, Dexter Lane, Hurley the Solicitor to the Council be authorised to issue an Enforcement Notice(s) relating to the siting for two mobile homes together with extensions and outbuildings and that the compliance period be six months;
- b That in respect of Land at Moorwood Quarry, Moorwood Lane, Hartshill the Solicitor to the Council be authorised to issue two Enforcement Notices:
 - i Requiring the cessation of the unauthorised storage of builders' materials, vehicles, plant and any associated items;

- ii In relation to unauthorised engineering works to the site access track involving the laying of concrete, over waste concrete posts, together with the formation of a concrete hardstanding/foundation. The notice requiring the digging up/breaking up of the concrete access track, the digging up/ breaking up of the hardstanding/foundation, with the resulting materials from both the access track and hardstanding/foundation to be removed from the site; and
- iii That the compliance period for both notices be six months.
- c That in respect of land at Church Lane, Corley it is not expedient to issue an enforcement notice in this case; and
- d That in respect of 90 Oldbury Road, Hartshill the Solicitor to the Council be authorised to issue a Breach of Condition Notice in respect of non-compliance with Condition 4 of planning permission 2011/0515.

J Lea
Chairman

**Planning and Development Board
13 July 2015
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
6/96	2014/0275	Civic Society	Objection	8/7/15
		Applicant	Plans	10/7/15
6/142	2015/0040	Mr Jackson	Objection	10/7/15
6/160	2015/0296	T Welby	Objection	8/7/15
6/169	2015/0297	Mr Richards	Objection	8/7/15
6/187	2015/0305	D Lees	Objection	7/7/15
		WCC	Consultation	12/7/15
		D Lees	Representation	13/7/15

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

10 August 2015

Present: Councillor Lea in the Chair.

Councillors Bell, Davey, L Dirveiks, Henney, Humphreys, Jarvis, Jones, Lewis, Morson, Moss, Simpson, Smitten, Sweet and A Wright.

Apologies for absence were received from Councillors Jenns (substitute Councillor Davey) and Phillips (substitute Councillor Lewis)

Councillors Chambers and Smith were also in attendance.

15 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Davey declared a non-pecuniary interest in Minute No 18 Planning Applications (Application 2014/0648 - Land to south east of Junction 10 M42, Trinity Road, Dordon) left the meeting and took no part in the discussion or voting thereon.

Councillor Lewis declared a non-pecuniary interest in Minute No 18 Planning Applications (Application No 2015/0227 - Lucky Tails Alpaca Farm, Dexter Lane, Hurley, CV9 2JG) left the meeting and took no part in the discussion or voting thereon.

16 **Nuneaton and Bedworth and North Warwickshire Building Control Partnership**

The Board was invited to consider the renewal of the Agreement in respect of the Nuneaton and Bedworth and North Warwickshire Building Control Partnership.

Recommended:

That the Borough Council renews its membership of the Partnership and that the Agreement be extended on a permanent basis with either Authority having the opportunity to withdraw with twelve months' notice.

17 **Meaningful Gap Assessment**

The Board was invited to consider the formal comments of the Local Development Framework Sub-Committee and the Assistant Chief Executive and Solicitor to the Council sought approval for the designation of the Meaningful Gap.

Resolved:

- a That Areas 1, 2, 3, 6, 7a, 7b, 8, 9 and 10 (part) are designated as the “Meaningful Gap” for the purposes of Core Strategy Policy NW19;**
- b That Areas 4 and 5 and land west of the M42 south of the A5, are excluded from the Meaningful Gap and remain outside current development boundaries; and**
- c That the proposed Meaningful Gap area be applied as a material consideration when applying Core Strategy Policy NW19 for the purposes of determining planning applications from this time.**

18 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 2014/0648 (Land to south east of Junction 10 M42, Trinity Road, Dordon) be refused for the reasons set out in the report of the Head of Development Control;**
- [Speaker Jason Tait]**
- b That consideration of Application No 2015/0144 (Hollybank Farm, No Mans Heath Lane, Austrey, CV9 3EW) be deferred**
 - c That consideration of Application No 2015/0149 (The Homestead, Main Road, Austrey, CV9 3EG) be deferred;**
 - d That consideration of Application No 2015/0268 (Land at junction with A446, Gorsey Way, Coleshill) be deferred;**
 - e That consideration of Application No 2015/0297 (Land North of 19, Southfields Close, Coleshill) be deferred;**
 - f That Application 2015/0169 (Trent View Farm, Mancetter Road, Hartshill, CV10 0RS) be approved subject to the conditions set out in Appendix A to the report of the Head of Development Control;**

[Speaker Dave Ritchie and Chris Beale]

- g That consideration of Application No 2015/0227 (Lucky Tails Alpaca Farm, Dexter Lane, Hurley, CV9 2JG) be deferred**

[Speaker Sarah Booth]

- h That Application No 2015/0334 (Hillcrest Farm, Birmingham Road, Water Orton, B46 1TG) be approved subject to the conditions set out in the report of the Head of Development Control and to the following additional condition**

“8 Within three months of the date of this permission, full details shall be submitted as to how the kennels and their associated pens hereby approved shall be insulated in order to reduce the potential impacts from noise. The approved details shall then be implemented in the three months following their approval.”

[Speakers Stuart Wootton and Richard Cobb]

- i That Application No 2015/0427 (Land South Of Dairy House Farm, Spon Lane, Grendon) be refused for the following reasons**

“The Local Planning Authority considers that the loss of this crossing will have a detrimental effect on road safety by removing the opportunity to have a controlled crossing in view of the increase in pedestrian and cycle use from the approved development and the overall highway and traffic environment in which the development located. The proposal does not accord with Policy NW10 of the North Warwickshire Core Strategy 2014.”

[Speakers David Cox and Justin Howell]

- j That the receipt of Application No 2015/0459 (Land South of Pogmore Spinney, Merevale Lane, Merevale) be noted and Members undertake a site visit prior to determination.**

19 Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April - June 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 June 2015.

Resolved:

That the report be noted.

20 **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 item of business on the grounds that it involves the likely disclosure of exempt information as defined in Schedule 12A to the Act.

21 **Breaches of Planning Control**

The Head of Development Control reported on an alleged breach of planning control and the Board was asked to agree a suggested course of action.

Resolved:

That in respect of land at Old Kingsbury Hall, Coventry Road, Kingsbury the Solicitor to the Council be authorised to issue an Enforcement Notice requiring the cessation of the unauthorised use of the land for storage of waste skips, associated vehicles and items and that the compliance period be two months.

J Lea
Chairman

**Planning and Development Board
10 August 2015
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/72	2015/0169	C Beale	Letter	3/8/15
4/185	2015/0297	Applicant	E-mail	3/8/15
4/219	2015/0427	V Carbutt	Objection	28/7/15
		P Stokes	Objection	30/7/15
		Grendon Parish Council	Objection	3/8/15

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

7 September 2015

Present: Councillor Lea in the Chair.

Councillors Bell, Davey, L Dirveiks, Humphreys, Jarvis, Jones, Morson, Moss, Simpson, Smitten, Sweet and A Wright.

An apology for absence was received from Councillor Jenns (substitute Councillor Davey).

Councillors Smith and M Stanley were also in attendance.

22 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Humphreys declared a non-pecuniary interest in Minute No 23 Planning Applications (Application No 2015/0344 - Beech House, 19 Market Street, Atherstone, Application No 2015/0284 - Post Office Yard, rear of 100 Long Street, Atherstone, Applications No 2015/0375 and 2015/0283 - Bank Gardens, rear of 94/96 Long Street, Atherstone and Application No 2015/0285 - Land rear of 108 Long Street, Atherstone), left the meeting and took no part in the discussion or voting thereon.

23 **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 2013/0452 (Land adjacent to Castle Close, Coventry Road, Fillongley) the applicant be informed that in light of the withdrawal of the Government's 2014 affordable housing guidance for small sites, the Council seeks the full value of the off-site contribution here as agreed in June 2014 – namely £75k;**
- b **That in respect of Application No 2014/0339 (Daw Mill Colliery, Daw Mill Lane, Arley, CV7 8HS) the report be noted and that three site visits are organised – one to Daw Mill, one to Doncaster and the other to the Bescot site in Walsall;**

[Speakers Phillip Mason, Ross Jones and Tim Love]

- c **That in respect of Application No 2015/0145 (WHS Plastics Ltd, Water Orton Lane, Minworth, B76 9BG**

- i the Council is minded to support the proposal and that the matter be referred to the Secretary of State. If there is no request for him to determine the application then planning permission be granted subject to the conditions set out in the report of the Head of Development Control and to an additional in respect landscaping along the railway boundary of the site; and**
- ii the applicant be requested to provide a contact on site such that residents can raise any noise issues with the applicant company and that he be requested to meet with residents at an early stage to discuss noise issues.**

[Speakers Colin Sarson and Peter Frampton]

- d That provided the Applicant first enters in to a Section 106 Agreement in respect of the matters set out in the report of the Head of Development Control, Application No 2015/0178 (Land On The South Side Of, Grendon Road, Polesworth) be approved subject to the conditions detailed in the said report;**

[Speaker Alison Clack]

- e That Application No 2015/0227 (Lucky Tails Alpaca Farm, Dexter Lane, Hurley, CV9 2JG) be approved subject to the following conditions**
 - i The development hereby approved shall expire on 30 September 2018;**
 - ii The development hereby approved shall not be carried out other than in accordance with the site location plan numbered 2611/01/A received by the Local Planning Authority on 28 August 2015 and the photographs received by the Local Planning Authority on 9 April 2015;**
 - iii The development hereby approved shall enure solely for the benefit of Ms S Booth and her immediate family and for no other persons whomsoever.**

[Speaker Sarah Booth]

- f That Application No 2015/0305 (Ashleigh, Coventry Road, Fillongley, CV7 8BZ) be refused for the following reasons**

“Notwithstanding the location of the site within the development boundary of Fillongley the proposal is not considered to be in keeping with the character and local distinctiveness of this part of the village by virtue of it being ‘back land’ development not in accordance with the ribbon development seen in this location. As a consequence it also has adverse impacts on the residential amenity that the occupiers of the existing houses might reasonably be expected to enjoy. The proposal is contrary to policies NW10 and NW12 of the North Warwickshire Core Strategy 2014.’

[Speakers David Lees and John Hannon]

- g That consideration of Application No 2015/0307 (Lake House, Bakehouse Lane, Nether Whitacre, B46 2EB) be deferred;**
- h That at this stage the report in respect of Application No 2015/0344 (Beech House, 19 Market Street, Atherstone), Application No 2015/0284 (Post Office Yard, rear of 100 Long Street, Atherstone), Applications No 2015/0375 and 2015/0283 (Bank Gardens, rear of 94/96 Long Street, Atherstone) and Application No 2015/0285 (Land rear of 108 Long Street, Atherstone) be noted;**
- i That Application No 2015/0481 (Recreational Field, Hurley Common, Hurley) be approved subject to the conditions set out in the report of the Head of Development Control;**
- j That no objection be raised to Application No 2015/0493 (Land At Wooded Area, Coleshill Road, Curdworth); and**
- k That Application No 2015/0495 (Recreation Ground, Johnson Street / Smith Street / Johnson Street, Wood End, Atherstone) be approved subject to the conditions set out in the report of the Head of Development Control.**

24 Annual Performance Report 2014/15

The Head of Development Control submitted the annual report illustrating the performance of the service over the past year.

Resolved:

That the report be noted.

J Lea
Chairman

**Planning and Development Board
7 September 2015
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/42	PAP/2015/0145	EHO	Consultation	26/08/15
		R Donohoe	Representation	24/08/15
4/58	PAP/2015/0178	Applicant	Representation	3/09/15
4/75	PAP/2015/0227	Applicant	Letter	28/08/15
4/158	PAP/2015/0305	S & J Bailey	Objection	20/08/15
		Mrs Thomas	Objection	27/08/15
		N Thomas	Objection	27/08/15
		S Lees	Objection	27/08/15
		D Lees	Objection	27/08/15
		Fillongley PC	Objection	27/08/15
		Applicant	Letter	28/08/15
4/192	PAP/2015/0307	Nether Whitacre PC	Letter	3/09/15
		Nether Whitacre PC	Letter	28/08/15
4/246	PAP/2015/0481	EHO	Consultation	7/09/15
		L Curtis	Objection	19/08/15

Agenda Item No 5

Planning and Development Board

12 October 2015

Report of the Assistant Director (Finance and Human Resources)

Budgetary Control Report 2015/2016 Period Ended 30 September 2015

1 Summary

- 1.1 The report covers revenue expenditure and income for the period from 1 April 2015 to 30 September 2015. The 2015/2016 budget and the actual position for the period, compared with the estimate at that date, are given, together with an estimate of the out-turn position for services reporting to this Board.

Recommendation to the Board

That the report be noted and that the Board requests any further information it feels would assist it in monitoring the budgets under the Board's control.

2 Consultation

- 2.1 Councillors Lea, Simpson and Sweet have been sent an advanced copy of this report for comment. Any comments received will be reported verbally at the meeting.

3 Introduction

- 3.1 Under the Service Reporting Code of Practice (SeRCOP), services should be charged with the total cost of providing the service, which not only includes costs and income directly incurred, but, also support costs relating to such areas as finance, office accommodation, telephone costs and IT services. The figures contained within this report are calculated on this basis.

4 Overall Position

- 4.1 Net expenditure for those services that report to the Planning and Development Board as at 30 September 2015 is £72,862 compared with a profiled budgetary position of £134,345; an under spend of £61,483 for the period. Appendix A to this report provides details of the profiled and actual position for each service reporting to this Board, together with the variance for the period. Where possible, the year-to-date budget figures have been calculated with some allowance for seasonal variations in order to give a better comparison with actual figures. Reasons for the variations are given, where appropriate, in more detail below.

4.2 Planning Control

4.2.1 Income is currently ahead of forecast which is attributable to two large planning applications.

4.3 Local Land Charges

4.3.1 Income from Local Land Charges is currently ahead of profile by £3,780 due to the sale of additional searches. This is partially offset by higher costs from Warwickshire County Council relating to the completion of their elements of land charge searches of £1,430.

5 Performance Indicators

5.1 In addition to the financial information provided to this Board when the budgets were set in February, performance indicators were included as a means of putting the financial position into context. These are shown at Appendix B.

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5.2 *Planning Control* - The gross cost of planning applications has reduced due to the increase in the number of applications. The net cost of planning applications has had a greater reduction due to more medium and large applications.

5.3 The gross cost per Land Charge is lower than expected due to the number of searches undertaken having exceeded the profiled level by 35%. The net cost per Land Charge has not changed in line with the gross cost reduction due to changes in the mix of searches between full searches and Official Register searches.

6 Risks to the Budget

6.1 The key risks to the budgetary position of the Council from services under the control of this Board are:

- The need to hold Public Inquiries into Planning Developments. Inquiries can cost the Council around £50,000 each.
- A change in the level of planning applications received. A fall in applications would lead to a reduction in planning income, whilst an increase in applications would increase the pressure on staff to deal with applications in the required timescales.
- The Government require all planning applications to be dealt with within 26 weeks. If this is not achieved, the costs of the application must be borne by the authority. Whilst the Planning team deal with almost 100% of current applications within this time, there is a potential that some may slip, leading to a decline in the Planning income level.

6.2 A risk analysis of the likelihood and impact of the risks identified above are included in Appendix C

7 Estimated Out-turn

7.1 If planning income continues at the current level, the anticipated out turn for this board for 2015/16 is £241,880 as detailed in the table below:-

	£
Approved Budget 2015/16	311,880
Additional Planning Fee income	(70,000)
Expected Out-turn 2015/16	241,880

7.2 The figures provided above are based on information available at this time of the year and are the best available estimates for this board, and may change as the financial year progresses. Members will be updated in future reports of any further changes to the forecast out turn.

8 Building Control

8.1 The Figures provided by the Building Control Partnership indicate that this Council's share of the costs up to 31 August 2015 show a favourable variance.

8.2 The approved budget provision for Building Control is £61,540, which should be sufficient to cover the full year costs currently estimated by the Partnership. We will continue liaise with Nuneaton and Bedworth Borough Council to monitor this over the course of the year.

9 Report Implications

9.1 Finance and Value for Money Implications

9.1.1 The Council's budgeted contribution from General Fund balances for the 2015/16 financial year is £594,090. This is expected to decrease by £70,000 as shown in section 7.1 above. Income and Expenditure will continue to be closely managed and any issues that arise will be reported to this Board at future meetings.

9.2 Environment and Sustainability Implications

9.2.1 The Council has to ensure that it adopts and implements robust and comprehensive budgetary monitoring and control, to ensure not only the availability of services within the current financial year, but in future years.

The Contact Officer for this report is Nigel Lane (719371).

APPENDIX A**Planning and Development Board****Budgetary Control Report 2015/2016 as at 30 September 2015**

Description	Approved Budget 2015/2016	Profiled Budget September 2015	Actual September 2015	Variance	Comments
Planning Control	188,840	99,715	42,164	(57,551)	Comment 4.2
Building Control Non fee-earning	76,230	7,345	7,345	-	
Conservation and Built Heritage	42,490	26,845	26,820	(25)	
Local Land Charges	(4,470)	(3,955)	(5,992)	(2,037)	Comment 4.3
Street Naming & Numbering	8,790	4,395	2,525	(1,870)	
TOTALS	311,880	134,345	72,862	(61,483)	

Performance Indicators for Budgets Reporting to the Planning and Development Board

	Budgeted Performance	Profiled Budgeted Performance	Actual Performance to Date
Planning Control			
No of Planning Applications	800	400	483
Gross cost per Application	£847.19	£876.79	£726.20
Net cost per Application	£236.05	£249.29	£87.30
Caseload per Planning Officer			
All applications	148	74.1	89.4
Local Land Charges			
No of Searches	450	225	305
Gross cost per Search	£99.84	£99.53	£79.15
Net cost per Search	-£9.93	-£17.58	-£19.64

Risk Analysis

	Likelihood	Potential impact on Budget
Need for public enquiries into planning developments	Medium	Medium
Decline in planning applications leading to a reduction in Planning Income.	Low	Medium
Applications not dealt with within 26 weeks, resulting in full refund to applicant.	Low	Medium

Agenda Item No 7

Planning and Development Board

12 October 2015

**Report of the
Chief Executive**

Exclusion of the Public and Press

Recommendation to the Board

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.

Agenda Item No 8

Breaches of Planning Control - Report of the Head of Development Control.

Paragraph 6 – by reason of the need to consider appropriate legal action

Agenda Item No 9

Tree Preservation Order - Austrey - Report of the Head of Development Control

Paragraph 6 – by reason of the need to consider appropriate legal action

Agenda Item No 10

Nuneaton and Bedworth and North Warwickshire Building Control Partnership - Report of the Head of Development Control.

Paragraph 6 – by reason of the need to consider the agreement

The Contact Officer for this report is David Harris (719222).