

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
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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