

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

15 June 2015

Present: Councillor Lea in the Chair.

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

Apologies for absence were received from Councillors Jenns (Substitute Councillor Davey), Moss (Substitute Councillor Lewis), and Simpson (Substitute Councillor Ingram)

Councillor Chambers was also in attendance and with the consent of the Chairman spoke on Minute No 5 Planning Applications (Application No 2014/0100 - The Cuckoos Rest, Whitehouse Road, Dordon, B78 1QE).

4 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Sweet declared a non-pecuniary interest in Minute No 5 Planning Applications (Application No 2015/0271 - Former Baddesley Colliery, Main Road, Baxterley, CV9 2LE) left the meeting and took no part in the discussion or voting thereon.

Councillor Morson declared a pecuniary interest in Minute No 5 Planning Applications (Application No 2014/0100 - The Cuckoos Rest, Whitehouse Road, Dordon, B78 1QE) left the meeting and took no part in the discussion or voting thereon.

Councillor Humphreys declared a non-pecuniary interest in Minute No 5 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 Bell declared a non-pecuniary interest in Minute No 5 Planning Applications (Application No 2014/0404 - Chapel End Social Club, 50, Coleshill Road, Hartshill, Nuneaton, CV10 0NY) left the meeting and took no part in the discussion or voting thereon.

5 **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 i That provided the Applicant first enters in to a Section 106 Obligation in respect of the maintenance of the rail spur and the setting up of a trust fund for community projects, Application No 2015/0271 (Former Baddesley Colliery, Main Road, Baxterley, CV9 2LE) be approved subject to the following amended conditions

“5. For the avoidance of doubt, there shall be no HGV movements turning left out of the approved access or turning right into the approved access.

7. There shall be no occupation of the site for business purposes as approved until such time as any remediation work undertaken on the site beyond that already approved by the Local Planning Authority in September 1999 and June 2000, has first been agreed by the Local Planning Authority.

12. There shall be no occupation of the premises hereby approved for business purposes until details of additional landscaping measures beyond those approved in June 2001 together with details of the landscaping to be implemented around areas 6C and 6D on the approved plan, have first been submitted to and approved in writing by the Local Planning Authority.

17. There shall be no road vehicle movements between 2200 and 0600 hours in the areas marked 1 and 4 on the approved plan unless there is insufficient capacity to store the unloaded vehicles in area 5a during this same time period.

22. No more than a total of 180 transporter movements into and out of the site shall be permitted on any operating day, except that during March and September in any calendar year a total of 200 movements into and out of the site shall be permitted. For the avoidance of doubt 180 movements means 90 movements in and 90 movements out and 200 movements, means 100 movements in and 100 movements out. A daily log shall be kept of all vehicles entering and leaving the site and this shall be made available to the Local Planning Authority at 24 hours' notice.

23. Condition be deleted.”

- ii That a Local Liaison Group be established such that operations on the site can be monitored and that the two Local Ward Members be invited to sit on this Group.**

[Speakers Jane O'Mahoney, Gerald Sweeney and Gareth Williams]

- b That consideration of Application No 2013/0391 (Heart of England, Meriden Road, Fillongley, CV7 8DX) be deferred;**

[Speaker Emma Townsend]

- c That Application No 2015/0050 (Heart Of England, Meriden Road, Fillongley, Coventry, CV7 8DX) be refused for the reasons set out in the report of the Head of Development Control;**

- d That Application No 2012/0556 (2 Breeden Drive, Curdworth, Warwickshire, B76 9HJ) be approved subject to the conditions specified in the report of the Head of Development Control;**

- e That in respect of Application No 2013/0452 (Land adjacent to Castle Close, Coventry Road, Fillongley) the applicant be informed that the Council agrees to the variation of the Section 106 Agreement as set out in the report of the Head of Development Control;**

- f That Application No 2014/0100 (The Cuckoos Rest, Whitehouse Road, Dordon, B78 1QE) be refused for the following reasons**

- “i The proposal will result in the loss of the last public house in Dordon. As a consequence it is considered that the loss of this community facility would harm the vitality of Dordon. The proposal does not therefore accord with Policy NW20 of the North Warwickshire Core Strategy 2014.**

- ii Notwithstanding the comments of Warwickshire County Council as Highway Authority, the Local Planning Authority considers that the cumulative impact of the traffic generated by this development proposal when set against the setting of this location, with its nearby school and library and the general traffic levels on the surrounding roads will lead to an unacceptable highway situatuion to the detriment of**

road safety in this area. The proposal does thus not accord with Policy NW10 of the North Warwickshire Core Strategy 2014.”

[Speakers Donna Watts and Ian Ritchie]

- g That consideration of Application No 2014/0275 (17 - 19, Long Street, Atherstone) be deferred;

[Speakers Judy Vero and Andrew Taylor]

- h That Application No 2014/0404 (Chapel End Social Club, 50, Coleshill Road, Hartshill, Nuneaton, CV10 0NY) be approved subject to the following additional condition

“21 No work shall commence on the construction of Units 1, 2 and 3 as shown on the approved plan until such time as details illustrating the appearance of the north facing gable to Unit 3 have first been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall then be implemented on site.”

[Speaker Jeff Hayward]

- i That in respect of Application No 2015/0163 (Land East Of Fir Tree Cottage, Seckington Lane, Newton Regis, B79 0ND), plan number 7142/100 received on 12/3/15; 7142/150D; 250A, 251B, 252A and 253A received on 3/6/15 be approved in discharge of condition 1 of planning permission PAP/2013/0231 dated 14/4/14;

- j That the report in respect of Applications No 2015/0167 and 2008/0168 (Britannia Works (Former Hatting Factory), Coleshill Road, Atherstone, CV9 2AB) the report be noted and that Members be asked to familiarise themselves with the site by viewing it either from Coleshill Road particularly the canal bridge on Coleshill Road and the canal towpath and from Richmond Road;

- k That consideration of Application No 2015/0169 (Trent View Farm, Mancetter Road, Hartshill, CV10 0RS) be deferred;

[Speaker Dave Ritchie]

- l That Application No 2015/0180 (60, Whitehouse Road, Dordon, B78 1QF) be approved subject to the conditions specified in the report of the Head of Development Control;

m That Application No 2015/0200 (1, Lawnsdale Close, Coleshill, B46 1BS) be approved subject to the following additional condition

“2 Within three months of the date of this permission, details of a proposed landscaping scheme shall be submitted to the Local Planning Authority. The approved scheme shall be implemented within the next available planting season.”

[Speaker Richard Ellis]

n That Application No 2015/0201 (Land South of Dairy House Farm, Spon Lane, Grendon) be refused for the following reason

“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 is located. The proposal does not accord with Policy NW10 of the North Warwickshire Core Strategy 2014.”

[Speakers Jules Winckles and Justin Howell]

o That Application No 2015/0213 (103, Main Road, Baxterley, CV9 2LQ) be approved subject to the condition specified in the report of the Head of Development Control;

p That Application No 2015/0281 (Well Cottages, Coleshill Road, Ansley, CV10 0QP) be approved subject to the conditions specified in the report of the Head of Development Control;

[Speakers Andrew Down and Ashraf Ahmed]

q That Application No 2015/0290 (Perryman Drive Recreation Ground, Perryman Drive, Piccadilly) be approved subject to the conditions specified in the report of the Head of Development Control; and

r That Application No 2015/0291 (Kitwood Avenue Recreation Ground, Kitwood Avenue, Dordon) be approved subject to the conditions specified in the report of the Head of Development Control.

6 Meaningful Gap Assessment Responses to Consultation Meaningful Gap

The Assistant Chief Executive and Solicitor to the Council reported on the responses to the consultation held between 29 January and 12 March 2015 on the designation of the area that would constitute the “Meaningful Gap”, referred to in Policy NW19 of the Core Strategy, adopted October 2014. The Board was invited to consider any amendments to the designated area as a result of the consultation.

Resolved:

That consideration of the report be deferred and a presentation be arranged for Members on the Meaningful Gap Consultation.

7 Corporate Plan Targets 2014/15

The Head of Development Control reported on the action taken on a number of targets as set out in the 2014/15 Corporate Plan.

Resolved:

That the report be noted.

8 Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April 2014 - March 2015

The Chief Executive and Deputy Chief Executive informed Members of the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April 2014 to March 2015.

Resolved:

That the report be noted.

J Lea
Chairman

**Planning and Development Board
15 June 2015
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/18	2013/0391	Fillongley Parish Council	Objection	11/6/15
		Mrs & Mrs McHugh	Objection	10/6/15
		C Shipley	Objection	11/6/15
4/71	2014/0100	Applicant	E-mail	4/6/15
4/111	2014/0275	Atherstone Civic Society	E-mail	4/6/15
4/122	2014/0404	Applicant	E-mail	10/6/15
		Chancery Lane Surgery	E-mail	2/6/15
4/157	2015/0163	WCC Highways	Consultation	5/6/15
4/172	2015/0169	Mr White	Objection	5/6/15
4/181	2015/0180	Mr Charles	Representation	3/6/15
4/201	2015/0201	Applicant	E-mail	11/5/15
		Petition (22 names)	Objection	10/6/15
4/223	2015/0271	J Moore	Objection	5/6/15
		D Rollason	Objection	8/6/15
		S Bien	Objection	7/6/15
		M Hartland	Objection	8/6/15
		Mr & Mrs Weston	Objection	12/6/15
		D Russell	Objection	8/6/15
		Baxterley Parish Council	Objection	8/6/15
		G Osbourne	Objection	12/6/15
Baddesley Parish Council	No Objection	15/6/15		
4/240	2015/0281	Ansley Parish Council	No objection	9/6/15
		Applicant	E-mail	4/6/15
		Applicant	E-mail	5/6/15