

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

13 April 2015

Present: Councillor Butcher in the Chair.

Councillors L Dirveiks, Humphreys, May, Moore, Phillips, Sherratt, Smith, Simpson, A Stanley, Sweet, Turley and Winter

Apologies for absence were received from Councillors B Moss, Lea and Watkins.

Councillors Hayfield, Moore (substitute for Councillor B Moss), Smith (substitute for Councillor Lea) and Wykes were also in attendance.

59 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Smith declared an interest in Minute No 60 Planning Applications (Application No 2015/0078 - Land West of M42, Bodymoor Heath Lane, Bodymoor Heath) and took no part in the discussion or voting thereon.

60 **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 2015/0001 (Tamworth Municipal Golf Course, Eagle Drive, Amington, Tamworth, B77 4EG) Tamworth Borough Council be informed that this Council is concerned about the impacts arising from this proposal on North Warwickshire. It should particularly explore the scope of these impacts on the local highway network in North Warwickshire; on flooding particularly in the valley of the River Anker in Polesworth and further downstream, on the visual impact of the development and on the existing local education and health facilities in North Warwickshire. The Borough Council would also ask the Tamworth Borough Council to consider increasing the density proposed here in order to reduce the likelihood of additional land being required for housing. Additionally the Borough Council would wish to see opportunities taken for adding to and improving pedestrian and cycle linkages from the development into North Warwickshire;**

- b That consideration of Application No 2014/0404 (Chapel End Social Club, 50, Coleshill Road, Hartshill, Nuneaton, CV10 0NY) be deferred for a site visit;**

[Speaker Dr Paul Batra]

- c That Application No 2014/0433 (Land Adjacent And Rear Of Manor Croft, Newton Lane, Austrey) be approved subject to the conditions specified in the report of the Head of Development Control;**

- d That Application No 2014/0520 (Land North of, Eastlang Road, Fillongley) be refused for the following reasons**

“1. The site is in the green belt as defined by the Development Plan. It is considered that the proposal is inappropriate development in the green belt, as it has not been shown to the satisfaction of the Local Planning Authority that the evidence base for the housing proposal shows 'local proven needs' as required by the Development Plan. The development is not small scale and there is substantial harm here to the openness of the green belt. The proposal does not accord with Policies NW3 and NW5 of the Core Strategy for North Warwickshire 2014.”

[Speakers William Fowdrey, Adrian White and James Cassidy]

- e That Application No 2014/0608 (Fox And Dogs Inn, Orton Road, Warton, Tamworth, B79 0HT) be approved subject to the conditions specified in the report of the Head of Development Control and that he be asked to arrange a meeting with the applicant to explore the issues raised by the neighbour;**

[Speakers Mark Norris and Caroline Wright]

- f That Application No 2015/0073 (The Plough Inn Public House, Mancetter Road, Mancetter, CV9 1NH) be approved subject to the conditions specified in the report of the Head of Development Control;**

[Speakers Judy Vero and David Rahal]

- g That in respect of Application No 2015/0078 (Land West of M42, Bodymoor Heath Lane, Bodymoor Heath) the Council is minded to support the proposals subject to the conditions set out in the report of the Head of Development Control, but**

that first the planning application is referred to the Secretary of State under the 2009 Direction to see whether he wishes to determine the matter himself. If not, then planning permission be granted subject to the conditions set out in the report;

[Speakers Peter Hicks, James Hawkins and Richard Cobb]

h That Application No 2015/0100 (Recreational Field, Hurley Common, Hurley, CV9 2LR) be approved subject to the conditions specified in the report of the Head of Development Control; and

i That Application No 2015/0188 (Block 8-19, Block 24-36, Block 37-48, Block 54-65, Arden Forest Estate, Ridge Lane, CV10 0RF) be approved subject to the conditions specified in the report of the Head of Development Control.

61 Proposed Tree Preservation Order - Land at College Farm, Dingle Lane, Nether Whitacre

The Board was invited to confirm a Tree Preservation Order made in respect of one willow tree situated at College Farm, Dingle Lane, Nether Whitacre.

Resolved:

That the Tree Preservation Order made in respect of one willow tree situated at College Farm, Dingle Lane, Nether Whitacre be confirmed.

62 Proposed Tree Preservation Order - Land Adjacent Manor Croft, Newton Lane, Austrey

The Board was invited to confirm a Tree Preservation Order made in respect of one ash tree situated at Manor Croft, Newton Lane, Austrey.

Resolved:

That the Tree Preservation Order made in respect of one ash tree situated at Manor Croft, Newton Lane, Austrey be confirmed.

63 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 items of business on the grounds that they involve

the likely disclosure of exempt information as defined in Schedule 12A to the Act.

64 Breaches of Planning Control

The Head of Development Control reported on an alleged breach of planning control at Blabers Hall Farm, Green End Road, Fillongley and the Board was asked to agree a suggested course of action.

Resolved:

- a That in respect of Blabers Hall Farm, Green End Road, Fillongley, the Solicitor to the Council be authorised to issue an Enforcement Notice requiring the cessation of the unauthorised storage of civil engineering equipment, items of plant, associated materials, portable offices, containers, skips and other associated items;**
- b That the Solicitor to the Council also be authorised to issue an enforcement notice requiring the breaking up/digging up of the hardstanding and the bunding and the removal of the resulting materials from the land; and**
- c That the compliance period for both notices be six months.**

65 Review of the Development Control Section

The Board was invited to comment on proposals regarding the permanent structure of the Development Control Section.

Resolved:

That the proposed changes to the staffing structure in the Development Control Section be agreed and referred to the Special Sub-Group for consideration.

D Butcher
Chairman

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

Agenda Item	Application Number	Author	Nature	Date
7/23	2014/0433	WCC Highways	Consultation	9/4/15
		Agent/Applicant	E Mail	13/4/15
4/48	2014/0520	Fillongley Parish Council	Objection	8/4/15
4/167	2015/0073	Atherstone Civic Society	Objection	12/4/15
4/180	2015/0078	Severn Trent Water	Consultation	10/4/15