

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

15 December 2014

Present: Councillor Butcher in the Chair.

Councillors Barber, L Dirveiks, Humphreys, Lea, May, Moore, Phillips, Sherratt, A Stanley, Sweet, Turley and Winter

Apologies for absence were received from Councillors B Moss (substitute Councillor Moore) and Watkins

Councillor Fowler was also in attendance.

37 **Disclosable Pecuniary and Non-Pecuniary Interests**

None were declared at the meeting.

38 **Minutes**

The minutes of the meetings of the Board held on 13 October and 10 November 2014, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

39 **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 the receipt of amended plans in respect of Application No 2014/0339 (Daw Mill Colliery, Daw Mill Lane, Arley, CV7 8HS) be noted and the Board undertakes a site visit prior to determination of the Application;**

[Speakers Ross Jones and Phillip Mason]

- b **That the receipt of amended plans in respect of Application No 2013/0391 (Heart of England, Meriden Road, Fillongley, CV7 8DX) be noted;**

- c **That provided the applicant first enters in to a Section 106 Agreement addressing affordable housing and open space requirements, Application No 2014/0257 (Land Rear of 1 to 6, Copeland Close, Warton) be approved subject to the amendment of condition c) to read "Conditions relating to**

Archaeological Matters” and to the inclusion of “Conditions relating to Ground Conditions” as detailed in the Environmental Health consultation response set out in the report of the Head of Development Control; and

- d That Application No 2014/0523 (9, High Street, Hurley, CV9 2NQ) be approved subject to the conditions set out in the report of the Head of Development Control.**

40 Neighbourhood Designation Area for Hartshill Neighbourhood Plan

The Assistant Chief Executive and Solicitor to the Council reported on the progress of the formal consultation on the Hartshill Neighbourhood Plan Designation area.

Resolved:

- a That the responses to the proposed Hartshill Neighbourhood Plan Designation be noted; and**
- b The Neighbourhood Designation Area for Hartshill Neighbourhood Plan be agreed and approved.**

41 Tamworth Local Plan Pre-submission Consultation

The Assistant Chief Executive and Solicitor to the Council reported on a proposed response to the consultation on the Tamworth Local Plan – Pre-submission Consultation.

Resolved:

That support be given to the Tamworth Local Plan subject to:

- 1. Concerns over the flexibility applied to the housing numbers and employment land requirement and the need for additional clarification/justification to satisfy the Borough that the evidence is robust; and**
- 2. Concerns over the rigour of the evidence base in relation to the Green Belt Review and the potential for Green Belt release to help address Tamworth’s needs within its current boundaries before needing to seek land outside the boundary in adjoining authorities.**

42 Planning Policy Guidance Update

The Assistant Chief Executive and Solicitor to the Council reported on Planning Policy Guidance concerning affordable housing contributions.

Resolved:

- a That the Council apply the Planning Policy Guidance Update and elect to use the lower threshold for affordable housing contribution's where applicable;**
- b That no change is made to Policy NW6 but reference is made to the updated guidance and what the implications are for this Council; and**
- c That a consultation is carried out with those who commented on the Affordable Housing Policy from the Core Strategy.**

43 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.

44 Tree Preservation Order – Nether Whitacre

The Head of Development Control reported on a proposed Tree Preservation Order in Dingle Lane, Nether Whitacre and the Board was asked to agree a suggested course of action.

Resolved:

That a Tree Preservation Order be made with immediate effect, in respect of the willow tree located at College Farm, Dingle Lane, Nether Whitacre, for the reasons given in the report of the Head of Development Control, and that any representations received be referred to the Board for it to consider whether to make the Order permanent.

45 Tree Preservation Order – Austrey

The Head of Development Control reported on a proposed Tree Preservation Order in Newton Lane, Austrey and the Board was asked to agree a suggested course of action.

Resolved:

That a Tree Preservation Order be made with immediate effect, in respect of the ash tree located at Land Adjacent Manor Croft,

Newton Lane, Austrey, for the reasons given in the report of Head of Development Control, and that any representations received be referred to the Board for it to consider whether to make the Order permanent.

D Butcher
Chairman

**Planning and Development Board
15 December 2014
Additional Background Papers**

	Application Number	Author	Nature	Date
5/2	PAP/214/0257	WCC Flooding	Consultation	3/12/14
		Mrs Day	Representation	27/11/14
		Mr & Mrs Griffiths	Representation	25/11/14
		Mr & Mrs Jones	Representation	26/11/14