

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

17 June 2013

Present: Councillor Sweet in the Chair.

Councillors Butcher, L Dirveiks, Humphreys, Lea, Morson, Phillips, Sherratt, Simpson, Smith, A Stanley, Turley, Watkins, Winter and Wykes

Apologies for absence were received from Councillors May (substitute Smith) and B Moss (substitute Morson).

Councillor Lewis was also in attendance.

6 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillors Lea and Morson declared a non-pecuniary interest in Minute No 7 Planning Applications (Application No 2013/0004 - Marston Fields Farm, Kingsbury Road, Lea Marston, Sutton Coldfield, Warwickshire, B76 0DP) by reason of being members of the County Council's Regulatory Committee and took no part in the discussion or voting thereon.

7 **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 2013/0004 (Marston Fields Farm, Kingsbury Road, Lea Marston, Sutton Coldfield, Warwickshire, B76 0DP) the County Council be informed that this Council has no objection to the principle of this proposal, but that the following matters should be first resolved.**
 - i) **The size of the proposed amenity building is considered to be too large and not appropriate to the Green Belt. A smaller building located closer to existing buildings is preferred;**
 - ii) **A smaller car park is required for the same reasons with an area set aside for "overflow";**

iii) **The County Council should satisfy itself that the clay extracted is used for the stated purpose, that the amounts are limited to that set out in the application, that time limits are imposed, and the final restoration takes place within firm time periods;**

iv) **Conditions are needed to control the scale of the fishing operations; the hours of use; a wheel wash system, the location of the “pegs” and use to which any building is put. There should be no site lighting and no public address systems. All access should be via Kingsbury Road;**

b **That Application No 2013/0045 (35 Church Walk, Atherstone, Warwickshire, CV9 1AJ) be approved subject to the conditions specified in the report of the Head of Development Control;**

[Speaker: Mrs Millership]

c **That Application No 2013/0181 (3, Willow Walk, Arley, CV7 8NY) be approved subject to the conditions specified in the report of the Head of Development Control; and**

d **That consideration of Application No 2013/0224 (Land South Of Dairy House Farm, Spon Lane, Grendon) be deferred for a site visit.**

8 Permitted Development Changes

The Head of Development Control reported on changes that the Government had now made to permitted development rights such that fewer development proposals would require the submission of a full planning application.

Resolved:

a **That the report be noted; and**

b **That additional meetings of the Board are called if required, in order to meet the timetables set out in the new legislation.**

9 Validation

The Head of Development Control reported on a review of the Council's Planning Application Validation Requirements in order to bring them up to date.

Resolved:

That the Council's Planning Application Validation Requirements document be republished with the alterations set out in the report of the Head of Development Control.

R Sweet
Chairman

**Planning and Development Board
17 June 2013
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/1	CON/2013/0004	WCC Highways	Objection	07/06/2013