

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

18 June 2012

Present: Councillor Sweet in the Chair.

Councillors Barber, Butcher, L Dirveiks, Humphreys, Lewis, May, Phillips, Sherratt, Simpson, A Stanley, Turley, Watkins, Winter and Wykes

Apologies for absence were received from Councillors Lea (Councillor Wykes substitute) and B Moss (Councillor Lewis substitute).

Councillors Fox and Moore were also in attendance.

6 **Declarations of Personal or Prejudicial Interests**

Personal interests arising from the membership of Warwickshire County Council of Councillors May and Sweet and membership of the various Town/Parish Councils of Councillors Barber (Ansley), Butcher (Polesworth), Lewis (Kingsbury), Phillips (Kingsbury) and Winter (Dordon) were deemed to be declared at this meeting.

Councillor Turley declared a personal and prejudicial interest in Minute No 8 Planning Applications (Application No 2012/0208 - Miners Welfare Centre, Ransome Road, Arley, Warwickshire) left the meeting and took no part in the discussion or voting thereon.

Councillor Sweet declared a personal interest in Minute No 7 - Waste Development Framework - Core Strategy – Publication Document (Regulation 27) consultation (March 2012) and Minute No 8 Planning Applications (Consultations by Warwickshire County Council relating to Faraday Avenue, Hams Hall and De Mulder and Sons Ltd, Mancetter Road, Hartshill) by reason of being a County Councillor. Councillor Sweet vacated the Chair for these items.

[Councillor Winter in the Chair]

7 **Waste Development Framework - Core Strategy – Publication Document (Regulation 27) consultation (March 2012)**

The Assistant Chief Executive and Solicitor to the Council reported on Warwickshire County Council's Waste Development Framework - Core Strategy - Publication Document (Regulation 27) consultation (March 2012) and Members were asked to agree a suggested course of action.

Resolved:

That the response set out in Appendix A to the report of the Assistant Chief Executive and Solicitor to the Council, be sent to Warwickshire County Council as the Borough Council's response to the consultation.

[Councillor Sweet in the Chair]

8 Planning Applications

The Head of Development Control submitted a report for the consideration of the Board. A supplementary report in respect of Application No 2012/0208 (Miners Welfare Centre, Ransome Road, Arley, Warwickshire) was circulated at the meeting. Details of correspondence received since the publication of the agenda is attached as a schedule to these minutes.

Resolved:

- a That Application No 2012/0169 (Land south of, Orton Road, Warton) be approved subject to the conditions specified in the report of the Head of Development Control and to the following additional condition**

“15 Not more than two “events” shall be held at the site in any one calendar year. For the avoidance of doubt, an event means the use of the site by people outside the membership of the beneficiary Club as defined in condition 2 above.”

[Speakers Alan Grimley and Jonathan Walker]

- b That provided the applicant first enters into a Section 106 Agreement in respect of a £10000 contribution towards off-site landscape/recreation improvements in the locality of the site, Application No 2012/0208 (Miners Welfare Centre, Ransome Road, Arley, Warwickshire) be approved subject to the amendment of the conditions relating to plan numbers and saved policies and the inclusion of four additional conditions as specified in the supplementary report of the Head of Development Control. In addition a note be added referring to a possible voluntary contribution to the County Council for Vehicle Activated Signs along Spring Hill;**

[Speaker Sheena Baird and James Cassidy]

[Councillor Winter in the Chair]

- c **That in respect of the consultation by Warwickshire County Council (Faraday Avenue, Hams Hall)**
 - i **The Borough Council maintains its' planning objection to this proposal. The additional planning information is considered to be flawed for the reasons given in the report of the Head of Development Control and the proposal does not accord with the NPPF, or with the Council's emerging planning policy; and**
 - ii **The Borough Council maintains its objection in respect of potential noise and dust pollution raised by the Environmental Health Officer.**

- d **That in respect of the consultation by Warwickshire County Council (De Mulder and Sons Ltd, Mancetter Road, Hartshill) the Council does not object in principle to this development subject to it firstly securing a substantial landscaping scheme for the site in order to mitigate adverse visual impacts, secondly it is satisfied that there would be no adverse noise or odour pollution arising from the development and thirdly consideration of traffic movements in and around the site.**

[Councillor Sweet in the Chair]

9 Planning Fees 2011-12

The Head of Development Control reported on the current position in respect of the receipt of planning fee income.

Resolved:

That the report be noted.

10 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.

11 Breaches of Planning Control

The Head of Development Control reported on two alleged breaches of planning control and the Board was asked to agree suggested courses of action.

Resolved:

- a** That in respect of the White House, Middleton Lane, Middleton, the Solicitor to the Council be authorised to take appropriate legal action in response to the non-compliance with an extant Enforcement Notice that requires:
 - i.** Cease the use of the land and buildings for the storage of plant; equipment; machine parts; containers/lorry bodies; skips; builders materials; scaffold; and aggregate/soil; and
 - ii.** Demolish and remove the builder's compound comprising scaffold racking.

- b** That in respect of Brooklands, Nuneaton Road, Mancetter the Solicitor to the Council be authorised to issue an Enforcement Notice relating to the unauthorised change of use of land for the storage of containers, building materials, caravans and trailers.

R Sweet
Chairman

**Planning and Development Board
18 June 2012
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/4	2012/0169	Mr Grimley	Objection	
4/19	2012/0208	Warwickshire County Council	Consultation	13/6/12
		Arley Parish Council	Objection	14/6/12
		Arley Parish Council	Objection withdrawn	17/6/12
4/41	Hams Hall Consultation	Environmental Health Officer	Consultation	12/6/12