

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

14 June 2010

Present: Councillor Lea in the Chair.

Councillors Davis, L Dirveiks, Morson, B Moss, Sherratt, Swann, Sweet and Wykes

Apologies for absence were received from Councillors Bowden, Jenkins, Simpson, M Stanley and Winter.

Councillor Phillips was also in attendance.

8 **Declarations of Personal or Prejudicial Interests**

Personal interests arising from the membership of Warwickshire County Council of Councillors Lea, B Moss and Sweet and membership of the various Town/Parish Councils of Councillors Davis (Atherstone), B Moss (Kingsbury) and Sherratt (Coleshill) were deemed to be declared at this meeting.

9 **Minutes**

The minutes of the meetings of the Board held on 15 March, 12 April and 17 May 2010, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

With regard to Minute No 4 of the meeting of the Board held on 17 May 2010 (85A Long Street, Atherstone), the Head of Development Control reported that the matter had been resolved and it was agreed that no further action be taken.

10 **Management of Trees and Open Spaces**

The Board received a presentation from Alethea Wilson, Landscape Manager, on the management of trees and open spaces in the Borough.

11 **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 2009/0420 (Almshouses, Church Lane , Middleton)**
- i That the material considerations identified on page 6/6 of the report of the Head of Development Control be explored by the Board prior to determination of the application; and**
 - ii That a site visit be held prior to determination of the application.**
- b That in respect of Application No 2010/0088 (Coleshill Hall Farm, Birmingham Road, Coleshill)**
- i That the Council is minded to support the principle of the development proposed in the application, but that it first be referred to the Secretary of State as a Green Belt Development as defined by paragraph 4 of the 2009 Direction, and that provided it is not “called-in”, a planning permission be granted subject to satisfactory outcomes in respect of nature conservation and archaeological investigations, and the draft conditions as set out in the report;**
 - ii That the applicant be reminded of the need for archaeological and nature conservation investigations to be undertaken and submitted to the Council;**
 - iii That the applicant be reminded of the need to obtain Listed Building Consent for the works proposed prior to any work commencing on site; and**
 - iv That, in the event of the grant of a planning permission, the conditions set out in the report of the Head of Development Control be attached.**
- c That Application Nos 2010/0099 and 2010/0100 (Three Tuns, Long Street, Atherstone) be refused for the following reason:**
- “The use of flowplast cast iron look a like UPVC rain water goods would be inappropriate at this listed building, situated in the Atherstone Conservation Area. The appearance, quality and durability of the material would detract from the traditional character of the Listed Building and its Conservation Area setting, contrary to the provisions of Policies ENV15 and ENV16 of the North Warwickshire Local Plan 2006 (saved policies). A desire to**

make cost savings does not outweigh the provisions of these policies.”

d That in respect of Application Nos 2010/0580 and 2010/0585 (Three Tuns, Long Street, Atherstone)

i condition 2 of both applications be varied to read:

“The development hereby approved shall not be carried out otherwise than in accordance with the plan numbered 07_091 034B received by LPA on 17 December 2009 and the site location 05_124 17 received by LPA on 26 July 2006.” and

ii consent be granted for partial non-compliance with condition 6 of each application.

e That in respect of Application No 2010/0184 (Wood Corner Farm, Green End Road, Green End, Fillongley), condition 3 of Application No 2005/5095 be varied to read as follows

“3. The use hereby approved shall enure solely for the benefit of Sovereign Exhibitions Ltd and for no other Company whomsoever, and specifically not for the building known as Wood Corner Farm, and shall on or before vacation of the property by Sovereign Exhibitions Ltd, be discontinued “.

f That, subject to no representations being received referring to matters not included in the report of the Head of Development Control, Application No 2010/0248 (The Depot, Sheepy Road, Atherstone) be granted planning permission under delegated powers subject to the conditions set out in his report.

g That Application No 2010/0260 (Garage Site, Eastlang Road, Fillongley) be approved subject to the following amended conditions

“2. The development hereby approved shall not be carried out otherwise than in accordance with the plans numbered L(90) 04E, L(2-) 133.1A, L(2-) 134.1A, L(2-) 131.1A and L(2-) 103.1B received by the Local Planning Authority on 25 May 2010, and the Arboricultural Impact Assessment and Method Statement received by the Local Planning Authority on 7 June 2010.

6. No development or site works whatsoever shall commence on site until details of measures for the

protection of retained and neighbouring trees, in accordance with the recommendations of the Arboricultural Impact Assessment and Method Statement dated 4 June 2010, have been submitted to and approved in writing by the Local Planning Authority.

- 7. Before the commencement of the development, a landscaping scheme shall be submitted to the Local Planning Authority for approval. This landscaping scheme shall include full details of the finished ground levels in relation to the existing ground levels.”**

12 The Powers Delegated to the Director of Community and Environment

The Board was invited to consider recommending to the Executive Board that the powers delegated to the Director of Community and Environment be instead delegated to the Assistant Chief Executive and Solicitor to the Council and the Head of Development Control.

Recommendation to the Executive Board:

- a That the powers detailed in the Appendix be delegated to the Assistant Chief Executive and Solicitor to the Council and Head of Development Control: and**
- b That all references to the Director of Community and Environment in the Scheme of Delegation in respect of the determination of planning applications to be replaced with a reference to the Assistant Chief Executive and Solicitor to the Council.**

13 Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April 2009 – March 2010

Members were informed of the achievement of the Council's Corporate Plan and Performance Indicator targets for 2009 during April 2009 and March 2010.

Resolved:

That the performance achieved for the Corporate Plan and Performance Indicator targets for April 2009 to March 2010, be noted.

Chairman

**Planning and Development Board
14 June 2010
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
6/5	2010/0248	Mr McDonnell	Objection	14 06 10