

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

18 May 2009

Present: Councillor Simpson in the Chair.

Councillors Bowden, L Dirveiks, Fox, Jenkins, Lea, Morson, B Moss, Sherratt, M Stanley, Swann, Sweet, Winter and Wykes.

Councillors Fowler and Moore were also in attendance. With the consent of the Chairman, Councillor Fowler spoke on Minute No 3 Planning Applications (2009/0154 – Car Park, Park Road, Coleshill).

1 **Declarations of Personal or Prejudicial Interests**

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

2 **Minutes**

The minutes of the meetings of the Board held on 16 March and 20 April 2009, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

3 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board.

Resolved:

a **That in respect of Application No 2008/0523 (World of Spas and Landscapes, Watling Street, Grendon) sign A be approved subject to the conditions specified in the report of the Head of Development Control and sign B be refused for the reasons set out in the said report;**

b **That Application No 2008/0613 (Land adj Old School Court, Former garden of Cherry Tree House, The Common, Grendon) be approved subject to the following additional conditions**

“5. The garage hereby approved shall be used solely as such and shall not be used for any other purpose.

6. No construction work whatsoever shall take place on the implementation of the garages, other than between 0800 and 1700 on weekdays and 0800 and 1300 on Saturdays. No construction work shall take place at any other time.”

- c That Application No 2009/0043 (Alvecote Marina, Robey's Lane, Alvecote) be approved subject to the conditions specified in the report of the Head of Development Control;
- d That Application No 2009/0058 (Trevose, Coventry Road, Kingsbury) be approved subject to the following additional condition

"13. No construction work whatsoever shall take place other than between 0800 and 1700 on weekdays and 0800 and 1300 on Saturdays. No construction work shall take place at any other time."

- e That in respect of Application No 2009/0154 (Car Park, Park Road, Coleshill) a site visit be arranged and the following additional issues be raised
 - Design
 - Traffic impacts
 - Parking on surrounding roads
 - Opening/Delivery times

4 Infrastructure Planning Commission Consultation Paper

The Head of Development Control reported on a consultation paper from the Infrastructure Planning Commission setting out what was expected of prospective applicants as part of the mandatory pre-application consultation that they would have to engage in.

Resolved:

That the paper be noted.

Recommendation to the Executive Board

That Officers be asked to establish a procedure for notifying Members of issues/events taking place in their Wards.

5 Emergency Tree Preservation Order 45 Rose Road Coleshill

The Board is asked to confirm the making of an Emergency Tree Preservation Order in respect of an oak tree at 45 Rose Road, Coleshill.

Resolved:

- a That in the circumstances outlined, the Emergency Tree Preservation Order at 45 Rose Road, Coleshill be confirmed; and
- b That the matter be referred back to the Board once the consultation period has expired.

6 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 by Schedule 12A to the Act.

7 Building Control Partnership

The Director of Community and Environment reported on the progress of the Building Control Partnership and Members were asked to agree a suggested course of action. Ian Powell and Kevin Bunsell from Nuneaton and Bedworth Borough Council were in attendance. A response from the Chief Executive at Nuneaton and Bedworth Borough Council to issues raised was circulated at the meeting.

Resolved:

- a That the report be noted;**
- b That the Partnership continues to operate for another 12 months;**
- c That given concerns around access to monitoring information, officers from both authorities review the monitoring and reporting process in consultation with the Board Chairman and Cabinet Member from Nuneaton and Bedworth and bring recommendations to the next meeting;**
- d That a report be submitted to the next meeting on proposals to increase the number of days and hours Building Control staff will be present at North Warwickshire offices; and**
- e That a quarterly report on the performance of the Partnership be submitted to the Board.**

8 Review of the Planning and Development Division – Stage 3

The Director of Community and Environment and the Head of Development Control reported on stage 3 of the review of the Planning and Development Division and Members were asked to agree a suggested course of action. Comments from Unison had been circulated prior to the meeting.

Recommended to the Resources Board:

That the changes listed below are implemented to achieve savings whilst sustaining delivery of statutory responsibilities and corporate priorities:

- a That the following posts that are already vacant are frozen:**
 - Assistant Planning Tech Support (part-time)**
 - Principal Planning Control Officer (job share)**
- b That the vacant post of Site Investigation Officer (full-time) be advertised internally with any consequential vacancy being frozen**

and that, if the post is not filled in that manner, a report be submitted to the Board on the implications:

- c That the job description for the post of Principle Planning Control Officer (PPCO) is reviewed and re-evaluated to reflect responsibilities in the new structure to support and deputise for the Head of Service;
- d That in order to sustain the service a Senior Planning Officer (SPO) is seconded for 17hours per week to undertake the responsibilities of the PPCO job share and is paid at the scale for that post for those hours but that the 17 hours lost in the SPO post is not back-filled and that this arrangement is reviewed 6 monthly;
- e That in order to retain professional expertise and enable delivery of statutory responsibilities and corporate priorities, the unfilled post of Senior Planning Policy Officer in the Forward Planning Team that has not been filled continues to be frozen and that work to support delivery of the LDF is commissioned from Planning Development Control officers through agreement of a shared work programme and that this arrangement is reviewed 6 monthly;
- f That in order to sustain a land charges function and increase resilience in Technical Support, the post of Local Land Charges Officer is reviewed to reflect reduced demand, to 17 hours per week on Land Charges and the balancing 20 hours are used to provide support to the Planning Technical Support Officer in validating and registering applications and other technical support duties
- g That whilst maintaining the role of technical planning support, in order to be able to meet changes that may arise through the development of new planning systems and processes and in order to increase resilience should further vacancies arise in technical support, the Planning Technical Support Team report directly to the Systems Support Manager and a service level agreement is drawn up to specify the work that will be supplied to the DC team
- h That quarterly reports be submitted to the Board on the workload and performance of the Development Control Section; and

Recommendation to the Executive Board

- i That Members be asked to review the current arrangement of planning policy coming under the remit of the Executive Board.

9 Stop Notice – Wren’s Nest, Heanley Lane, Hurley

Under Section 100B(4)(b) of the Local Government Act 1972 ,the Chairman had agreed to the consideration of this matter by reason of the urgent need to take legal action. Further alleged breaches of planning control had occurred at the site in Heanley Lane, Hurley and Members were asked to agree a suggested course of action.

Resolved:

That in respect of the site at Wren's Nest, Heanley Lane, Hurley, the Solicitor to the Council be authorised to issue a Stop Notice under Section 183 of the Town and Country Planning Act 1990, to cover the matters identified in the report of the Head of Development Control.

M Simpson
Chairman