

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

9 March 2015

Present: Councillor Butcher in the Chair.

Councillors Humphreys, Lea, May, Morson, B Moss, Phillips, Sherratt, Simpson, A Stanley, Sweet, Turley, Watkins and Winter

Apologies for absence were received from Councillors Barber and L Dirveiks.

Councillors Moore, Morson (substitute for Councillor L Dirveiks) and Smith were also in attendance.

#### 55 **Disclosable Pecuniary and Non-Pecuniary Interests**

None were declared at the meeting.

#### 56 **Minutes**

The minutes of the meetings of the Board held on 15 December 2014, 12 January and 9 February 2015, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

#### 57 **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 Application No 2014/0399 (4, Warton Lane, Austrey, Atherstone, CV9 3EJ) be approved subject to the conditions specified in the report and that the Head of Development Control be asked to undertake further discussions with the developer/owner regarding extending the surfacing works in to the hammerhead;**
- b **That provided the applicant first enters in to a Section 106 Agreement relating to the matters detailed in the report of the Head of Development Control, Application No 2014/0569 (Crisps Farm, Church Lane, Austrey, CV9 3EE) be approved subject to the conditions set out in the report;**

**[Speaker Russell Crow]**

- c That provided the applicant first enters in to a Section 106 Agreement that addresses the provision of affordable housing and the payment of a contribution for off-site play space/open space provisions, Application No 2014/0157 (Applegarth and The Croft, Norton Hill, Austrey, Atherstone, CV9 3ED) be approved subject to the amendment of condition 16 relating to levels;

[Speakers David Hanks and Ray Evans]

- d That consideration of Application No 2014/0433 (Land Adjacent And Rear Of Manor Croft, Newton Lane, Austrey) be deferred;
- e That Application No 2014/0446 (Land North Of Manor Barns, Newton Lane, Austrey) be refused for the following reasons

“1. Policy NW2 of the North Warwickshire Core Strategy 2014 identifies Austrey as a Category 4 settlement where development is to be limited to that identified in the Core Strategy or through a Neighbourhood Plan. The proposal does not accord with this policy as the site is not one identified in the Council's Draft Pre-Submission Site Allocation Plan, nor in the emerging Draft Austrey Neighbourhood Plan. It is considered that the proposal would be inappropriate in these circumstances because of its size and because it would materially extend Austrey onto green field land on the edge of the village thus impacting adversely on its rural setting, its local character and distinctiveness.

2. The design of the proposed development in terms of its density, its built form and appearance is inappropriate to its location and setting at the edge of the village to the extent that it would not accord with policy NW12 of the North Warwickshire Core Startegy 2014, nor with section 7 of the National Planning Policy Framework 2012.”

[Speakers Jeff Humphreys and Christopher Timothy]

- f That Application No 2014/0302 (Land Adjacent The Headlands, Warton Lane, Austrey) be refused for the following reasons

“1. Policy NW2 of the North Warwickshire Core Strategy 2014 identifies Austrey as a Category 4 settlement where development is to be limited to that identified in the Core Strategy or through a Neighbourhood Plan. The proposal does not accord with this policy as the site is not one identified in the Council's Draft Pre-Submission Site

Allocation Plan, nor in the emerging Draft Austrey Neighbourhood Plan. It is considered that the proposal would be inappropriate in these circumstances because of its size and because it would materially extend Austrey onto green field land well beyond the edge of the village, thus impacting adversely on its rural setting, its local character and distinctiveness.

2. The design of the proposed development in terms of its density, its built form appearance is inappropriate to its location and setting at the edge of the village to the extent that it would not accord with policy NW12 of the North Warwickshire Core Strategy 2014, nor with section 7 of the National Planning Policy Framework 2012.”

[Speakers Wendy Wiggan and Ellie Jones]

- g That Application No 2014/0301 (Land South of Pumping Station, Warton Lane, Austrey) be refused for the following reason

“1 Policy NW2 of the North Warwickshire Core Strategy 2014 identifies Austrey as a Category 4 settlement where development is to be limited to that identified in the Core Strategy or through a Neighbourhood Plan. The proposal does not accord with this policy as the site is not one identified in the Council's Draft Pre-Submission Site Allocation Plan, nor in the emerging Draft Austrey Neighbourhood Plan. It is considered that the proposal would be inappropriate in these circumstances because of its size and because it would materially extend Austrey onto green field land well beyond the edge of the village, thus impacting adversely on its rural setting, its local character and distinctiveness.

2 The design of the proposed development in terms of its density, its built form appearance is inappropriate to its location and setting at the edge of the village to the extent that it would not accord with policy NW12 of the North Warwickshire Core Strategy 2014, nor with section 7 of the National Planning Policy Framework 2012.”

[Stan Orton and Ellie Jones]

- h That the Council indicates that it is minded to support Application No 2013/0391 (Heart of England, Meriden Road, Fillongley, CV7 8DX) and that the Application and Conditions be the subject of a further report to the Board;

**[Speakers Judith Burrin, Howard Darling and Keith Lovegrove]**

- i That consideration of Application No 2014/0100 (The Cuckoos Rest , Whitehouse Road, Dordon, B78 1QE) be deferred;**

**[Speakers Donna Watts and Ian Ritchie]**

- j That Application No 2014/0496 (12, Walnut Close, Hartshill, CV10 0XH) be refused for the reasons set out in the report of the Head of Development Control; and**

- k That Application No 2014/0505 (Land to rear of 29-41, New Road, Water Orton, B46 1QP) be approved subject to the conditions set out in the report of Head of Development Control and the following additional condition**

**“7 Notwithstanding the plans approved under condition (2) above, the two windows in the side (east) elevation of blocks 9 and 10, shall be glazed with obscure glass and shall be maintained as such at all times.”**

**[Speakers David Rees, Susan Kelley and Debbie Farrington]**

## **58 Government Consultation Brownfield Land**

The Head of Development Control reported that the Government had invited comments on its latest suggestions for increasing the number of houses being permitted on brown-field land. Formal targets were proposed together with sanctions for non-achievement.

### **Resolved:**

**That the points raised in the report of the Head of Development Control be forwarded to the Department for Communities and Local Government.**

D Butcher  
Chairman

**Planning and Development Board  
9 March 2015  
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5/4	2013/0391	Corley Parish Council	Representation	4/3/15
		WCC Highways	Consultation	2/3/15
5/81	2014/0505	S Kelley	Objection	2/3/15
5/90	All Austrey Cases	Mrs Wilde	Objection	1/3/15
		J Hodgkinson	Representation	5/3/15
		S Orton	Representation	5/3/15
		D Greally	Representation	4/3/15
		D Rowse	Representation	9/2/15
	2014/0569	Agent	Letter	6/3/15
		Agent	Amendments	4/3/15
		Agent	E-mails	3/3/15
		Case Officer	E-mail	6/3/15
		Agent	E-mail	6/3/15
		D Key	Objection	6/3/15
	2014/0443	WCC Flood	Consultation	27/2/15
	2014/0446	Applicant	Letter	3/3/15
2014/0302	Agent	E-mail	4/3/15	
	P Yates	E-mail	2/3/15	