

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

13 June 2016

Present: Councillor Simpson in the Chair.

Councillors Bell, Chambers, L Dirveiks, Henney, Humphreys, Jarvis, Jenns, Jones, Morson, Phillips, Reilly, Smitten, Sweet and A Wright

An apology for absence was received from Councillor Moss (substitute Councillor Chambers)

Councillor Davey was also in attendance.

7 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Bell declared a non-pecuniary interest in Minute No 11 - Submission of Hartshill Neighbourhood Plan for Public Consultation.

8 **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 2013/0164 (Homer House, Kingswood Avenue, Corley), planning permission may be implemented without compliance with the associated Section 106 Agreement dated 14 July 2013;**
- b **That in respect of Application No 2015/0350 (Land North Of Manor Barns, Newton Lane, Austrey) be refused for the following reasons**

“The development of this site with up to 23 dwellings would be inappropriate to its location and setting in the village by virtue of its density and consequent built form. This would not accord with Policy NW12 of the Core Strategy 2014 nor with Section 7 of the National Planning Policy Framework 2012.”

[Speakers Diana Davies and Christopher Timothy]

c That having been withdrawn Application No 2015/0587 (Land to the rear of 6-20, Spon Lane, Grendon, CV9 2QG) be not determined;

d That Application No 2015/0691 (Land To The Rear Of 20a Spon Lane, Grendon, CV9 2PD) be approved subject to the amendment of condition 7 to read as follows

“7. No development shall commence on site until a Construction Environmental Management Plan has first been submitted to and approved by the Local Planning Authority in writing. This Plan shall remain in force and its measures shall be fully implemented at all times during the construction of the houses hereby approved.”

[Speaker Serena Baker]

e That Application No 2016/0042 (35, Church Walk, Atherstone, CV9 1AJ) be approved subject to the conditions set out in Appendix A to the report of the Head of Development Control;

f That Application No 2016/0233 (Hartshill School, Church Road, Hartshill, CV10 0NA) be approved subject to the conditions set out in the report of the Head of Development Control; and

g That the report in respect of Application No 2016/0249 (Former Police Station, Park Road/Birmingham Road, Coleshill, Warwickshire, B46 1DJ) be noted and a site visit be undertaken prior to determination.

9 Development Management Plan Policies

The Head of Development Control invited the Board to consider representations received following consultation on the draft Development Management Plan Policies.

Resolved:

a That the report be noted; and

b That a working party be established, consisting of Members from the Planning and Development Board and the Local Development Framework Sub-Committee, to consider the revised Development Management Plan Policies.

10 **Submission of Arley Neighbourhood Plan for Referendum**

The Board was informed of the progress of the Arley Neighbourhood Plan and approval was sought for a formal referendum in accordance with Section 16 of the Neighbourhood Planning (General) Regulations 2012.

Resolved:

That the Arley Neighbourhood Plan be taken forward to referendum.

11 **Submission of Hartshill Neighbourhood Plan for Public Consultation**

The Board was informed of the progress of the submitted Hartshill Neighbourhood Plan and approval was sought to go out for a formal consultation in accordance with Section 16 of the Neighbourhood Planning (General) Regulations 2012.

Resolved:

That the Hartshill Neighbourhood Plan be circulated for a 6 week public consultation.

12 **Certificate of Lawfulness Lake House Bakehouse Lane Nether Whitacre**

The Head of Development Control reported that the applicant had lodged an appeal against the refusal for a certificate of lawfulness at Lake House, Bakehouse Lane, Nether Whitacre and the Board was asked to agree an approach to be taken at the forthcoming Public Inquiry.

Resolved:

That in light of the receipt of legal advice, the Council pursues the ten year rule to the forthcoming appeal as its primary approach, but that it still continues with the alternative four year rule as an alternative.

13 **Annual Performance Report**

The Head of Development Control presented the annual performance report outlining how the service had managed both planning application and breaches of planning control during 2015/16, enabling comparisons with previous years.

Resolved:

That the report be noted and that Officers thanked for their contribution to the work undertaken in North Warwickshire.

14 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 in Schedule 12A to the Act.

15 Proposed Tree Preservation Order - Polesworth

The Head of Development Control reported on a proposed tree Preservation Order at 53 High Street, Polesworth and the Board was asked to agree a suggested course of action.

Resolved:

That a Tree Preservation Order be made in respect of a mature sycamore, a middle aged sycamore, two young common ash and a middle aged English oak at 53 High Street, Polesworth, for the reasons given in the report of the Head of Development Control, and that any representations received be referred to the Board for it to consider when it decides whether to make the Order permanent.

16 The Heart of England Events and Conference Centre, Meriden Road, Fillongley

The Assistant Chief Executive and Solicitor to the Council and the Head of Development Control updated Members on the current position with regard to a number of issues at the Heart of England site in Fillongley.

Resolved:

- a That the report be noted; and**
- b That the owner of the site be invited to meet with Officers and Members to resolve the outstanding matters in a timely manner.**

M Simpson
Chairman

**Planning and Development Board
13 June 2016
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/10	PAP/2015/0350	Agent	Correspondence	10/6/2016
4/44	PAP/2015/0587	Mr Reid	Correspondence	3/6/16
		Mr Reid	Correspondence	9/6/16