

**NORTH WARWICKSHIRE BOROUGH COUNCIL**

**MINUTES OF THE  
PLANNING AND DEVELOPMENT BOARD**

**10 October 2016**

Present: Councillor Simpson in the Chair.

Councillors Bell, L Dirveiks, N Dirveiks, Henney, Humphreys, Jarvis, Jenns, Jones, Lewis, Morson, Moss, Reilly, Smitten and Waters

Apologies for absence were received from Councillors Phillips (substitute Councillor N Dirveiks), Sweet (substitute Councillor Lewis) and A Wright (substitute Councillor Waters)

Councillor Davey was also in attendance.

**36 Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Bell declared a pecuniary interest in planning applications number 3, PAP/2016/0199, left the room and took no part in the discussion on that item.

**37 Minutes**

The minutes of the meetings of the Board held on 11 July, 8 August and 5 September 2016, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

**38 Budgetary Control Report 2016/2017 Period Ended 30 September 2016**

The Assistant Director (Finance and Human Resources) reported on the revenue expenditure and income for the period from 1 April 2016 to 30 September 2016. The 2016/2017 budget and the actual position for the period, compared with the estimate at that date were detailed, together with an estimate of the out-turn position for services reporting to the Board.

**Resolved:**

**That the report be noted**

**39 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 2016/0012 (7 Oakfield Gardens, Atherstone, Warwickshire, CV9 1SA) be deferred for a site visit;**

**[Speaker Paul Bostock]**

- b That Application No 2016/0187 (109, Tamworth Road, Wood End, CV9 2QQ) be deferred for a site visit;**

- c That Application No 2016/0199 (Land to the rear of 145, Coleshill Road, Hartshill, CV10 0PG)**

**i subject to the Highways Authority and other consultees confirming they have no objections to the scheme and subject to the signing of the Section 106 Agreement on the basis set out in the report of the Head of Development Control, planning permission be granted subject to the conditions set out in the said report; and**

**ii the County's Arborculturalist be instructed to inspect the trees to be retained on site with a view to issuing a Tree Preservation Order for the site.**

**[Speaker Robert Woolston]**

- d That Application No 2016/0249 (Former Police Station, Park Road/Birmingham Road, Coleshill) be approved subject to the conditions specified in Appendix B to the report of the Head of Development Control as amended so as to reflect the revised plans where appropriate and an additional condition requiring there shall be no rendered panels on any of the elevations;**

**[Speaker David Sercombe]**

- e That Application No 2016/0301(Crida House, Kingsbury Road, Curdworth, B76 9DS) be deferred for a site visit;**

- f That Application No 2016/0367 (28, Church Lane, Old Arley, Coventry, CV7 8FW) be approved subject to the conditions specified in the report of the Head of Development Control;**

**[Speaker Carl Sanders]**

- g That Application No 2016/0375 (43 Stanley Road, Atherstone) be refused due to the impact on the character and**

appearance of the area and on residential amenity contrary to policy NW12 of the Core Strategy;

[Speakers John Vickers and Daniel Aldridge]

- h That Application No 2016/0376 (41 Stanley Road, Atherstone) be refused due to the impact on the character and appearance of the area and on residential amenity contrary to policy NW12 of the Core Strategy;

[Speaker John Vickers]

- i That in respect of Application No 2016/0396 (Rawn Hill Cottage, Coleshill Road, Mancetter, Atherstone, CV9 2RL)

- i planning permission be refused for the reason set out in the report of the Head of Development Control; and

- ii That the Assistant Chief Executive and Solicitor to the Council be authorised to issue an enforcement notice requiring the removal of the enclosure, hardstanding and miniature pedestrian bridge and that the compliance period be six months.

- j That in respect of Application No 2016/0420 (Land 225m South Of Lakeside Industrial Park, Marsh Lane, Water Orton), the Council is minded to approve the application in principle, subject to the identified ecological issues being successfully resolved. The application is then to be referred to the Secretary of State for the final decision to be made in accordance with the Direction 2009 (contrary to Green Belt policy);

[Speaker James Harley]

- k That Application No 2016/0485 (21 Stewart Court, Coventry Road, Coleshill, B46 3BB) be refused as the proposal would cause substantial harm to the character and appearance of the High Street, Coleshill which would not be outweighed by its public benefits and for the reasons set out by the Council for serving the Enforcement Notice

[Speakers Nick Adams and Janet Hodson]

#### 40 Planning Appeals

The Head of Development Control provided a summary of the planning appeal process.

**Resolved:**

**That the report be noted**

41 **Occupancy Conditions**

The Head of Development Control provided a briefing note on occupancy conditions.

**Resolved:**

**That the report be noted**

42 **Tree Preservation Order – Land at 3 The Gables, Polesworth**

The Board was invited to confirm the action taken to issue an emergency Tree Preservation Order relating to a Sweet Chestnut at 3 The Gables, Polesworth.

**Resolved:**

**That the action taken in the issue of an Emergency Tree Preservation Order for the protection of a Sweet Chestnut (T4) at 3 The Gables Polesworth, under delegated powers on 7 September 2016 be confirmed.**

43 **Woodland Preservation Order – Land at Seven Foot Wood, Coleshill Road, Ansley Common**

The Board was invited to confirm the action to issue an Emergency Tree Preservation Order for the protection of Seven Foot Wood, Coleshill Road, Ansley Common.

**Resolved:**

**That the action to issue an Emergency Tree Preservation Order for the protection of Seven Foot Wood, Coleshill Road, Ansley Common be confirmed.**

44 **Woodland Preservation Order – Land At Vicarage Lane, Water Orton**

The Board was invited to confirm the action to issue an Emergency Tree Preservation Order for the protection of an area of woodland at 62 Vicarage Lane, Water Orton.

**Resolved:**

**That the action taken in the making of an Emergency Tree Preservation Order for woodland at 62 Vicarage Lane, Water Orton and adjacent land be confirmed.**

**45 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.**

**46 Proposed Tree Preservation Order, Wood End**

The Board was invited to make a Tree Preservation Order in respect of six mature Oak Trees at 109 Tamworth Road, Wood End.

**Resolved:**

**That a Tree Preservation Order be made in respect of six mature Oak Trees at 109 Tamworth Road, Wood End 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.**

**47 Heart of England Premises**

The Head of Development Control reported on the current situation in respect of the Heart of England premises at Fillongley and the Board was asked to agree a suggested course of action.

**Resolved:**

**That the Assistant Chief Executive and Solicitor to the Council be instructed to submit an application with the Court for an Injunction in respect of these premises in regard of current failures to comply with extant Enforcement Notices and extant planning permissions together with future apprehended breaches of planning control.**

M Simpson  
Chairman

**Planning and Development Board  
10 October 2016  
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
6/4	PAP/2016/0249	Coleshill Town Council	Representation	5/10/16
		Coleshill Civic Society	Representation	7/10/16
		D Starkey	Representation	3/10/16
		A Trefino	Representation	9/10/16
6/9	PAP/2016/0420	Highways England	Consultation	30/9/16
6/10	PAP/2016/0485	Applicant	Petitions	7/10/16