

**To: The Deputy Leader and Members of the
Planning and Development Board**

**(Councillors Simpson, Reilly, Bell, L Dirveiks,
Hayfield, Henney, Jarvis, Lewis, Morson,
Phillips, Smith, Smitten, Sweet, Symonds and
A Wright)**

For the information of other Members of the Council

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For enquiries about specific reports please contact the officer named in the reports

PLANNING AND DEVELOPMENT BOARD AGENDA

9 JULY 2018

The Planning and Development Board will meet in The Council Chamber, The Council House, South Street, Atherstone, Warwickshire CV9 1DE on Monday 9 July 2018 at 6.30 pm.

AGENDA

- 1 **Evacuation Procedure.**
- 2 **Apologies for Absence / Members away on official Council business.**
- 3 **Disclosable Pecuniary and Non-Pecuniary Interests**

- 4 **Minutes of the meetings of the Board held on 5 March, 9 April, 14 May and 11 June 2018** – copies herewith, to be approved as a correct record and signed by the Chairman.

ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)

- 5 **Budgetary Control Report 2018/2019 - Period Ended 26 June 2018**
- Report of the Assistant Chief Executive (Finance and Human Resources)

Summary

The report covers revenue expenditure and income for the period from 1 April 2018 to 26 June 2018. The 2018/2019 budget and the actual position for the period, compared with the estimate at that date, are given, together with an estimate of the out-turn position for services reporting to this Board.

The Contact Officer for this report is Nigel Lane (719371).

- 6 **Planning Applications** – Report of the Head of Development Control.

Summary

Town and Country Planning Act 1990 – applications presented for determination

The Contact Officer for this report is Jeff Brown (719310).

- 7 **Exclusion of the Public and Press**

Recommendation:

That under Section 110A(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.

EXEMPT INFORMATION (GOLD PAPERS)

- 8 **Breach of Planning Control, Nether Whitacre** - Report of the Head of Development Control.

The Contact Officer for this report is Jeff Brown (719310).

- 9 **Tree Preservation Order, Over Whitacre** - Report of the Head of Development Control.

The Contact Officer for this report is Jeff Brown (719310).

JERRY HUTCHINSON
Chief Executive

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

5 March 2018

Present: Councillor Simpson in the Chair.

Councillors Bell, Chambers, L Dirveiks, N Dirveiks, Hayfield, Henney, Jarvis, Jenns, Morson, Phillips, Reilly, Smitten, Symonds and A Wright

An apology for absence was received from Councillor Sweet (substitute Councillor N Dirveiks)

Councillor Humphreys was also in attendance and with the Chairman's permission spoke on Minute No 66 – Planning Applications (Application No 2016/0280 - Land Opposite 84 To 104, Orton Road, Warton, B79 0HU).

Councillors Smith and D Wright were also in attendance and with the Chairman's permission spoke on Minute No 66 – Planning Applications (Application No 2017/0547 - Corley View, Highfield Lane, Corley, CV7 8BJ).

Councillor Moss was also in attendance

64 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillors Bell, N Dirveiks, Hayfield, Jenns, Hayfield and Reilly declared non-pecuniary interests in Minute No 66 – Planning Applications (Application No 2016/0280 - Land Opposite 84 To 104, Orton Road, Warton, B79 0HU and Application No 2017/0547- Corley View, Highfield Lane, Corley, CV7 8BJ).

Councillor A Wright declared a non-pecuniary interest in Minute No 66 – Planning Applications (Application No 2017/0335 - Land Adjacent 1, Jean Street, Baddesley Ensor, CV9 2EA).

65 **Minutes**

The minutes of the meetings of the Board held on 15 January and 5 February 2018, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

66 **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 2016/0280 (Land Opposite 84 To 104, Orton Road, Warton, B79 0HU) and Application No 2017/0202 (Land rear of 29 to 40 Little Warton Road, Warton) the Council is minded to support the development but that further discussions take place with officers and the Chairman, Vice-Chairman, Opposition Spokesperson and local Ward Member in respect of Section 106 issues and to see if there is any possibility of an amended access into the site;

[Speakers Andy Newton, David Walliams, Ian Ritchie and Christopher Timothy]

- b That in respect of Application No 2017/0237 (Land Rear Of 1 To 6, Copeland Close, Warton) planning permission be granted subject to appropriate changes to the conditions set out in Appendix A to the report of the Head of Development Control to reflect the receipt of the amended plan and the accompanying Section 106 Agreement;

[Speaker Janet Hodson]

- c That consideration of Application No 2017/0335 (Land Adjacent 1, Jean Street, Baddesley Ensor, CV9 2EA) be deferred for a site visit;

[Speakers Elaine Whittle and Jack Sweet]

- d That provided the Applicant first enters in to a Section 106 Agreement as set out in the report of the Head of Development Control and no adverse comments are received from the Highway Authority, Application No 2017/0384 (Land Rear of 66 To 71, Arden Forest Estate, Ridge Lane) be approved subject to the conditions specified in the said report;

[Speaker Steve Faizey]

- e That Application No 2017/0465 (Clinic And Welfare Centre, Coventry Road, Kingsbury, B78 2LN) be approved subject to the amendment of the conditions set out in the report of the Head of Development Control as follows

- i) Vary condition 5 so as to require a construction management plan but to explicitly identify the gardens of the yet uncompleted plots 4, 5 and 6 to the south as the area for the site compound; and
- ii) To add a condition requiring all deliveries to the retail units being made by LGV's or by car.

[Speaker Peter Halfpenny]

- f That Application No 2017/0524 (The Old School, Nuneaton Road, Ansley, CV10 0QR) be approved subject to the amendment of the following conditions set out in the report of the Head of Development Control to read as follows:

“Condition 3

Vehicle sales shall only take place between 0830 to 2000 hours on Mondays to Fridays; between 0830 to 1800 hours on Saturdays, 1000 and 1600 on Sundays and shall not take place at any time on Bank Holidays, Good Friday or Christmas Day.

Condition 5

No more than 25 vehicles shall be displayed on site for sale at any one time and this shall be restricted to vehicles only, with no caravans; vehicles over 3.5 tonnes or other commercial vehicles being displayed or advertised for sale from the land.”

[Speaker Heidi Merrall-Thorn]

- g That Application No 2017/0547 (Corley View, Highfield Lane, Corley, CV7 8BJ) be refused for the following reasons:

“The proposed change of use represents inappropriate development in the Green Belt where there is a presumption of refusal in accordance with the NPPF. Although weight is given to the applicant's personal circumstances as material consideration, it is considered that such material considerations do not outweigh the harm by definition of this inappropriate development. The Council can demonstrate a five year land supply for gypsy and traveller sites in the Borough and so its policies on gypsy and travellers are up to date. Thus to allow a proposal in this rural Green Belt location would be contrary to Development Plan Policy NW2, NW3 and NW8 in the North Warwickshire Core Strategy 2014 and to formal advice given in the NPPF and PPTS.”

[Speaker Angus Murdoch]

- h That consideration of Application No 2018/0025 (Hillcrest Boarding Kennels, Birmingham Road, Water Orton, B46 1TG) be deferred for a site visit;**

[Speakers Stephen Haynes, Mandy Gardner and Nick Sarjant]

- i That in respect of Application No 2018/0084 (The Council House, South Street, Atherstone, CV9 1DE) the removal of the tree is agreed and that a suitable replacement tree be replanted in the garden;**
- j That in respect of Application No 2018/0085 (St Mary And All Saints Church, Coventry Road, Fillongley, Coventry, CV7 8ET) the works as proposed be agreed; and**
- k That in respect of Application No 2018/0023 (Land south east of M42 Junction 10, Trinity Road, Dordon)**
 - i) a Public Path Order be made as described in the report of the Head of Development Control and that it then be the subject of a period of consultation. If there are no objections received, or modifications required, then the Order be referred to the Secretary of State as an Unopposed Order; and**
 - ii) if objections are received or there are representations received that warrant modifications, then the matter be referred back to the Board for consideration.**

67 Planning Legislation Update

The Head of Development Control brought Members up to date with the Government's latest position in respect of changes to planning legislation and advice.

Resolved:

That the report be noted.

Mark Simpson
Chairman

**Planning and Development Board
5 March 2018
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5/5	PAP/2016/0280	A Newton	Objection	1/3/18
		A Newton	Objection	28/2/18
		Agent	E-mail	28/2/18
5/11	PAP/2017/0237	L Clinton	Representation	2/3/18
		Agent	E-mail	2/3/18
5/93	PAP/2017/0384	Agent	E-mail	27/2/18
		WCC Highways	E-mail	28/2/18
5/104	PAP/2017/0465	Applicant	E-mails	2/3/18
5/125	PAP/2017/0524	Applicant	E-mail	23/2/18
5/173	PAP/2018/0084	Atherstone Town Council	Representation	16/2/18
5/179	PAP/2018/0085	Fillongley Parish Council	Representation	20/2/18

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

9 April 2018

Present: Councillor Simpson in the Chair.

Councillors Bell, L Dirveiks, N Dirveiks, Gosling, Hayfield, Jarvis, Jenns, Lewis, Morson, Phillips, Reilly, Smitten, Symonds and A Wright

Apologies for absence were received from Councillor Chambers (substitute Councillor N Dirveiks), Henney (substitute Councillor Gosling) and Sweet (substitute Councillor Lewis)

Councillors Humphreys, Moss and Clews were also present and with the permission of the Chairman spoke on Minute No 70 b, c and d respectively.

68 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Reilly declared a non-pecuniary interest in Minute No 70 e – Planning Applications (Application Nos 2018/0034 and 2018/0036, Former B Station Site, Faraday Ave, Hams Hall, Coleshill, B46 1AL) and took no part in the consideration of this item.

Councillor A Wright declared a non-pecuniary interest in Minute No 70 a – Planning Applications (Application No 2017/0335 - Land Adjacent 1, Jean Street, Baddesley Ensor, CV9 2EA) and took no part in the consideration of this item.

In respect of Minute No 70 Planning Applications (Application No 2018/0058 - Copperfields, Dog Lane, Nether Whitacre), the Monitoring Officer had granted Members a dispensation to consider and determine the Application.

69 **Appeal Update**

The Head of Development Control brought Members up to date with the outcome of recent appeal decisions. In particular attention was drawn to the recent Daw Mill decision.

Resolved:

That the report be noted.

70 **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 2017/0335 (Land Adjacent 1, Jean Street, Baddesley Ensor, CV9 2EA) be approved subject to the conditions set out in the report of the Head of Development Control;**

Speakers Elaine Whittle and Jack Sweet

- b **That the Board is minded to support Application No 2017/0551 (Land South Of Warton Recreation Ground, Orton Road/Barn End Road, Warton) subject to completion of a Section 106 Agreement and planning conditions but that further discussions are held with a view to an access onto Orton Road and that the final determination of the Application be delegated to the Head of Development Control in consultation with the Board's Chairman, Vice Chairman, Opposition Spokesman and Local Members;**

Speakers Mark Simkins, Linda Cater and Ben Cook

- c **That providing there are no objections from the Highway and Flooding Authorities, that cannot be resolved by way of planning conditions, Applications No 2018/0005 and 2018/0006 (Aston Villa Training Ground, Bodymoor Heath Lane, Bodymoor Heath, B78 2BB) be approved subject to the conditions set out in the report of the Head of Development Control, but with the omission of conditions 3a, 3b and 4 on Application No 2018/0006;**

Speaker Shaun Darke

- d **That Application No 2018/0025 (Hillcrest Boarding Kennels, Birmingham Road, Water Orton, B46 1TG) be approved subject to a the revised conditions as set out in the report of the Head of Development Control, but as further amended in the case of condition 4 as set out below and subject to the grant of planning permission being for a temporary period of one year.**

"4. The holding kennels hereby permitted shall not receive or allow collection of animals other than between 0800 and 1800

hours Mondays to Fridays and 0800 and 1200 hours on Saturdays, Sundays, Public Holidays and Bank Holidays.”

Speakers Stuart Wootton and Stephen Haynes

- e That Applications No 2018/0034 and 2018/0036 (Former B Station Site, Faraday Ave, Hams Hall, Coleshill, B46 1AL) be approved as set out in the report of the Head of Development Control, subject to the minor alterations as verbally outlined to the Board;**
- f That Application No 2018/0058 (Copperfields, Dog Lane, Nether Whitacre, B46 2DT) be approved subject to the conditions set out in the report of the Head of Development Control;**
- g That Applications No 2018/0078 and 2018/0079 (80-82, High Street, Coleshill, B46 3AH) be approved subject to the conditions set out in the report of the Head of Development Control;**
- h That in respect of Application No 2018/0094 (St Andrews Home, Blythe Road, Coleshill, B46 1AF), the applicant be informed that the Council is not minded to support the removal of the condition for the reasons outlined in the report of the Head of Development Control, but that he be invited to meet with appropriate Board Members in order to explore a variation of the condition acceptable to both parties;**
- i That in respect of Application No 2018/0129 (Cole End Park, Lichfield Road, Coleshill) the works may proceed but that suitable replacement trees are planted in consultation with the Coleshill Town Council and that the agreed works are undertaken in accordance with the appropriate legislation in respect of the bird nesting season;**
- j That Application No 2018/0140 (Land East of Castle Road & North of Camp Hill Road, Hartshill & Nuneaton) be noted at this time and a site visit be arranged;**
- k That subject to no objections being received before 12 April 2018, Application No 2018/0185 (Recreation Ground, Johnson Street, Wood End, CV9 2RS) be approved subject to the planting of an appropriate replacement tree and undertaken in accordance with the appropriate legislation in respect of the bird nesting season; and**
- l That subject to no objections being received before 12 April 2018, Application No 2018/0186 (Meadow Street Park And**

Gardens, Meadow Street, Atherstone) be approved and that the works be undertaken in accordance with the appropriate legislation in respect of the bird nesting season.

71 NPPF Consultation on Proposed Changes

The Assistant Chief Executive and Solicitor to the Council brought Members up to date with main changes being proposed in the recent consultation into the NPPF.

Resolved:

- a That the consultation be noted; and**
- b That the Assistant Chief Executive and Solicitor to the Council be authorised to respond accordingly to the consultation including comments made by Members.**

Mark Simpson
Chairman

**Planning and Development Board
9 April 2018
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5/5	PAP/2017/0335	Site Visit	Note	29/3/18
5/40	PAP/2017/0551	Agent L Cater	E-mail Objection	5/4/18 9/4/18
5/64	PAP/2018/0005 and PAP/2018/0006	WCC Flooding WCC Highways Rambler Association WWT Sport England	Consultation Consultation Consultation Consultation Consultation	29/3/18 29/3/18 29/3/18 3/4/18 28/3/18
5/85	PAP/2018/0025	Site Visit	Note	29/3/18
5/103	PAP/2018/0034 and PAP/2018/0036	Applicant Applicant	Letter E-mail	28/3/18 3/4/18
5/172	PAP/2018/0129	Coleshill Town Council	Representation	3/4/18

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

14 May 2018

Present: Councillor Simpson in the Chair.

Councillors Bell, L Dirveiks, Hayfield, Henney, Jarvis, Lewis, Morson, Phillips, Reilly, Smith, Smitten, Sweet, Symonds and A Wright

Councillors Clews and Gosling were also in attendance.

The Board thanked Councillors Chambers and Jenns for their work on the Board.

1 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillors Bell, Hayfield, Reilly and A Wright declared a non-pecuniary interest in Minute No 2 – Planning Applications (Application No 2018/0011) by virtue of being Members of Warwickshire County Council.

Jeff Brown, Head of Development Control, declared a non-pecuniary interest in Minute No 2 – Planning Applications (Application No 2018/0011) by virtue of being the Chair of Governors for the Michael Drayton School. He took no part of the consideration of that item.

2 **Planning Applications**

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

Resolved:

a That in respect of Application No 2018/0011 (Michael Drayton School, The Woodlands, Hartshill, CV10 0SW):

i) no objection be raised but that the County Council be requested to consider the potential for increased car parking by replacing grass verges within The Woodlands estate with parking lay-bys, together with land at the turning circle off Church Road; and

ii) that Members' concern regarding the future provision of school places and parking at school be addressed by inviting the Local Education Authority to a meeting with Members.

b That Application No 2018/0053 (Land South of Gardeners Cottage, Pooley Lane, Polesworth) be deferred for an

independent review of the highways issues related to the application;

- c That Application No 2018/0082 (92, Coleshill Road, Hartshill, CV10 0PH) be approved subject to the conditions set out in the report of the Head of Development Control;

[Speaker Mrs L Duester]

- d That in respect of Application No 2018/0094 (St Andrews Home, Blythe Road, Coleshill, B46 1AF) the Council does not agree to the removal of the condition for the reasons set out in the report of the Head of Development Control;
- e That in respect of Application No 2018/0095 (20, Hawthorn Way, Hartshill, Nuneaton, CV10 0XQ) consent be granted; and
- f That Application No 2018/0133 (St Georges House, Gerards Way, Coleshill, B46 3FG) be deferred for a site visit.

[Speaker Terry Wright]

3 Corporate Plan Targets 2017/18

The Head of Development Control reported on the action taken on a number of targets as set out the 2017/2018 Corporate Plan.

Resolved:

- i) That the report be noted and thanks be given to Officers for their work on the issues reported;
- ii) That a presentation be made to this Board on Section 106 agreements; and
- iii) That the Executive Board be recommended to establish a Member working group on Section 106 agreements.

4 Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April 2017- March 2018

The Chief Executive reported on the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April 2017 to April 2018.

Resolved:

That the report be noted.

5 **Appeal Update**

The Head of Development Control brought Members up to date in respect of the recent Daw Mill appeal decision.

Resolved:

That the report be noted at this time.

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 item of business on the grounds that it involves the likely disclosure of exempt information as defined in Schedule 12A to the Act.

7 **Tree Preservation Order**

The Board was asked to consider the making of a Tree Preservation Order in respect of trees at St Mary's Church in No Man's Heath.

Resolved:

That an Order is made for the reasons set out in the report of the Head of Development Control in respect of trees at St Mary's Church in No Man's Heath and that any representations duly made be referred back to the Board in due course for consideration as to whether to confirm the Order or not.

8 **Appeal Update**

The Assistant Chief Executive and Solicitor to the Council and Head of Development Control gave further details on the cases referred to in the report.

Resolved:

- i) That a quarterly update on the five year housing supply be reported to the Member working group recommended in Minute No 3 iii); and**
- ii) That a presentation be given to Members on the five year housing supply issue.**

Mark Simpson
Chairman

NORTH WARWICKSHIRE BOROUGH COUNCIL

**MINUTES OF THE
PLANNING AND DEVELOPMENT BOARD**

11 June 2018

Present: Councillor Simpson in the Chair.

Councillors Bell, Clews, L Dirveiks, Hayfield, Henney, Jarvis, Lewis, Phillips, Reilly, Smith, Smitten, Sweet and Symonds.

Apologies for absence were received from Councillors Morson and Councillor A Wright (substitute Councillor Clews).

9 Disclosable Pecuniary and Non-Pecuniary Interests

None were disclosed at the meeting.

10 Planning Applications

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

Resolved:

- a That in respect of Application No 2018/0012 (Horiba Mira Ltd, Watling Street, Caldecote, Nuneaton) no objection be raised and the application be supported;**
- b That in respect of Application No 2018/0014 (Judkins Recycling Centre, Tuttle Hill, Nuneaton, CV10 0HU) the Council raises no objection in principle but recommends that the Nuneaton and Bedworth Borough Council should assess the need for any infrastructure improvements within Hartshill, affect on schools and highways implications (particularly the accessways from this site onto the major or strategic road network) as a consequence of any approval;**
- c That in respect of Application No 2013/0020 (Plot 1 Ocado, Phase 2, Danny Morson Way, Birch Coppice Business Park, Dordon, B78 1SE):**
 - i) That the recommendation set out in Appendix A to the report of the Head of Development Control be agreed;**
 - ii) That the Board receive reports as appropriate, from officers in order to monitor noise emissions from the site; and**

- iii) That Officers attend tenants' meetings as required to raise any relevant noise issue for the Birch Coppice site as a whole

[Speakers Jess Powell, Mike Brownstone and Jonathan Bomfrey]

- d That with respect to Application No 2017/0413 Land north of Grendon Road, Polesworth:

- i) That the Board is minded to approve the application and the decision whether to grant planning permission be delegated to the Head of Development Control in consultation with the Chairman of the Board and Opposition Spokesman including the final details of the section 106 Agreement and subject to conditions set out in the said report and subject to the conditions arising from the Highway Authority's response; the future maintenance of the surface water drainage arrangements as well as the maintenance of on-site open space as shown on the approved plan; and

- ii) That the Board undertake a site visit to the area to consider the overall implications of development

- e That Application No 2018/0133 (St Georges House, Gerards Way, Coleshill, B46 3FG) be approved given the limited amenity value of the current condition of the tree, subject to a tree replacement condition to be agreed by the Head of Development Control;

[Speaker Terry Wright]

- f That in respect of Application No 2018/0206 (Co-op Supermarket, 123 Long Street, Atherstone, CV9 1AB) the works may continue without the need for a Tree Preservation Order;

- g That Application No 2018/0235 (L'abri, Ansley Lane, Arley, Coventry, Warwickshire, CV7 8FU) be deferred for a site visit;

- h That Application No 2018/0282 (Alder Court and Heather Court, Friary Road, Atherstone, CV9 3AE) be approved subject to the conditions set out in the report of the Head of Development Control;

- i That the receipt of Application No 2018/0287 (Former Sparrowdale School & Recycling Centre, Spon Lane, Grendon, CV9 2PD) be noted and a site visit be arranged;

- j That in respect of Application No 2018/0023 (Land south east of M42 Junction 10, Trinity Road, Dordon):**
- i) Public Path Order AE55 not be confirmed for the reasons given in the the report of the Head of Development Control;**
 - ii) Public Path Order AE55 (Number 2) be made and circulated for consultation; and**
 - iii) Provided no objections are received, that Order be confirmed.**
- k That with respect to Application No 2018/0053 (Land South of Gardeners Cottage, Pooley Lane, Polesworth):**
- i) That the Board is minded to support the application and the decision whether to grant planning permission be delegated to the Head of Development Control in consultation with the Chairman of the Board and Opposition Spokesman including the final details of the section 106 Agreement, subject to the conditions set out in the report and subject to the additional conditions with regard to Highways matters; and**
 - ii) That the Chairman, Vice Chair and Opposition Spokesman meet with the Cabinet Member for Highways at Warwickshire County Council.**

11 Appeal Update

The Head of Development Control brought Members up to date in respect of three recent appeal decisions.

Resolved:

That the report be noted at this time.

Mark Simpson
Chairman

Agenda Item No 5

Planning and Development Board

9 July 2018

**Report of the Assistant Chief Executive
(Finance and Human Resources)**

**Budgetary Control Report
2018/2019
Period Ended 26 June 2018**

1 Summary

- 1.1 The report covers revenue expenditure and income for the period from 1 April 2018 to 26 June 2018. The 2018/2019 budget and the actual position for the period, compared with the estimate at that date, are given, together with an estimate of the out-turn position for services reporting to this Board.

Recommendation to the Board

That the report be noted and that the Board requests any further information it feels would assist it in monitoring the budgets under the Board's control.

2 Introduction

- 2.1 Under the Service Reporting Code of Practice (SeRCOP), services should be charged with the total cost of providing the service, which not only includes costs and income directly incurred, but, also support costs relating to such areas as finance, office accommodation, telephone costs and IT services. The figures contained within this report are calculated on this basis.

3 Overall Position

- 3.1 Net expenditure for those services that report to the Planning and Development Board as at 26 June 2018 is £98,395 compared with a profiled budgetary position of £53,710; an overspend of £44,685 for the period. Appendix A to this report provides details of the profiled and actual position for each service reporting to this Board, together with the variance for the period. Where possible, the year-to-date budget figures have been calculated with some allowance for seasonal variations in order to give a better comparison with actual figures. Reasons for the variations are given, where appropriate, in more detail below.

3.2 Planning Control

- 3.2.1 Income is currently behind the forecast budget by £45,524 which is due to the lower number and smaller size of applications received to date. There are however a number of known larger applications which are expected.

3.3 Local Land Charges

3.3.1 Income from Local Land Charges is currently less than the profile due to a change in the mix of high and low valued searches being conducted.

4 Performance Indicators

4.1 In addition to the financial information provided to this Board when the budgets were set in February, performance indicators were included as a means of putting the financial position into context. These are shown at Appendix B.

4.2 *Planning Control* - The gross and net cost of planning applications have increased due to the reduction in number and size of the applications received.

4.3 The gross cost per Land Charge is less than expected due to the higher number of searches undertaken. The net cost per Land Charge has increased in comparison to the profiled cost due to a change in the mix of searches between full searches and Official Register searches.

5 Risks to the Budget

5.1 The key risks to the budgetary position of the Council from services under the control of this Board are:

- The need to hold Public Inquiries into Planning Developments. Inquiries can cost the council around £50,000 each.
- A change in the level of planning applications received. A fall in applications would lead to a reduction in planning income, whilst an increase in applications increases the pressure on staff to deal with applications in the required timescales.
- The Government requires all planning applications to be dealt with within 26 weeks. If this is not achieved, the costs of the application must be borne by the authority. Whilst the Planning team deal with almost 100% of current applications within this time, there is a potential that some may slip, leading to a decline in the Planning income level.

5.2 A risk analysis of the likelihood and impact of the risks identified above are included in Appendix B.

6 Estimated Out-turn

6.1 If planning income continues at the current level, the original estimate of £114,810 for net Board expenditure will increase. However, if the income pattern of last year is repeated, income will rise later in the year. Given the potential for variation, no changes have been made to the estimated out-turn.

6.2 The figures provided above are based on information available at this time of the year and are the best available estimates for this board, and may change as the financial year progresses. Members will be updated in future reports of any changes to the forecast out turn.

7 Building Control

7.1 The approved budget provision for Building Control is £20,000, which will be more than sufficient to cover the full year costs currently estimated by the Partnership of £7,960. We will continue to liaise with Nuneaton and Bedworth Borough Council to monitor this over the course of the year.

8 Report Implications

8.1 Finance and Value for Money Implications

8.1.1 Income and Expenditure will continue to be closely managed and any issues that arise will be reported to this Board at future meetings.

8.2 Environment and Sustainability Implications

8.2.1 The Council has to ensure that it adopts and implements robust and comprehensive budgetary monitoring and control, to ensure not only the availability of services within the current financial year, but in future years.

The Contact Officer for this report is Nigel Lane (719371).

APPENDIX A

Planning and Development Board

Budgetary Control Report 2018/2019 as at 26 June 2018

Cost Centre	Description	Approved Budget 2018/2019	Profiled Budget June 2018	Actual June 2018	Variance	Comments
4009	Planning Control	22,250	37,515	80,019	42,504	comment 3.2
4010	Building Control Non fee-earning	35,440	3,690	3,860	170	
4012	Conservation and Built Heritage	47,140	11,785	11,773	(12)	
4014	Local Land Charges	360	(1,686)	1,015	2,701	Comment 3.3
4018	Street Naming & Numbering	9,620	2,405	1,729	(677)	
	TOTALS	114,810	53,710	98,395	44,685	

Performance Indicators for Budgets Reporting to the Planning and Development Board

	Budgeted Performance	Profiled Budgeted Performance	Actual Performance to Date
Planning Control			
No of Planning Applications	1,000	250	174
Gross cost per Application	£759.26	£750.00	£815.95
Net cost per Application	£22.25	£150.06	£459.88
Caseload per Planning Officer			
All applications	185	46.3	33.8
Local Land Charges			
No of Searches	550	138	374
Gross cost per Search	£97.49	£79.07	£27.72
Net cost per Search	£0.65	-£12.26	£2.72

Risk Analysis

	Likelihood	Potential impact on Budget
Need for public enquiries into planning developments	Medium	High
Decline in planning applications leading to a reduction in Planning Income.	Low	Medium
Applications not dealt with within 26 weeks, resulting in full refund to applicant.	Low	Medium

Agenda Item No 7

Planning and Development Board

9 July 2018

**Report of the
Chief Executive**

Exclusion of the Public and Press

Recommendation to the Board

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.

Agenda Item No 8

Breach of Planning Control, Nether Whitacre – Report of the Head of Development Control

Paragraph 6 – by reason of the need to consider the legal implications contained within the report

Agenda Item No 9

Tree Preservation Order, Over Whitacre – Report of the Head of Development Control

Paragraph 6 – by reason of the need to consider the legal implications contained within the report

The Contact Officer for this report is David Harris (719222)