

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

3 February 2025

Present: Councillor Simpson in the Chair

Councillors Bell, Chapman, Dirveiks, Fowler, Hayfield, Humphreys, Jarvis, Parsons, O Phillips, H Phillips, Ridley and Ririe.

Apologies for absence were received from Councillor Bates, Hobley, Gosling (Substitute Councillor O Phillips) and Reilly.

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

Councillor Parsons declared a non-pecuniary interest in Minute No 86 (Submission of Polesworth Neighbourhood Plan for Referendum)

Councillors H Phillips and O Phillips declared non-pecuniary interests in Minute No 67e (Application No PAP/2024/0586 – Land 400 Metres West of Camp Farm, Knowle Hill, Hurley).

65 **Minutes**

The minutes of the meeting of the Planning and Development Board held on 6 January 2025, copies having previously been circulated, were approved as a correct record, and signed by the Chairman.

Note: Due to the number of members of the public who had attended in relation to the Applications at Minute Nos 67k and 67l, below the Chairman proposed, and the Board agreed, to consider those items first

66 **Submission of Polesworth Neighbourhood Plan for Referendum**

The Chief Executive Informed Members on the progress of the Polesworth Neighbourhood Plan and sought approval for a formal referendum to take place, in accordance with regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

Resolved:

- a That a referendum for the Polesworth Neighbourhood Plan (as amended) be taken forward; and**
- b That officers undertake some research with those groups that have been involved in the preparation of Neighbourhood Plans, in order to understand how the process might be improved, and that this is referred back to the Board.**

67 Planning Applications

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

Resolved:

- a That Application No: PAP/2023/0386 – The Rectory, Rectory Farm Estate, Main Road, Baxterley, Atherstone, CV9 2LW be granted subject to the conditions set out in the report of the Head of Development Control;**
- b That in respect of Application No: PAP/2024/0577 - Land North Of Park Lane Farm, Park Lane, Astley be noted and that a site visit be undertaken prior to its determination;**
- c That Application No: PAP/2024/0575 - Land Adjacent to Coleshill Manor, Off South Drive, Coleshill, B46 1DF be granted subject there being no objections received that cannot be overcome by the imposition of planning conditions, and subject to the conditions set out in the report of the Head of Development Control. In the event of an objection that cannot be so overcome, then the matter is referred back to the Board;**
{Speaker: Richard Gamble}
- d That Application No: PAP/2024/0582 - Land West of Marston Fields Farm, Kingsbury Road, Lea Marston be noted and that Members visit the site prior to determination of the application;**
- e That Application No: PAP/2024/0586 - Land 400 Metres West Of Camp Farm, Knowle Hill, Hurley, Warwickshire be noted and and that Members visit the site prior to determination of the application;**
{Speaker: John Given}
- f That Application No: PAP/2024/0453 - Lynwyn, Botts Green Lane, Over Whitacre, Coleshill, B46 2NY be granted subject to the submission of a Section 106 undertaking based on the content of the report and subject to the conditions set out in the report of the Head of Development Control;**
- g That Application No: PAP/2018/0686 - Kingsbury Hall, Coventry Road, Kingsbury be noted and a site visit be arranged;**
- h That Application No: PAP/2024/0546 - Wood End Recreation Ground, Johnson Street, Wood End be deferred for further information;**

- I That the Council does not wish to submit any representations in respect of Application No: CON/2025/0003 - A46 Walsgrave Junction, Coventry;**
- j That Application No: PAP/2024/0513 and 2024/0514 - Trent House, 102, Long Street, Atherstone, CV9 1AN**
 - a That the principle of the development be agreed but that revisions be made to the design of the new houses , and these be referred back to the Board for determination; and**
 - b That subject to there being no objection from the Lead Local Flood Authority (“LLFA”) that cannot be overcome by conditions, both planning and listed building consents be granted subject to the conditions set out in the report of the Head of development Control. If the objection is not removed, then the matter to be referred back to the Board.**
- k That Application No: PAP/2022/0423 - Land to the south of, Watling Street, Caldecote, CV10 0TS be granted, subject to the conditions already reported to the Board in January 2025, together with the completion of a Section 106 Agreement based on the matters included in the Officer Report to that same meeting.**

Speakers: {Mark Simpson, Andy Macdonald and Graeme Warriner}

- I That in respect of Application No: PAP/2023/0071- Land 800 Metres South Of Park House Farm, Meriden Road, Fillongley, it was resolved that:**

“in light of the updated NPPF of December 2024, the Council’s position is that purpose (c) of including land within the Green Belt, as defined by para 143 of the NPPF, continues to apply, and thus the Council’s position in respect of this appeal remains unchanged”.

68 PAP/2024/0559 – Prior Approval for Demolition

The Head of Development Control referred the decision on application PAP/2024/0559 to the board in order to inform Members of the Local Planning Authority's decision to not require prior approval for the demolition of the bungalow and garage at 88 Birchmoor Road, Polesworth.

Resolved:

That the decision made be noted.

69 Infrastructure Funding Statement.

The Head of Development Control presented the Infrastructure Funding Statement is an annual report which set out the financial contributions received through Section 106 Agreements in the last year and highlighted what had been spent and how any monies retained will be expended.

Resolved:

That the Statement be noted and published and that further meetings of the Section 106 Group be arranged.

70 Reforming Planning Committees.

The Head of Development Control explained that the Government, as part of its planning reforms is to introduce a Planning and Infrastructure Bill later this year. One of the proposals that might be included is the reform of present Local Planning Authority planning decision-making processes. It has published a working paper in order see whether to include such a reform in that Bill. The Board was invited to respond.

Resolved:

That the Board resolves to convene a separate meeting for all Members in order to discuss the issues raised.

71 General Fund Revenue Budget – 2024/25 Forecast and 2025/26 Estimates and Fees and Charges.

The Interim Corporate Director – Resources (Section 151 Officer) reported on the revised budget for 2024/25 and an estimate of expenditure for 2025/26, together with forward commitments for 2026/27, 2027/28 and 2028/29. It also included a review of the fees and charges for Planning and Development with recommendations for increases.

a That the forecast budget for 2024/25 be approved;

b That the 2025/26 estimates, as presented in the report for inclusion in the overall Tax Set 2025/26 report for the Executive Board on 10 February 2025, be approved;

- c That the growth bid for planning appeals of £225,000 for 2025/26 in line with the current year, the figure is included in the figures reported in Appendix A & B, be approved;
- d That the growth of £44,870 required to remain in the Central Building Control Partnership, the figures are already included in the figures presented be approved; and
- e That the fees and charges as detailed in Appendix C be approved.

72 Exclusion of the Public and Press

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 paragraphs 5 and 6 of Schedule 12A to the Act.

73 Enforcement Actions

The Head of Development Control provided a summary for the Board detailing the current planning position and proposed enforcement actions on the site and adjacent land parcels.

Resolved:

That the recommendation, as set out in the report of the Head of Development Control, be approved.

74 Exempt extract of the Minutes of the meeting of the Planning and Development Board held on 6 January 2024.

That the exempt extract of the Minutes of the meeting of the Planning and Development Board held on 6 January 2024, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

M Simpson
Chairman