

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

7 April 2025

Present: Councillor Simpson in the Chair

Councillors Bates, Bell, Dirveiks, Fowler, Hayfield, Hobley, Humphreys, Jarvis, Parsons, H Phillips, O Phillips, Ridley and Smith.

Apologies for absence were received from Councillors Ririe (Substitute Councillor O Phillips) Chapman (Substitute Councillor Jackson) and Reilly (Substitute Councillor S Smith).

83 Disclosable Pecuniary and Non-Pecuniary Interests

Councillor Ridley declared non-pecuniary interests in Minute No 85e (Application No's: PAP/2025/0008 - Land East Of And 75 Metres North Of Oaklands, Dordon) and Minute No 85g (Application No: PAP/2024/0446 - 64-66, Long Street, Dordon, B78 1SL) by reason of being a Dordon Parish Councillor.

84 Minutes

The minutes of the meeting of the Planning and Development Board held on 3 March 2025, copies having previously been circulated, were approved as a correct record, and signed by the Chairman.

85 Planning Applications

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

Resolved:

- a That Application No: PAP/2025/0091 - Land between Rush Lane, and Tamworth Road, Cliff, Kingsbury be noted;**
- b That Application No: PAP/2023/0314 - Land North West Of Newton Regis Village Hall, Austrey Lane, Newton Regis be refused for the reasons set out in the report of the Head of Development Control;**

[Speaker: David Clarke]
- c That Application No: PAP/2024/0113 - Coachmans Cottage, Purley Chase Lane, Mancetter, Atherstone, CV9 2RQ be granted, subject to the conditions set out in the report of the Head of Development Control;**

- d That Application No: PAP/2024/0546 - Wood End Recreation Ground, Johnson Street, Wood End be granted and three replacement trees are planted as set out in the plan as set out in Appendix A to the Head of Development Control's report.**
- e That in respect of Application No 2025/0008 - Land East Of and 75 Metres North Of Oaklands, Dordon be granted subject to the conditions set out in the report of the Head of Development Control;**

[Speaker: Mark Fletcher]

- f That in respect of the following applications at Blackgreaves Farm, Blackgreaves Lane, Lea Marston, Sutton Coldfield, B76 0DA:**

- a) That planning permission be granted for Application PAP/2019/0451 subject to:**

- i) The substantial completion of the bund and acoustic fencing together with the removal of temporary structures and vehicles, as all defined through a completed Section 106 Agreement, with**
- ii) the draft heads of Terms of that Agreement being referred back to the Board for consideration, together with a**
- iii) draft schedule of planning conditions for consideration by the Board, based on those set out in the report of the Head of Development Control.**

- b) That planning permission be granted for Application PAP/2022/0170 subject to the requirement for a legal agreement requiring the removal of containers on the adjacent land at the shooting club and to the planning conditions set out in the report of the Head of Development Control.**

- c) That planning permission be granted for Application PAP/2023/0567 subject to the planning conditions as set out in the report of the Head of Development Control.**

[Speakers: Ian Watts, M McNulty and Louise Thorne]

- g That Application No: PAP/2024/0446 - 64-66, Long Street, Dordon, B78 1SL be deferred for a site visit; and**

[Speakers: Terri Adams, Chris Evans and Ray Evans]

- h That application No: PAP/2023/0324 - White Hart Inn, Ridge Lane, Nuneaton, CV10 0RB be refused, for the following reason:**

“It is not considered that the proposal accords with Policy LP29 (6) of the North Warwickshire Local Plan 2021 and Policy H1(b) of the Mancetter Neighbourhood Plan 2016, in that it represents “tandem development” with no direct highway frontage access, thus leading to a situation where there are unacceptable road safety impacts at the site’s junction with Ridge Lane. This is because of a combination of the increased use of that narrow junction, the degree of on-street car parking along Ridge Lane limiting clear visibility, together with access being gained through an inadequately sized car park used by public house patrons as well as neighbouring residential properties.”

[Speakers: John Tither and William Brearley]

86 Planning and Infrastructure Bill

The Head of Development Control explained that the Government had published its Planning and Infrastructure Bill and the report provided a summary of the main matters that will be introduced if the Bill is enacted.

Resolved:

That the report be noted.

87 Submission of Fillongley Neighbourhood Plan for Public Consultation

The Chief Executive Informed Members of the submission of the Fillongley Neighbourhood Plan and sought approval to go out for a formal consultation in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

Recommended:

That the Fillongley Review Neighbourhood Plan be publicised for a six-week public consultation.

(The Chief Executive has subsequently received a notice signed by Councillors Hayfield, Hobley, H Phillips, Parsons, Jarvis and Humphries under Standing Order No 30(1)(b)(Minority Report) with regard to the decision of the Board on this matter and it is therefore referred to Council for confirmation).

88 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 item of business, on the grounds that it involves the likely disclosure of exempt information as defined by paragraphs 5 and 6 of Schedule 12A to the Act.

89 Exempt extract of the Minutes of the meeting of the Planning and Development Board held on 3 March 2025.

That the exempt extract of the Minutes of the meeting of the Planning and Development Board held on 3 March 2025, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

M Simpson
Chairman