

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

9 June 2025

Present: Councillor M Watson in the Chair

Councillors Bell, Chapman, Davey, Clews, Fowler, Hayfield, Hobley, Humphreys, Jenns, Parsons, H Phillips, Ridley, Ririe, S Watson and Whapples.

Apologies for absence were received from Councillors Simpson (Substitute Councillor Davey) Jarvis (Substitute Councillor Clews) Dirveiks (Substitute Councillor Hobley) and Guilmant (Substitute Councillor S Watson).

Also, in attendance was Councillor Michaela Jackson.

9 Disclosable Pecuniary and Non-Pecuniary Interests

Councillor Ridley declared a non-pecuniary interest in Minute 6e – Application No PAP/2024/0446 – 64–66 Long Street, Dordon by reason of being a member of Dordon Parish Council.

Councillors Jackson, Bell, Hobley and Humphreys declared a non-pecuniary interest in Minute No 6f – Application No: PAP/2024/0127 - Butchers Shop, Glenside, Ansley Lane, Arley, CV7 8FU by reason of attending meetings regarding to this application.

10 Minutes

The minutes of the meeting of the Planning and Development Board held on 20 May 2025, copies having previously been circulated, were approved as a correct record, and signed by the Chairman.

11 Adoption of Polesworth Neighbourhood Plan

The Chief Executive Informed Members of the progress of the Polesworth Neighbourhood Plan and sought approval to adopt in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012.

Recommendation to Council:

That the Polesworth Neighbourhood Plan be adopted and form part of the Development Plan for North Warwickshire and be noted.

12 Planning Applications

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

Resolved:

- a That Application No: PAP/2024/0395 – Dunton Stables Equine Centre, Bodymoor Heath Lane, Bodymoor Heath, B76 0EQ be refused for the following reason: “ The proposed development is within an isolated location in open countryside outside of a settlement boundary and not in a location well connected to and accessible to nearby services and facilities by sustainable modes of transport. It is not considered that the site provides for a range of sustainable modes of travel, including a safe and reasonable access to facilities and services in particular for children and those with mobility issues. The proposal is therefore contrary to Local Plan policies LP1 (Sustainable Development), LP2 (Settlement Hierarchy), LP10 (Gypsy and Traveller Sites) and LP29 (Development Considerations) of the North Warwickshire Local Plan 2021, as well as guidance within the National Planning Policy Framework and Planning Policy for Traveller Sites “;**
- b That Application No: PAP/2025/0027 - Land Between Holmfield and Oakdene, Bennetts Road North, Corley is granted planning permission subject to a schedule of conditions which shall first have been agreed by the Board Chairman, the Opposition Spokesperson and Ward Members;**

[Speaker: Dereck Beverley]
- c That Application No: PAP/2024/0582 - Land 230 Metres West of Marston Fields Farm, Kingsbury Road, Lea Marston, Warwickshire is granted subject to the conditions as set out in the Officer report at Appendix A and the recommended alteration to condition 11 as set out in the main Board report, together with the inclusion of the need to submit a Fire Risk Management Plan at pre-commencement stage;**

[Speakers Callum Wright and Luke Shackleton]
- d That Application No: PAP/ 2022/0423 - Land to the south of, Watling Street, Caldecote, CV10 0TS does not alter its resolution from its February 2025 meeting and that it is granted, subject to the conditions set out in report of the Head of Development Control;**

[Speakers Andy Macdonald and Graeme Warriner]

- e That Application No PAP/ 2024/0446 - 64-66, Long Street, Dordon, B78 1SL is refused for the following reason: “Notwithstanding the submitted plans, it has not been clearly demonstrated that the proposed use would provide sufficient and adequate car parking provision for occupants and visitors to the proposed site. The applicant has only been able to demonstrate that car parking can only be provided for 15 years rather than in perpetuity. This will be to the detriment of highway safety on Long Street and will be contrary of Policy DNP13(Car Parking along Long Street and New Street) of the Dordon Neighbourhood Plan 2023” and;

[Speakers Yasmin Kong and Ray Evans]

- f That Application No PAP/ 2024/0127- Butchers Shop, Glenside, Ansley Lane, Arley, CV7 8FU is refused for the reasons set out in the Supplementary report of the Head of Planning and Development Control.

[speakers Carolyn McKay and Gulraiz Siddique]

13 Appeal Update

The Head of Development Control brought Members up to date with recent appeal decisions.

Resolved:

That the report be noted.

14 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.

15 Authorisation to be granted for Planning injunctions under section 187B of the TCPA 1990

The Head of Legal Services sought authorisation to apply for Injunction proceedings.

Resolved:

That the recommendation set out in the report of the Head of Legal Services be approved.

16 **Exempt Extract of the Minutes of the Planning and Development Board held on 20 May 2025**

The confidential extract of the minutes of the Planning and Development Board held on 20 May 2025, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

17 **Enforcement Report**

The Head of Development Control sought delegated authority to the Head of Legal Services to commence enforcement action.

Resolved:

That recommendations 1 to 5 as set out in the report of the Head of Development Control be approved.

M Watson
Chairman