

## **NORTH WARWICKSHIRE BOROUGH COUNCIL**

### **MINUTES OF THE PLANNING AND DEVELOPMENT BOARD**

**1 September 2025**

Present: Councillor Simpson in the Chair

Councillors Bell, Chapman, Fowler, Guilmant, Hayfield, Humphreys, Jarvis, Jenns, Melia, Parsons, H Phillips, O Phillips, Ririe and M Watson and Whapples

Apologies for absence was received from Councillors Dirveiks (Substitute O Phillips) and Ridley (Substitute Councillor Melia).

#### **31 Disclosable Pecuniary and Non-Pecuniary Interests**

None were declared at the meeting.

#### **32 Minutes of the meeting of the Board held on 4 August 2025**

The minutes of the meeting of the Planning and Development Board held on 4 August 2025, copies having previously been circulated, were approved as a correct record and signed by the Chairman.

#### **33 Planning Applications**

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

Councillor Simpson vacated the Chair for Minute 33d – Application No PAP/2025/0161 (Meadow View Farm, Kinwalsey Lane) and Minute 33e – Application No PAP/2024/0549 (Cliff Meadows, Tamworth Road, Cliff, Kingsbury) by reason of wishing to engage on these agenda items as a Member of the Board. Councillor Watson took the chair for these items.

#### **Resolved**

- a That in respect of Application No PAP/2025/0342 - Abbey Green Court, Grendon Road, Polesworth works may proceed subject to the conditions set out in the report of the Head of Development Control;**
- b That in respect of Application No PAP/2025/0361 - 46 Church Hill, Coleshill, works may proceed subject to the conditions set out in the report of the Head of Development Control;**

- c That in respect of Application No PAP/2025/0357 - 36 Church Hill, Coleshill, works may proceed subject to the conditions set out in the report of the Head of Development Control;**

Councillor Watson took the Chair

- d That Application No: PAP/2025/0161 – Meadow View Farm, Kinwalsey Lane be refused for the following reason:**

**“The site is in the Green Belt and it is considered that the development is inappropriate as it is a disproportionate addition to the buildings already on site and thus the spatial and visual elements of the Green Belt will not be preserved. Openness will not be preserved because of the accumulation of existing buildings in this location. There are not considered to be any circumstances put forward by the applicant to overcome this harm. The proposal is thus contrary to policy LP3 of the North Warwickshire Local Plan 2021, Policy FNPO1 of the Fillongley Neighbourhood Plan, and as supplemented by the NPPF.”**

- e That Application No: PAP/2024/0549 – Cliff Meadows, Tamworth Road, Cliff, Kingsbury be refused for the following reasons:**

**“1. The site is in Green Belt and it is considered that the development is inappropriate as it is a disproportionate addition to the buildings already on site. The the spatial and visual elements of the Green Belt will not be preserved. The additional two mobile homes (caravans) would not preserve the openness of the Green Belt because of the spatial and visual impacts on the open setting. This level of harm is considered to be significant and is not outweighed by any circumstances put forward by the applicant which would overcome this level of harm, because the lawful use of the site is limited to two caravans. The proposal is contrary to Policy LP3 of the North Warwickshire Local Plan 2021 as supplemented by the NPPF.**

**2. The Local Planning Authority is satisfied that there is a fear and threat of anti-social behaviour that has been linked to this site. This is considered to carry significant weight such that this is contrary to Policy LP29(17) of the North Warwickshire Local Plan 2021 as supplemented by the NPPF (paras 96 and 135 (f)).”**

**[Speaker: Alex Bruce]**

Councillor Simpson took the Chair.

- f** That in respect of Application No PAP/2025/0379 – Cole End Park, Lichfield Road, Coleshill works may proceed subject to the conditions set out in the report of the Head of Development Control together with an additional condition requiring the replacement of the tree;
- g** That Application No: PAP/2025/0093 - Spring Cottage Farm, Watling Street, Grendon be noted and a site visit carried out before determination;
- h** That Application No: PAP/2025/0320 – Land To to rear of Ralph Crescent, Kingsbury be noted and a site visit carried out before determination;

**[Speaker: Carol Davies]**

- i** That Application No: PAP/2025/0081 – Stables at Land south of Flavel Farm, Warton Lane, Austrey be refused for the following reason:

**“The proposal represents disproportionate additions to the buildings on site and thus there is spatial and visual harm caused to the landscape, contrary to policies LP1, LP14, and LP30 of the North Warwickshire Local Plan adopted NWLP 2021 as supplemented by the NPPF.”**

**[Speaker: Elaine Horton]**

- j** That Application No PAP/2025/0327 – Heart of England, Meriden Road, Fillongley, Coventry be noted and a site visit carried out before determination.

#### **34 Appeal Update**

The Head of Development Control brought Members up to date in respect of recent appeals.

**Resolved**

**That the report be noted.**

Councillor Simpson thanked Mr Brown for his many years of service.

#### **35 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.**

36 **Exempt extract of the Minutes of the meeting of the Planning and Development Board held on 4 August 2025**

The exempt extract of the minutes of the meeting of the Planning and Development Board held on 4 August 2025, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

M Simpson  
Chairman