

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

7 July 2025

Present: Councillor Simpson in the Chair

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

Apologies for absence were received from Councillors Dirveiks (Substitute Councillor Hobley) Jarvis (Substitute Councillor Davey).

Also, in attendance were Councillors Jackson and Osborne.

18 Disclosable Pecuniary and Non-Pecuniary Interests

Councillors Whapples and Parsons declared an interest in Minute 20b - Application No: PAP/2025/0155 - Land South Of Warton Recreation Ground, Orton Road, Warton by reason of being a Member of Polesworth Parish Council.

19 Minutes of the meeting of the Board held on 9 June 2025

The minutes of the meeting of the Planning and Development Board held on 9 June 2025, copies having previously been circulated, were approved as a correct record, and signed by the Chairman.

20 Planning Applications

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

Resolved:

- a That Application No: PAP/2025/0227 – Land 290 Metres East Of Hams Hall Electricity Sub Station, Hams Lane, Lea Marston, Warwickshire be noted and that Members visit the site prior to determination of the application;**
- b That the receipt of Application No: PAP/2025/0155 - Land South Of Warton Recreation Ground, Orton Road, Warton is noted and that Members visit the site prior to determination of the application;**

[Speaker Lawrie Phipps]

- c That Application No's: PAP/2025/0108 - Abm Precision Engineering Ltd, Coleshill Road, Ansley, Nuneaton, CV10 0QN be deferred for an Independent Lighting assessment, together with a review of road safety concerns;

In respect of Application No: PAP/2025/0112 - Abm Precision Engineering Ltd, Coleshill Road, Ansley, Nuneaton, CV10 0QN be granted subject to the conditions set out in the report of the Head of Development Control;

That Application No: PAP/2025/0166 - Abm Precision Engineering Ltd, Coleshill Road, Ansley, Nuneaton, CV10 0QN be deferred pending the submission of an amended Delivery Management Plan and re-consultation with the Highway Authority;

That in respect of Application No's : PAP/2025/0194 together with DOC/2025/0023 - Abm Precision Engineering Ltd, Coleshill Road, Ansley, Nuneaton, CV10 0QN the applicant be invited to withdraw the applications as it is not considered that they fall within the scope of Section 73 applications as they introduce a separate and new B8 use to the site by fact and by degree;

[Speaker Pat Arrowsmith]

- d That Application No: PAP/2024/0586 - Land 400 Metres West Of Camp Farm, Knowle Hill, Hurley, Warwickshire be deferred for the applicant to provide additional information and clarification in respect of landscaping provision; to respond to the issue of there being an unmet need for the development, the receipt of outstanding consultation responses together with a site visit;

[Speaker Scott Johnson]

- e That Application No: PAP/2024/0549 - Cliff Meadows, Tamworth Road, Cliff, Kingsbury, B78 2DS be deferred for legal advice in respect of the issue of whether there is demonstrable evidence of an unmet need; clarification on compliance with previous conditions and that a site visit is arranged.

[Speaker Courtney Marshall and Graham Clark]

- f That in respect of Application No: PAP/2025/0161 - Meadow View Farm, Kinwalsey Lane, CV7 7HT be deferred for the applicant to provide clarification on the weight to be given to the past applications for Certificates of Lawful Existing Development, the applicant's considerations to support a very special circumstance case and whether the proposal accords the the relevant policies for the Fillongley Neighbourhood Plan; and

[Speaker Blake Woodward]

- g That Application No: PAP/2025/0021 - Haunchwood Sports Junior Football Club, Ansley Hall Recreation Ground, Coleshill Road, Ansley Common, CV10 OQG be granted subject to the conditions set out in the report of the Head of Development Control together with two Informatives – one advising on the need to seek advice from the Council’s EHO on the scope of the Noise Assessment at Condition 7 and the second to urge that contact be made with the Ansley Hall Management Committee in respect of access arrangements.**

[Speakers Louise Mututa and Paul Lyon]

21 Appeal Update

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

Resolved:

That the report be noted.

22 Speeding up Build Out Consultation

The Head of Development Control presented the Government’s proposals to reform planning policy and procedures and that it had published the current Planning and Infrastructure Bill. The report outlined the Governments proposals and sought responses to a consultation process on how the “build-out” of planning permissions might be speeded up.

Resolved:

See below at 24.

23 Reform of Site Thresholds – Consultation Paper

The Head of Development Control delivered the Government’s proposals to review planning policy and procedures with many measures included in the revised National Planning Policy Framework as well as now being included in the current Planning and Infrastructure Bill. The report outlined the Governments’ proposals in respect of redefining the site thresholds for certain types of planning application.

Resolved:

See below at 24.

24 **Reform of Planning Committees Consultation**

The Head of Development Control presented the Government's proposals to reform Planning Committees as set out as part of its overall review of planning policy and procedures and as now included in the current Planning and Infrastructure Bill. The report outlined the Governments proposals and sought responses to the consultation process.

Resolved:

That a small group of Members meet to discuss the Council's response to the three consultation papers.

M Simpson
Chairman