

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

8 July 2019

Present: Councillor Simpson in the Chair.

Councillors Bell, T Clews, Deakin, Downes, Hayfield, M Humphreys, Jarvis, Lebrun, Morson, Parsons, H Phillips, Symonds and A Wright.

Apologies for absence were received from Councillors Dirveiks and D Humphreys (substitute M Humphreys)

Councillor Lees was also in attendance

12 **Disclosable Pecuniary and Non-Pecuniary Interests**

None

13 **Minutes**

The minutes of the meeting of the Planning and Development Board held on 20 May and 10 June 2019, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

14 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board. Details of correspondence received since the publication of the agenda is attached as a schedule to these minutes. These include a further letter and technical report in respect of item (a) below.

Resolved:

- a **That Application PAP/2018/0140 (Land East of Castle Road & North of Camp Hill Road, Hartshill & Nuneaton) be deferred in order to receive a masterplan for the allocated site; to continue discussions concerning a through route, to gain more information on access to the school and to obtain more information on air over pressure and**

impacts arising from dust deposition, blasting and air quality.

Speakers: Neil Beards and John Groves, Michelle Pearson and Glenys Roberts

- b That Application PAP/2018/0716 (Land Rear of 1 to 6 Copeland Close, Warton, B79 0JE be deferred to allow more discussion between the developer and residents, for clarity to be sought on whether the amended scheme has been approved and on the Council's powers generally;**

Speakers: Will Brearley and Julie Talbot

- c That Application PAP/2018/0762 (Land East of Islington Farm, Tamworth Road, Wood End) be refused for the following reason:**

“ It is considered that the scale of the proposal does not accord with the position of Wood End within the Borough's settlement boundary as defined by policies NW2 and NW5 of the North Warwickshire Core Strategy 2014. It neither accords with policy NW12 of that Strategy or the relevant sections of the National Planning Policy Framework 2019 – particularly Section 12. This is because of the scale of the proposal which causes significant and demonstrable harm to the character and appearance of the settlement and the surrounding area, which is not outweighed by the benefits of allowing the development”.

Speaker: Brian Mullin, Derek Smith and Ray Evans

- d That in respect of application PAP/2018/0764 (Land to the rear of Trinity Close, Warton):**
 - i) that the application be approved subject to the conditions set out in the report together with conditions as recommended by the Lead Local Flood Authority, and**
 - ii) that Officers commence discussions regarding the potential development of a neighbouring land being added to this development so as to provide a more comprehensive scheme.**

Speaker: Simon Tucker and Chris Baines

- e **That Application PAP/2019/0022 (Land North East of Manor Farm Buildings, Main Road, Shuttington) be approved, subject to the conditions set out in the report;**

Speaker: Hannah Price

15 Warwickshire Minerals Plan – Minerals Plan Update and Policy MCS 10 – Underground Coal Gasification Consultation – May 2019

The Acting Chief Executive informed Members of an update to the consultation on Warwickshire County Council's Minerals Plan consultation, the Publication version of the plan.

Resolved:

That the recommendations and responses contained with the report as well as any additional comments by Members be forwarded to WCC as the Council's response to the Minerals plan update and policy MCS 10, Underground coal gasification consultation ending on Tuesday 9 July 2019 at 5pm.

**Councillor Simpson
Chairman**

**Planning and Development Board
8 July 2019
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5/4	PAP/2018/0140	Applicant	Monitoring Report	11/6/19
		Hartshill PC	Letter	25/6/19
		Environment Practice	Letter	5/7/19
		Applicant	Monitoring Report	5/7/19
		Marcus Jones MP	Letter	4/7/19
5/63	PAP/2018/0716	Note	Site Visit	4/7/19
5/96	PAP/2018/0762	Neighbour	Objection	4/7/19
		Applicant	Note	4/7/19
		Neighbour	E-mail	8/7/19
5/117	PAP/2018/0764	WCC Flooding	Consultation	5/7/19