

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

2 September 2019

Present: Councillor Jarvis in the Chair.

Councillors D Clews, T Clews, Dirveiks, D Humphreys, M Humphreys, Jarvis, Lebrun, Morson, Parsons, H Phillips, Reilly, Symonds.

Apologies for absence were received from Councillors Bell (substitute Councillor Reilly), Deakin, Downes, Hayfield, Simpson (substitute Councillor M Humphreys) and A Wright (substitute Councillor D Clews).

Councillor Lees was also in attendance

21 **Disclosable Pecuniary and Non-Pecuniary Interests**

None were declared at the meeting.

22 **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.

Resolved:

- a **That Application No DOC/2019/0052 (Heart of England, Meriden Road, Fillongley) be refused for the following reasons:**

“The proposed lighting is too intensive in a rural dark sky location. It would be harmful to the openness of the Green Belt and to the rural character of the area. The lighting proposed along the Conference Centre elevation and parking areas are harmful to Fillongley Old Hall, a Grade II listed building, to the extent that it is harmful to its setting. The scheme would be contrary to the provisions of the Council’s Adopted Supplementary Planning Guidance – A Guide for the Design of Lighting Schemes, September 2003 which seeks to avoid the use of lights simply to create a presence at night and which seeks to minimise the use of

lighting. The proposals do not accord with Policies NW10, NW12 and NW14 of the North Warwickshire Core Strategy 2014 together with policies FNP01, FNP02 and FNP06 of the Fillongley Neighbourhood Plan and the provisions of Section 13 within the NPPF 2019”;

Speakers: Liz O’Brien and Robert Pargetter

- b That Application No PAP/2018/0743 (Heart of England, Meriden Road, Fillongley) be approved subject to the conditions set out in the report of the Head of Development Control;**

Speakers: Howard Darling and Robert Pargetter

- c That Application No PAP/2018/0745 (Heart of England Conference and Events Centre, Meriden Road, Fillongley) be refused for the following reasons:**

“1 The development would be inappropriate development in the Green Belt. It would not preserve openness causing substantial actual harm by virtue of its size and its location due to the cumulative impact with an adjoining similar building. It would conflict with the Green Belt purpose of safeguarding the countryside from encroachment by virtue of its size and location. Other harm is caused in respect of the development not satisfying policies NW12 and NW13 of the North Warwickshire Core Strategy 2014 in that the proposal does not positively improve the appearance and environmental quality of the area or protect the distinctiveness of the natural environment. It is not considered that the matters advanced by the applicant clearly outweigh the cumulative substantial harm caused. The proposal does not accord with policies NW3, NW12 and NW13 of the North Warwickshire Core Strategy 2014 or the associated relevant sections of the National Planning Policy Framework together with Policies FNP01 and FNP02 of the Fillongley Neighbourhood Plan 2019;

- 2 The proposed development, by reason of its location immediately adjacent to an Ancient Woodland, would result in the deterioration of**

that woodland contrary to Paragraph 175 of the National Planning Policy Framework together with Policy NW13 of the North Warwickshire Core Strategy 2014”;

Speakers: Howard Darling and Robert Pargetter

- d That in respect of Application No PAP/2018/0716 (Land Rear of 1 to 6 Copeland Close, Warton), be deferred to allow all parties to review the Counsel’s advice recently received;**
- e That Application No PAP/2019/0037 (The Woodlands, Reddings Lane, Nether Whitacre) be deferred due to the late submission of an amended plan;**
- f That Application No PAP/2019/0237 (Land Opposite Delves Field Stables, Boulters Lane, Wood End) be refused for the following reason:**

“The proposal is not considered to accord with Policy NW12 of the North Warwickshire Core Strategy 2014 and relevant sections of the National Planning Policy Framework 2019 – particularly Section 12. This is because significant and demonstrable harm will be caused to the impact of the proposal on the character and appearance of the surrounding area and the settlement of Wood End, which is not out-weighed by the benefits of allowing the development”.

“The access to the proposed site involves use of an existing junction onto Boulters Lane. This has not been constructed in accordance with highway specifications and thus increased use would be made of a substandard access if this development was approved. This is not in accordance with Policy NW10 (6) of the North Warwickshire Core Strategy 2014 nor paragraphs 108, 109 or 110 of the National Planning Policy Framework 2019”; and

Speaker: Simon Glover

- g That in respect of Application No PAP/2019/0455 (The Belfry Hotel, Lichfield Road, Wishaw) the receipt of the application be noted and a site visit be arranged prior to determination of the proposal.**

23 Consultation on Draft Warwickshire Rail Strategy 2019-2034

The Chief Executive reported on a consultation by Warwickshire County Council on a draft Warwickshire Rail Strategy 2019-2034 and recommended a response to the consultation which ended on 20 September 2019.

Resolved:

That the comments set out in the report of the Chief Executive, together with the additional points made by Councillors, be submitted to Warwickshire County Council by the closing date, following further consideration by the Local Development Framework Sub-Committee at its meeting to be held on 11 September 2019.

24 Air Quality SPD

The Chief Executive Sought approval for adoption of a Draft Supplementary Planning Document on Air Quality.

Resolved:

That the Air Quality SPD be approved for adoption.

25 Tree Preservation Order – 99 London Road, Bassetts Pole

The Head of Development Control sought confirmation of a Tree Preservation Order at 99 London Road, Bassetts Pole.

Resolved:

That the Tree Preservation Order at 99 London Road, Bassetts Pole be confirmed.

26 Tree Preservation Order – 35 Margaret Road, Atherstone

The Head of Development Control sought confirmation of a Tree Preservation Order at 35 Margaret Road, Atherstone.

Resolved:

That the Tree Preservation Order at 35 Margaret Road, Atherstone be confirmed.

27 Appeal Update

The Head of Development Control updated the Board on recent appeal decisions, including two further appeals issued since the agenda was published.

Resolved:

That the report be noted.

**Councillor Jarvis
Chairman**

Planning and Development Board

2 September 2019

Additional Background Papers

Agenda Item	Application Number	Author	Nature	Date
4/4	PAP/2018/0716	Advice	Advice	2/9/19
4/5	PAP/2019/0037	Applicant	Amended plan	2/9/19
4/6	PAP/2019/0237	WCC Highways Applicant	Consultation Amended plan	28/8/19 2/9/19