

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

8 December 2025

Present: Councillor Simpson in the Chair

Councillors Bell, Chapman, Dirveiks, Guilmant, Hayfield, Humphreys, Jenns, Melia, H Phillips, Ririe, M Watson and Whapples

Apologies for absence were received from Councillors Fowler, Jarvis, Parsons and Ridley (Substitute Councillor Melia).

Councillor Stuart was also in attendance and with the consent of the Chairman spoke on Minute No 57(d) (Application No PAP/2025/0431 – 26 Salisbury Drive, Water Orton)

54 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Melia declared a non-pecuniary interest in Minute No 57c (Application No PAP/2025/0388 - 1 Egan Close, Dordon, Tamworth, B78 1AT) by reason of being the Chairman of Dordon Parish and took no part in the discussion and voting thereon.

55 **Minutes of the meeting of the Board held on 3 November 2025**

The minutes of the meeting of the Planning and Development Board held on 3 November 2025, copies having previously been circulated, were approved as a correct record and signed by the Chairman.

56 **The Hinckley & Bosworth Regulation 18 Draft Local Plan Consultation 2025**

The Chief Executive detailed a further Regulation 18 draft consultation document of the new Hinckley & Bosworth Local Plan 2024-2045 for consideration by Members.

Resolved:

- a **That the observations raised on the Hinckley & Bosworth Regulation 18 Draft Local Plan Consultation 2025, as set out in the report of the Chief Executive be noted, agreed and forwarded as North Warwickshire's response to the Regulation 18 consultation; and**
- b **To seek a potential meeting in the New Year, with Officers and/or Members to discuss cross border local planning issues affecting the two authorities.**

57 **Planning Applications**

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

Resolved:

- a That Application No PAP/2025/0248 - 24-26 Atherstone Road, Hartshill be approved subject to an agreement linking the original 106 agreement to this application and the conditions set out in the report of the Head of Development Control;

[Speaker: Ian Ritchie]

- b That Application No PAP/2025/0393 – Old Beretun, Barnes Wood Lane, Whitacre Heath be granted subject the receipt of legal advice that confirms that the Unilateraol Undertaking will effectively achieve the stated planning objectives of ensuring the annexe will not become an independent delling and subject to the conditions set out in the report of the Head of Development Control;

- c That Application No PAP/2025/0388 - 1 Egan Close, Dordon, Tamworth, B78 1AT be refused for the following reasons:

- 1 The proposed by virtue of its scale, design and position adjacent to 172 Long Street would have an adverse impact on the amenity of the occupiers of the neighbouring dwelling, most notably the lounge (habitable window) and garden area. This leads to an oppressive sense of enclosure, sense of dominance and impact on the habitable room and garden area. It does not accord with Policy LP29 (9) of the North Warwickshire Local Plan 2021 and Residential Design Guide 2003 (paragraphs 2.19-2.23); and
- 2 The proposed siting and scale of the proposed garage removes an open area of land within the overall residential development diluting the sense of place and setting envisaged for the scheme. The proposed garage intensifies the scheme and detracts from the overall character of the area to the detriment of the visual amenities of the area. It does not therefore accord with policy LP30 (a), (b) of the North Warwickshire Local Plan and policy DNP8 of the Dordon Neighbourhood Plan and paragraph 140 of the NPPF.

[Speakers: John Mark Doggett and Simon Glover]

- d That Application No: PAP/2025/0431 – 26 Salisbury Drive, Water Orton be deferred to allow the applicant and objectors to discuss a compromise to the height of the roof;

[Speakers: Anthony Roberts and Joan Mulvey]

- e That Application Nos PAP/2025/0108, PAP/2025/0245 and PAP/2025/0314 – Abm Precision Engineering Ltd, Coleshill Road, Ansley be deferred and a report be brought back to the next meeting of the Board detailing conditions to address the issues identified by Members at the meeting.

[Speaker: Lee Ward]

- f That in respect of Application Nos PAP/2024/0186 and PAP/2024/0538 – Land South-east of Kirby Glebe Farm, Atherstone Road, Hartshill:

- i PAP/2024/0186 - That permission be refused for the following reason:

- 1 It is not considered that the proposal accords with policies LP1, LP10, LP14 and LP30 of the North Warwickshire Local Plan 2021 and Policies DP1 and BE2 of the Mancetter Neighbourhood Plan as supplemented by Sections 12 and 15 of the National Planning Policy Framework 2025, in that the site cannot be assimilated into the surroundings and landscape without significant adverse landscape and visual impacts. This is given added weight when the site is considered cumulatively with neighbouring developments. It is not considered that the planning considerations put forward by the applicant do outweigh the substantial cumulative harms caused by virtue of the scale and size of these developments; and

- ii PAP/2025/0538 – That permission be refused for the following reason:

- 1 It is not considered that the proposal accords with policies LP1, LP10, LP14 and LP30 of the North Warwickshire Local Plan 2021 and Policies DP1 and BE2 of the Mancetter Neighbourhood Plan as supplemented by Sections 12 and 15 of the National Planning Policy Framework 2025, in that the site cannot be assimilated into the surroundings and landscape without significant adverse landscape and visual impacts. This is given added weight when the site is considered

cumulatively with neighbouring developments. It is not considered that the planning considerations put forward by the applicant do outweigh the substantial cumulative harms caused by virtue of the scale and size of these developments;

- g That in respect of Application No PAP/2022/0423 – Land to the south of Watling Street, Caldecote the further information received from National Highways and the progress on the Section 106 agreement, as detailed in the report of the Head of Development Control, be noted and a further report be brought back to the January or February meeting of the Board on the progress of the Section 106 agreement; and**
- h That in respect of Application No CON/2025/0021 – Land to the west of Haunch Lane and east of Reindeer Park, Kingsbury Road, Lea Martson, the Council objects to the proposal for the reasons set out in the report of the Head of Development Control and the number of vehicle movements proposed per day in and out of the site.**

58 Land adjacent to 158 Hurley Common, Hurley – Service of a Temporary Stop Notice

The Chief Executive informed Members of the action taken by the Chief Executive under his Urgent Business Powers with regard to land adjacent to 158 Hurley Common, Hurley

Resolved:

That the action taken by the Chief Executive under his Urgent Business Powers with regard to land adjacent to 158 Hurley Common, Hurley, be noted and endorsed.

59 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.

60 Consider expediency of Prosecution for failure to comply with Temporary Stop Notice

The Head of Legal Services sought a decision from the Board as to whether to begin prosecution proceedings against the relevant parties for failing to comply with a Temporary Stop Notice.

Resolved:

That the course of action suggested by Members at the meeting be agreed.

61 Authorisation to begin prosecution proceedings for failure to comply with Remedial Notice

The Head of Development Control sought a course of action in respect of a failure to comply with a Remedial Notice.

Resolved:

That recommendation 1a, 1b and 2, as set out in the report of the Head of Development Control be approved.

62 Exempt Extract of the Minutes of the Planning and Development Board held on 3 November 2025

The confidential extract of the minutes of the Planning and Development Board held on 3 November 2025, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

M Simpson
Chairman