

**To: The Deputy Leader and Members of the Planning and Development Board  
Councillors Simpson, Bell, T Clews, Deakin, Dirveiks, Hancocks, Hayfield, D Humphreys, Jarvis, Lees, Macdonald, Morson, Moss, Parsons, H Phillips and Rose.**

**For the information of other Members of the Council**

For general enquiries please contact the Democratic Services Team on 01827 719237 via e-mail – [democraticservices@northwarks.gov.uk](mailto:democraticservices@northwarks.gov.uk)

For enquiries about specific reports please contact the officer named in the reports.

The agenda and reports are available in large print and electronic accessible formats if requested.

## **PLANNING AND DEVELOPMENT BOARD AGENDA**

**4 OCTOBER 2021**

The Planning and Development Board will meet on Monday, 4 October 2021 at 6.30pm in the Council Chamber at The Council House, South Street, Atherstone, Warwickshire.

The meeting can also be viewed on the Council's YouTube channel at [NorthWarks - YouTube](#).

### **AGENDA**

- 1 Evacuation Procedure.**
- 2 Apologies for Absence / Members away on official Council business.**
- 3 Disclosable Pecuniary and Non-Pecuniary Interests**

## **REGISTERING TO SPEAK AT THE MEETING**

Anyone wishing to speak at the meeting, in respect of a Planning Application, must register their intention to do so by 1pm on the day of the meeting, either by email to [democraticservices@northwarks.gov.uk](mailto:democraticservices@northwarks.gov.uk) or by telephoning 01827 719237.

Once registered to speak, the person asking the question has the option to either:

- (a) attend the meeting in person at the Council Chamber; or
- (b) attend remotely via Teams.

If attending in person, precautions will be in place in the Council Chamber to protect those who are present however this will limit the number of people who can be accommodated so it may be more convenient to attend remotely.

If attending remotely an invitation will be sent to join the Teams video conferencing for this meeting. Those registered to speak should join the meeting via Teams or dial the telephone number (provided on their invitation) when joining the meeting and whilst waiting they will be able to hear what is being said at the meeting. They will also be able to view the meeting using the YouTube link provided (if so, they may need to mute the sound on YouTube when they speak on the phone to prevent feedback). The Chairman of the Board will invite a registered speaker to begin once the application they are registered for is being considered.

- 4 **Minutes of the meeting of the Board held on 6 September 2021** – copy herewith, to be approved and signed by the Chairman.

## **ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)**

- 5 **Planning Applications** - Report of the Head of Development Control

### **Summary**

Town and Country Planning Act 1990 – applications presented for determination.

- 5a **PAP/2021/0009 - The Folly - Sykes Barns, Church Lane, Corley, CV7 8BA**  
The creation of an incidental workshop and drive through entrance to existing dwelling.

- 5b **PAP/2021/0412 - Rosne, Sandy Lane, Fillongley, Coventry, CV7 8DD**  
Single storey rear extension.

The Contact Officer for this report is Jeff Brown (719410).

**6 Exclusion of the Public and Press**

**To consider whether, in accordance with 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 Schedule 12A to the Act.**

**7 Blabers Hall Farm, Green End, Fillongley – Head of Development Control**

The Contact Officer for this report is Jeff Brown (719410).

**8 The Bromford Tunnel and the Bromford Tunnel Portal – Head of Development Control**

The Contact Officer for this report is Erica Levy (719294).

STEVE MAXEY  
Chief Executive

**NORTH WARWICKSHIRE BOROUGH COUNCIL**

**MINUTES OF THE  
PLANNING AND DEVELOPMENT BOARD**

**6 September 2021**

Present: Councillor Simpson in the Chair

Councillors Bell, T Clews, Dirveiks, Hancocks, Hayfield, D Humphreys, M Humphreys, Macdonald, Morson, Moss, H Phillips and Rose.

Apologies for absence were received from Councillors Deakin, Jarvis and Lees (Sub M Humphreys).

Councillors Chambers and D Clews were also in attendance.

**11 Disclosable Pecuniary and Non-Pecuniary Interests**

None were declared at the meeting.

**12 Minutes**

The minutes of the meeting of the Planning and Development Board held on 2 August 2021, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

**13 Planning Applications**

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

**Resolved:**

- a That Application No PAP/2021/0394 (6 Boulters Lane, Wood End, Atherstone, CV9 2QE) be approved, subject to the conditions set out in the report of the Head of Development Control;**
- b That Application No PAP/2019/0679 (Land Opposite Delves Field Stables, Boulters Lane, Wood End, CV9 2QF) be deferred for re-consultation on an amended scheme that had been submitted;**
- c That Application No PAP/2021/0250 (Land to rear of 1-3, Birmingham Road, Ansley, CV10 9PS) the Board was notified that application had been withdrawn;**
- d That Application No PAP/2021/0490 (1 - 36 & 37 - 66 Alexandra Court, Princess Road, Atherstone,**

Warwickshire, CV9 1LB) be approved, subject to a condition referring to the receipt of amended plans;

- e That Application No PAP/2021/0354 (Land Adjacent 54, Moor Road, Hartshill) be deferred with a request for a more detailed investigation of the tree to be submitted;

[Speaker: Simon Pearson]

- f That Application No PAP/2021/0355 (Land To The Rear Of 32 To 52, Chestnut Grove, Coleshill) be deferred in order to request further information about alternative solutions;

- g That Application No PAP/2021/0254 (72, Church Road, Hartshill, Nuneaton, CV10 0LY) be approved, subject to the conditions set out in the report of the Head of Development Control;

- h That Application No PAP/2018/0050 (Fir Tree Paddock, Quarry Lane, Mancetter) be deferred in order that further information could be sought on highway and access matters; and

- i That Application No PAP/2021/0288 (Kings Orchard, Church Lane, Curdworth, B76 9EY) be approved, subject to the conditions set out in the report of the Head of Development Control but also subject to an amended plan showing reduced ground levels.

[Speaker: Ranjit Sagoo]

#### 14 Public Sector Infrastructure

The report advised the Board of a new statutory duty in respect of public sector infrastructure planning applications.

**Resolved:**

**That the report be noted.**

#### 15 The National Planning Policy Framework

The Report introduced the new Framework to the Board outlining the main changes.

**Resolved:**

**That the report be noted.**

16 **Support for South Staffordshire Council's approach to unmet housing needs and its alignment with the existing GBHMA evidence base**

The report sought Members' agreement for support towards South Staffordshire District Council's approach to unmet housing needs and its alignment with the existing GBHMA evidence base, including addressing a significant element of Birmingham's unmet need.

**Resolved:**

- a **That the report be noted.**
- b **That observations or comments by Members be noted.**

17 **Appeal Update**

The report brought Members up to date with recent appeal decisions.

**Resolved:**

**That the report be noted.**

Councillor Simpson  
Chairman

## Planning and Development Board

6 September 2021

### Additional Background Papers

Agenda Item	Application Number	Author	Nature	Date
5/c	PAP/2021/0250	Applicant	E-mail	26/8/21
5/d	PAP/2021/0490	Applicant	E-mail	20/8/21
		Applicant	E-mail	27/8/21
		Applicant	E-mail	30/8/21
5/h	PAP/2019/0050	Case Officer	E-mail	2/9/21
5/i	PAP/2021/0288	Local Resident	Objection	4/9/21
		Local Resident	Objection	4/9/21

## **Agenda Item No 5**

### **Planning and Development Board**

**4 October 2021**

### **Planning Applications**

#### **Report of the Head of Development Control**

#### **1 Subject**

- 1.1 Town and Country Planning Act 1990 – applications presented for determination.

#### **2 Purpose of Report**

- 2.1 This report presents for the Board decision, a number of planning, listed building, advertisement, proposals, together with proposals for the works to, or the felling of trees covered by a Preservation Order and other miscellaneous items.
- 2.2 Minerals and Waste applications are determined by the County Council. Developments by Government Bodies and Statutory Undertakers are also determined by others. The recommendations in these cases are consultation responses to those bodies.
- 2.3 The proposals presented for decision are set out in the index at the front of the attached report.
- 2.4 Significant Applications are presented first, followed in succession by General Development Applications; the Council's own development proposals; and finally Minerals and Waste Disposal Applications.

#### **3 Implications**

- 3.1 Should there be any implications in respect of:

Finance; Crime and Disorder; Sustainability; Human Rights Act; or other relevant legislation, associated with a particular application then that issue will be covered either in the body of the report, or if raised at the meeting, in discussion.

#### **4 Site Visits**

- 4.1 Members are encouraged to view sites in advance of the Board Meeting. Most can be seen from public land. They should however not enter private land. If they would like to see the plans whilst on site, then they should always contact the Case Officer who will accompany them. Formal site visits can only be agreed by the Board and reasons for the request for such a visit need to be given.
- 4.2 Members are reminded of the "Planning Protocol for Members and Officers dealing with Planning Matters", in respect of Site Visits, whether they see a site alone, or as part of a Board visit.



## 5 **Availability**

- 5.1 The report is made available to press and public at least five working days before the meeting is held in accordance with statutory requirements. It is also possible to view the papers on the Council's web site: [www.northwarks.gov.uk](http://www.northwarks.gov.uk).
- 5.2 The next meeting at which planning applications will be considered following this meeting, is due to be held on Monday, -1 November 2021- at 6.30pm via Teams.

## 6 **Public Speaking**

- 6.1 Information relating to public speaking at Planning and Development Board meetings can be found at:  
[https://www.northwarks.gov.uk/info/20117/meetings\\_and\\_minutes/1275/speaking\\_and\\_questions\\_at\\_meetings/3](https://www.northwarks.gov.uk/info/20117/meetings_and_minutes/1275/speaking_and_questions_at_meetings/3).

## Planning Applications – Index

Item No	Application No	Page No	Description	General / Significant
5/a	PAP/2021/0009	1	<b>The Folly, Sykes Barn, Church Lane, Corley</b>  The creation of an incidental workshop and drive through entrance to existing dwelling	General
5/b	PAP/2021/0412	5	<b>Rosne, Sandy Lane, Filongley</b>  Single storey extension	General

## **General Development Applications**

**(5/a) Application No: PAP/2021/0009**

**The Folly - Sykes Barns, Church Lane, Corley, CV7 8BA**

**The creation of an incidental workshop and drive through entrance to existing dwelling, for**

**Mr Thomas Sykes**

### **Introduction**

This application is being reported to the Planning and Development Board as the recommendation includes the requirement for the need to consider the expediency of enforcement action if refused.

The Council will decide on 29<sup>th</sup> September whether or not to adopt the North Warwickshire Local Plan 2021. If it does, then that plan becomes the Development Plan for the purposes of determining planning applications. As this case is being reported on 4<sup>th</sup> October, the report assumes that adoption will proceed and thus it is written in that regard. Members should also be aware that following adoption there is a six week period for a legal challenge to be made to the new Local Plan. Should the Plan not be adopted, Members will be updated verbally at the meeting.

### **The Site**

The application site is a group of three residential barn conversions. The buildings previously related to Cheshire Farm next door. The dwellings face onto an enclosed courtyard, where car parking is provided and they are collectively referred to as Sykes Barns. They face Church Lane, which links Corley Moor and Corley and it has a speed limit of 60 mph. There is a pavement immediately fronting the site with what used to be a grass verge between that and the carriageway. The site plan is at Appendix A.

### **The Proposal**

This is to add an incidental workshop/garage and a drive-through entrance for the existing dwellings from the road into the courtyard.

It is a retrospective application.

A wall used to front onto the pavement here. That has been removed but the two pillars have been retained and incorporated into the structure, which has been erected in facing brickwork, timber and plain tiles.

The plans indicate that the height the opening is 1.9 metres, however measurements taken on site indicate this is actually lower at between 1.7 and 1.8. The structure has a length of 9.6 metres and a ridge height of 3.45 metres, with the eaves at 2.2 metres.

The workshop/garage is shown as having its doors opening under the entrance canopy.

These features are shown on Appendix A

The residential development known as Sykes Barns has come about as a sequence of planning permissions, first for holiday lets and subsequently for full residential use. There are presently three on the application site.

## **Representations**

None received

## **Consultations**

Warwickshire County Council as Highway Authority – It has lodged an objection as the height of the opening restricts the passage of larger vehicles thus requiring them to park on the highway; the building restricts manoeuvring on site to enable cars to leave in a forward direction if the courtyard has cars parked there and the access into the garage/workshop would lead to conflicting vehicle movements and manoeuvring and turning in the highway.

## **Development Plan**

The North Warwickshire Local Plan 2021 – LP31 (Development Considerations); LP32 (Built Form) and LP36 (Parking)

## **Other Relevant Material Considerations**

The National Planning Policy Framework 2021 - (the “NPPF”).

## **Observations**

There is no issue here with the design and appearance of the building. The main issues for consideration are the impact on parking provision and the impact on highway safety.

Local Plan policy LP31 (6) states that new development should provide for safe and suitable access for all users. Policy LP36 states that adequate parking should be provided commensurate with the development and the Parking Standards Document sets out the standards expected. These policies reflect the content of the NPPF where paragraph 110 says that safe and suitable access is to be ensured and in paragraph 111 it says that development can be refused on highway grounds if there would be unacceptable impact on highway safety.

With the lawful use being for three residential units, the parking requirement set out in the Local Plan is for six spaces. These can just about be provided in the former courtyard if they were all small cars, but there would still be a lack of turning space and any parked larger vehicles would reduce the availability of space quite significantly. The erection of the building has materially reduced the amount of space available. If full, additional vehicles will need to park on the highway. Moreover, the height of the entrance feature (even as drawn at 1.9 metres) substantially restricts the height of any vehicle leaving or entering the courtyard. This increases the likelihood of highway parking – particularly for delivery vehicles as well as for larger SUV’s for example. The Highway Authority recommend 2.6 metres. Access into the workshop/garage is from

the entrance feature but manoeuvring into and out of the doors is significantly restricted by the width of the access and according to the Highway Authority the likelihood of multiple turns including within the highway itself. In all of these respects the visibility at the access onto the road itself would be compromised for pedestrians using the footpath and for other road users. This is of concern given that the road is subject to the national speed limit and is not thus otherwise restricted.

The comments from the Highway Authority are to be given significant weight here as the arrangements shown on the plan are sub-standard and give rise to serious road safety concerns. The proposal is not supported.

If the recommendation below is agreed, then as the proposal is for retrospective permission the Board will have to assess the expediency of enforcement action. It is considered that a refusal based on road safety grounds is sufficient to say that enforcement action is expedient in this case. This is clearly in the public interest. Whilst there would be a cost to the applicant in undertaking any Notice requirements, it is not considered that there would be any other adverse impacts. Road safety would be enhanced and extra parking and turning space would become available. In essence, such action would result in a betterment.

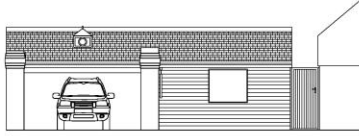
In looking at the requirements of a Notice, then it is considered that the complete structure should be removed. It could be argued that a lesser measure is more proportionate – just the removal of the section of roof above the entrance. Whilst this would provide betterment, the garage/workshop building itself is also causing an issue here by removing available parking and turning space. Larger vehicles may thus be able to enter and park in the courtyard, but the size of that courtyard is further reduced by the presence of the garage/workshop building. The overriding issues here are the increased likelihood of on-street parking and conflicting movements within the entrance. These will only be reduced through the removal of the complete building. In these circumstances a compliance period of three months is reasonable.

## **Recommendation**

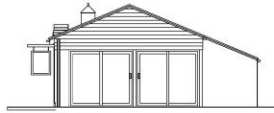
**A)** That planning permission be **REFUSED** for the following reason:

“1. It is not considered that the development accords with policies LP31(6) of the North Warwickshire Local Plan 2021 as supported by paragraphs 110 and 111 of the National Planning Policy Framework 2021. This is because the whole structure materially reduces the availability of useable car parking and turning space on the site and the height of the entrance feature further reduces access into the car park beyond. There is thus a significant risk of on-street car parking together with manoeuvring and turning in the highway”.

**B)** That it is considered expedient to serve an Enforcement Notice in this case for the reasons outlined in this report. The Notice would require the demolition of the whole of the garage/workshop and the lych-gate entrance together with their supporting features as illustrated on planning application PAP/2021/0009; the removal of the arising materials from the site and the subsequent hard surfacing of the ground area covered by the structures within a compliance period of three months.



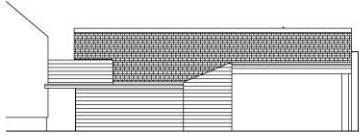
1 : 50 Front Elevation



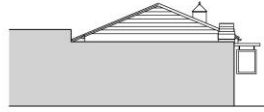
1 : 50 House Side Elevation



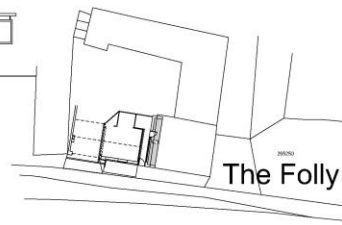
1 : 1250 Location Plan



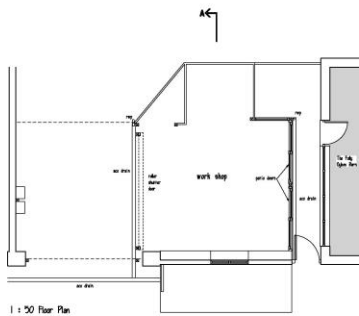
1 : 50 Court Yard Elevation



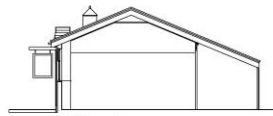
1 : 50 Side Elevation



1 : 200 Block Plan



1 : 50 Floor Plan



1 : 50 Section A-A

RECEIVED  
4/01/2021  
PLANNING & DEVELOPMENT  
DIVISION



1 : 50 Scale Bar  
Notes:  
This drawing is issued from the information that was available to the Surveyor at the time of the survey and is not intended to be used for any other purpose. It is the responsibility of the client to ensure that the information is correct and that the drawing is used for the intended purpose.

Project	
PROPOSED EXTENSIONS THE FOLLY, SYKES BARN CRUICKS LANE, COBLEY CV7 8BA	
Client	
MR THOMAS SYKES	
Drawing No	
SURVEY DRAWING	
Drawing No	1161-01
Date	01/01/2021
Drawn by	PHM
Checked by	
A.R. Taylor Ltd 7 Greenway, Nuneaton Warwickshire, CV11 0PL Tel: 02475 75556, 69587 enquiries@artaylor.co.uk	

Copyright  
This drawing is the property of A.R. Taylor Ltd and the full support of the client is required for any use of this drawing for any other purpose than that for which it was prepared.

## **General Development Applications**

**(5/b) Application No: PAP/2021/0412**

**Rosne, Sandy Lane, Fillongley, Coventry, CV7 8DD**

**Single storey rear extension, for**

**Mr & Mrs Todd**

### **Introduction**

This application is reported to the Planning and Development Board as this is a retrospective application, and if the recommendation is agreed the issue of enforcement action needs to be considered.

The Council will decide on 29 September whether or not to adopt the North Warwickshire Local Plan 2021. If it does, then that plan becomes the Development Plan for the purposes of determining planning applications. As this case is being reported on 4 October, the report assumes that adoption will proceed and thus it is written in that regard. Members should also be aware that following adoption there is a six week period for a legal challenge to be made to the new Local Plan. Should the Plan not be adopted, Members will be updated verbally at the meeting.

### **The Site**

The application site is a single storey detached bungalow situated to the south-western side of Sandy Lane, 150metres south of its junction with the Nuneaton Road (B4012). The property lies within a rural setting to the east of Fillongley village and is within the Green Belt.

The site is illustrated at Appendix A.

### **The Proposal**

Planning permission was sought for single storey extensions to the property back in 2019, application reference number PAP/2019/0633. The application was withdrawn by the applicant as the case officer indicated that the proposals could not be supported.

The applicant subsequently constructed the extensions, and this application seeks planning permission to retain the extensions as built.

The proposals comprise a single storey side 'sun lounge' extension with a width of 3 metres a length of 7.55 metres and a height of 3.25 metres. The second extension is an adjoining 'covered link' extension, measuring 2.9 by 3.9 metres which joins the sun lounge extension to an existing outbuilding. The walls of the sun lounge extension are rendered and finished in a dusty pink to match the host dwelling.

The proposals are provided at Appendix B.

## Development Plan

The North Warwickshire Local Plan 2021 – LP3 (Green Belt); LP31 (Development Considerations) and LP32 (Built Form

Fillongley Neighbourhood Plan 2018-2034 - FNP01 (Built Environment)

## Other Relevant Material Considerations

National Planning Policy Framework 2021 - (the 'NPPF')

Supplementary Planning Guidance - A Guide for the Design of Householder Developments SPG, 2003

## Representations

None have been received

## Observations

### a) Green Belt

Rosne is a single storey detached property situated along Sandy Lane to the east of Fillongley. The site falls within the Green Belt. Accordingly, consideration falls to whether the proposals represent appropriate Green Belt development.

Policy LP3 states that extensions will be considered disproportionate based on the merits of each individual case, using both qualitative and quantitative criteria. It also reflects the NPPF which states that an extension or alteration to a building is appropriate Green Belt development provided that it does not result in disproportionate additions over and above the size of the original building (emphasis added).

'Disproportionate' is not defined in statute or policy. However, case law has held that both qualitative and quantitative assessments should be used. North Warwickshire formerly sought to limit extensions to green belt properties of 30% above their original volume. Although the 30% figure is not in Policy LP3, it still remains useful in guiding decision making in respect of extensions to buildings in the Green Belt and is referenced within the policy's reasoned justification.

The term "original" building is defined in the NPPF as "*A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally*". Having regard to historical mapping, aerial images and planning records, the original property is considered to be a small bungalow with a pyramid hip roof. Plans and elevations of the property as it existed in 1999 are provided at Appendix C.

Starting firstly with a quantitative assessment, the original volume of the building is considered to be approximately 260 cubic metres. The volume of the property, as it exists today, is considered to be around 494m cubic metres - a 90% increase on the original build. The new extensions (provision of a sun lounge and covered link) have a volume of 85 cubic metres, taking the dwellings volume to 579 cubic metres. This



combined with the existing extensions, results in a 123% increase on the volume of the original building. Using the 30% rule as a guideline, a 123% increase clearly cannot be regarded as a proportionate addition from a quantitative aspect.

Qualitatively the extensions appear as modest additions to the already extended building. However, the disproportionate assessment set out within the NPPF requires an assessment in the context of the “original building” not the “existing building”. Having regard to the size of the original building, it is evident that the property has been disproportionately extended because of the additional scale and massing resulting from the previous extensions. The new extensions further increase the scale and overall massing of the dwelling. The proposals are thus considered to fail the qualitative assessment too.

Accordingly, the proposals do not comply with Policy LP3 and represent inappropriate development within the Green Belt. Paragraphs 147 and 148 of the NPPF say that inappropriate development should not be approved except in very special circumstances. These are circumstances which “clearly outweigh” green belt harm and other any harm.

#### **b) Green Belt Harm**

Although by definition the development imparts harm to the Green Belt, the actual harm to both the Green Belt and the purposes of including land within the Green Belt requires assessment. An essential characteristic of Green Belt land is openness which is defined as an absence of built form; consequently, determining the effect of a development proposal on openness is integral to assessing Green Belt harm. Whereas the prominence of a site before and after development occurs is likely to be a dominant factor requiring consideration, it may not be the only factor, with the visual impact also requiring assessment in appropriate circumstances.

In respect of openness, by the very nature of introducing further built development and increasing the volume and footprint of the dwelling, the extended building would diminish openness from a spatial perspective. Furthermore, as a visually larger building than that which existed prior to the construction of the extensions, there would be a visual loss of openness, albeit small and localised in extent. Whilst there is no conflict with the purposes of including land within the Green Belt, the definitional and actual green belt harms carry substantial weight in the overall planning ‘balance’.

#### **c) Other harms**

No other harms have been identified. The extensions accord to design policies affecting extensions to existing buildings, such as Policy LP32, through their subservient form and sympathetic material use. No harm in terms of loss of residential amenity would occur given the single storey nature of the proposals and the distances to neighbouring residential property. The proposals accord with policies LP31 and LP32.

#### **d) Conclusion**

The proposals represent an inappropriate form of development within the Green Belt and reduce openness. Paragraphs 147 and 148 of the Framework advise that inappropriate development should not be approved except in very special

circumstances - circumstances which clearly outweigh green belt harm and other any harm (emphasis added).

No considerations have been advanced by the applicant for this to be assessed. Consequently, very special circumstances do not exist to justify approving the application.

#### **e) Enforcement Action**

As the application is retrospective and if refused planning permission, the Board would need to consider the expediency of enforcement action. From a planning policy perspective there are clear grounds for following up the recommendation with enforcement action as there is a breach of Development Plan policies by fact and by degree (as set out above). There clearly would be an impact on the applicant due the cost of removal and the loss of residential accommodation. However he was advised of the possible outcome in respect of gaining a permission for the proposal and thus the works undertaken were at his own "risk"

As a consequence, given the identified conflict with the Development Plan and the impact on the Green Belt, it is considered that enforcement action is expedient here and that the requirements of any notice should require the extensions to be removed with a compliance period of six months.

#### **Recommendation**

A) That planning permission be **REFUSED** for the following reason:

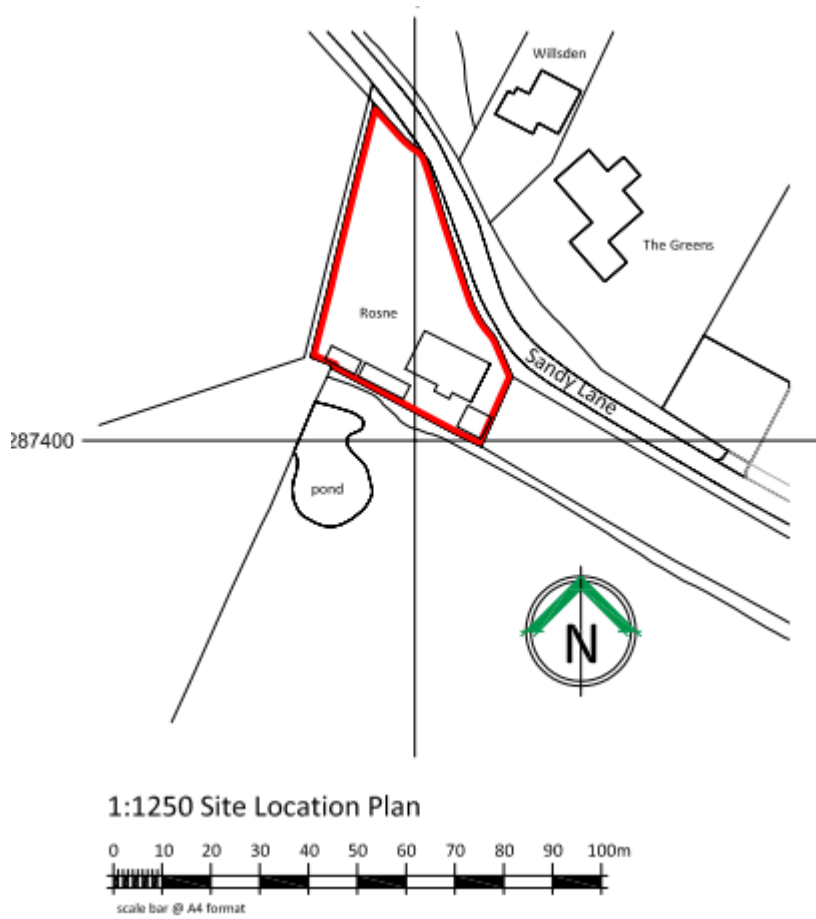
1. The site lies within the West Midlands Green Belt and the proposals are considered to represent an inappropriate form of development within it by virtue of disproportionately enlarging the original dwellinghouse of Rosne, Sandy Lane, Fillongley. The development would also reduce openness from a spatial and visual perspective. The proposals are thus contrary to policy LP3 of the North Warwickshire Local Plan 2021. No considerations have been advanced by the applicant in support of the development and it is not considered that very special circumstances exist of sufficient weight to clearly outweigh the totality of Green Belt harm arising from the development.

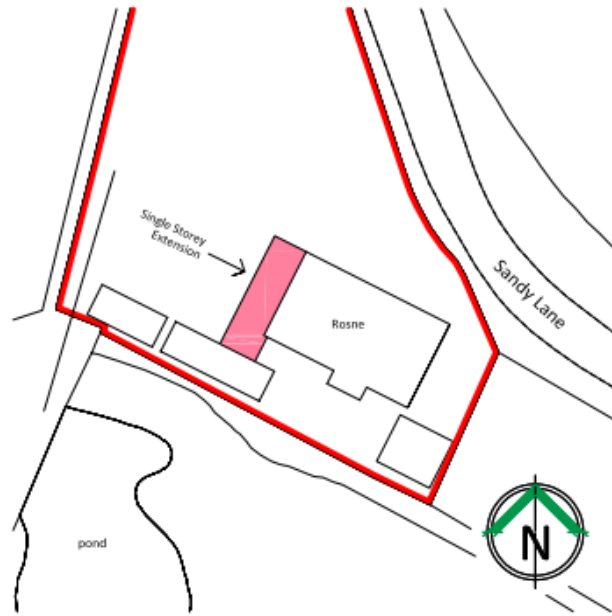
B) That authority be given for the issue of an Enforcement Notice to secure the removal of the existing ground floor 'sun lounge' and 'glazed link' extensions together with removal from the land all associated building materials, rubble and waste for the reasons set out in this report. A compliance period of six months is considered to be appropriate.

## Notes

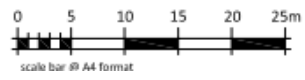
1. Notwithstanding this refusal, the Local Planning Authority has worked with the applicant in a positive and proactive manner through early identification of the planning issues and providing the opportunity to overcome reasons for refusal. However, despite such efforts, the planning objections have not been satisfactorily addressed. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

Appendix A – Site Location Plan and Block Plan





1:500 Block Plan



00000

# Appendix B – Proposed Plans and Elevations

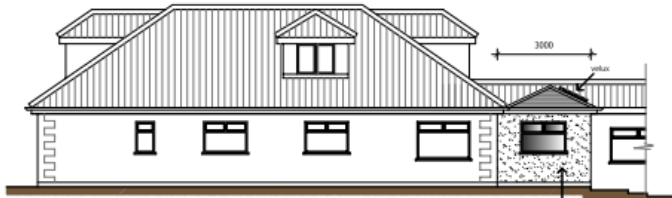
PAP/2021/0412



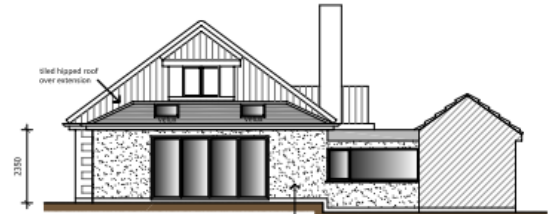
EXISTING  
Side Elevation (North Facing)



EXISTING  
Rear Elevation (West Facing)



PROPOSED  
Side Elevation (North Facing)



PROPOSED  
Rear Elevation (West Facing)



ELEVATIONS

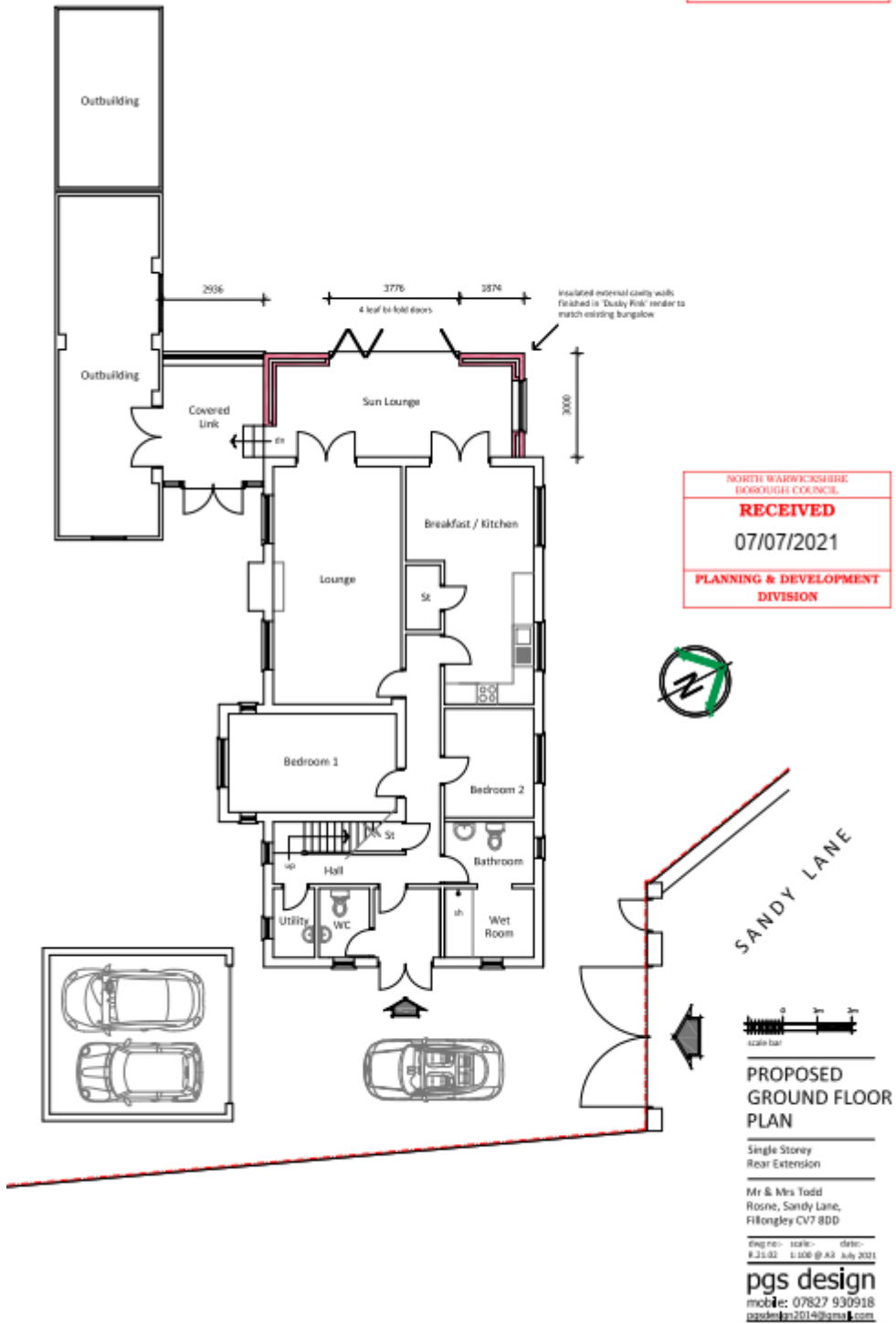
Single Storey  
Rear Extension

Mr & Mrs Todd  
Rosine, Sandy Lane,  
Fillongley CV7 8DD

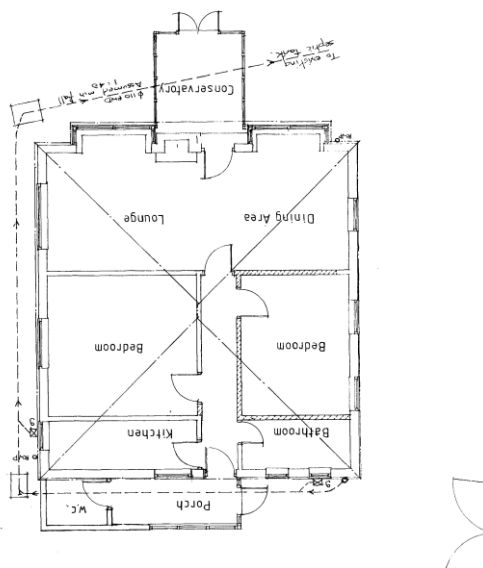
0467 05 11248 0319  
K:21.03 1:000 @ A3 July 2021

**pgs design**  
mobile: 07827 930918  
pgsdesign2014@gmail.com

NORTH WARWICKSHIRE  
BOROUGH COUNCIL  
**RECEIVED**  
07/07/2021  
PLANNING & DEVELOPMENT  
DIVISION



Appendix C – Floor and Elevation Plans of property as it existed in 1999 (The porch/wc and conservatory are likely to be extensions)





**Agenda Item No 6**

**Planning and Development Board**

**4 October 2021**

**Report of the  
Chief Executive**

**Exclusion of the Public and Press**

**Recommendation to the Board**

**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 Schedule 12A to the Act.**

**Agenda Item No 7**

**Blabers Hall Farm, Green End, Fillongley – Head of Development Control**

Paragraph 6 – by reason of the need to consider the making of an order.

**Agenda Item No 8**

**The Bromford Tunnel and the Bromford Tunnel Portal – Head of Development Control**

Paragraphs 5 and 6 – by reason of Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and the need to consider the making of an order.

In relation to the item listed above members should only exclude the public if the public interest in doing so outweighs the public interest in disclosing the information, giving their reasons as to why that is the case.

The Contact Officer for this report is Emma Humphreys