

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

7 December 2020

Present: Councillor Simpson in the Chair.

Councillors Bell, T Clews, Deakin, Dirveiks, Downes, Hayfield, D Humphreys, Jarvis, Lees, Macdonald, Morson, Moss, Parsons and H Phillips.

Councillors Jenns and Reilly were also in attendance.

With the consent of the Chairman, Councillor Reilly spoke on Minute No 22(c) – Planning Applications (Application No CON/2020/0015 – Birmingham Road, Water Orton) and 22 (f) (Application No PAP/2018/0349 Land South and South West of Whitegate Stables, Kingsbury Road, Lea Marston).

With the consent of the Chairman, Councillor Jenns spoke on Minute No 22(g) – Planning Applications (Application No. PAP/2020/0340 – 3 Hillside, Kingsbury).

19 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Dirveiks declared a non-pecuniary interest in Minute 22(a) (Application No. PAP/2020/0561 – Memorial Hall, Long Street, Atherstone) and took no part in that decision.

20 **Minutes**

The minutes of the meetings of the Planning and Development Board held on 5 October and 2 November 2020, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

21 **Budgetary Control Report 2020/21 Period Ended 31 October 2020**

The Corporate Director – Resources reported on the revenue expenditure and income for the period from 1 April 2020 to 31 October 2020. The 2020/2021 budget and the actual position for the period, compared with the estimate at that date, were given, together with an estimate of the out-turn position for services reporting to the Board.

Resolved:

That the report be noted.

22 Planning Applications

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

Resolved:

- a That in respect of Application No PAP/2020/0561 (Memorial Hall, Long Street, Atherstone) it was not expedient to make an Order and as such the proposed works to the mature London Plane tree identified in Appendix A can proceed;
- b That Application No PAP/2020/0562 (2 Owen Street, Atherstone), be deferred for further information;
- c That Application No CON/2020/0015 (Birmingham Road, Water Orton) the Council objects to the proposed lorry routes on the grounds of the significant amenity impact of noise, dust and vibration to the residents of Water Orton;
- d That Application No. PAP/2020/0358 (79 Friary Road, Atherstone) be approved subject to the following conditions:
 - 1 The Standard Three Year condition
 - 2 Standard Plan number condition – plan numbers 01C; 03B and 05B
 - 3 The building hereby approved shall not be used for any purpose within Class C3 of the Town and Country (Use Classes) Order 2020 other than for use incidental to the residential use of 79 Friary Road and specifically nor for any use within Class E of the Order

REASON - In the interests of the residential amenity of neighbouring property
 - 4 No development whatsoever shall commence on the development hereby approved until a Method Statement has been submitted and approved in writing by the Local Planning Authority, to show how the construction of the building and the basement is to be carried out including the measures to be taken to remove the excavated material from the site; the means of supporting surrounding land

during construction with particular attention to the adjoining footpath and the measures to be taken to re-instate any damage to that path. Only the measures approved in that Statement shall then be implemented and continued through the whole construction period. At least twenty four hours' notice of commencement of works shall also be given to the Local Planning Authority

REASON - In the interests of the residential amenity of neighbouring occupiers.

- e That Application PAP/2020/0420 (Tamworth Road, Wood End) be approved subject to the conditions set out in the report of the Head of Development Control;

[Speaker: Richard Brown]

- f That Application No. PAP/2018/0349 (Land South and South West of Whitegate Stables, Kingsbury Road, Lea Marston) be deferred for a site visit;

[Speakers: Kevin Oakley and James Taroni]

- g That in respect of Application No PAP/2020/0340 (3 Hillside, Kingsbury) be deferred for a site visit;

[Speakers: Rob Duncan and David Edge]

- h That in respect of Application Nos. PAP/2020/0568 and PAP/2020/0569 Planning and Listed Building Consent (Britannia Works, Coleshill Road, Atherstone) the Board be minded to grant permission and that power be granted to the Head of Development Control to determine the application in consultation with the Chairman, Vice Chairman, Opposition Spokesman and Cllr Dirveiks, subject to conditions and further consideration of the demolition method statement, procedures for the salvage of materials from the buildings to be demolished, heritage recording, public safety in respect of the public highway and residential property, the stability and structural integrity of the canal banks and frontage, the need to prevent contamination of the canal's water and the measures to be introduced to reduce noise and dust pollution during the demolition process.

23 **Planning Enforcement Policy**

The Head of Development Control introduced a review of the Council's Planning Enforcement Policy.

Resolved:

That a group of five members (comprising of Councillors Simpson, D Humphreys, Bell, Phillips and Morson) be formed to review the Council's Planning Enforcement Policy.

24 **Minutes of the Local Development Framework Sub-Committee held on 1 October 2020**

The minutes of the Local Development Framework Sub-Committee held on 1 October 2020 were received and noted.

25 **Exclusion of the Public and Press**

Resolved:

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 Schedule 12A to the Act.

26 **Extract from the Planning and Development Board minutes – 2 November 2020**

Extract from the minutes of the meeting of the Planning and Development Board held on 2 November 2020, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

27 **Tree Preservation Order - Dordon**

The Head of Development Control requested the making of a Tree Preservation Order at an address in Dordon.

Resolved:

That a Tree Preservation Order at the address stated in the report of the Head of Development Control be confirmed.

28 **Enforcement Action – Curdworth**

The Head of Development Control sought confirmation of emergency action taken in respect of Planning Enforcement action at a property in Curdworth.

Resolved:

That the recommendations (a) and (b) as set out in the report of the Head of Development Control be approved.

Councillor Simpson
Chairman

**Planning and Development Board
7 December 2020
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/a	PAP/2020/0561	Atherstone Town Council	No objection	19/11/20
4/b	PAP/2020/0562	Atherstone Town Council	No objection	19/11/20
4/e	PAP/2020/0420	Applicant	Further information	25/11/20
4/f	PAP/2018/0349	Resident	Objection	30/11/20
4/g	PAP/2020/0340	Resident	Objection	23/11/20
		Resident	Objection	25/11/20
4/h	PAP/2020/0568 & 0569	Applicant	Further information	2/12/20
		Applicant	Further information	4/12/20
		Inland Waterways Association	Objection	5/12/20