

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

2 August 2021

Present: Councillor T Clews in the Chair

Councillors Bell, D Clews, Dirveiks, Hancocks, Hayfield, D Humphreys, Lees, Macdonald, Moss, H Phillips, Rose and Symonds.

Apologies for absence were received from Councillors Jarvis (Sub D Clews) Parsons and Simpson (Sub Symonds).

6 **Disclosable Pecuniary and Non-Pecuniary Interests**

The following Councillors declared a non-pecuniary interest in Minute No 9 (Planning Applications):-

Councillors D Clews and T Clews – Application No PAP/2021/0101 (The Old Mortuary, North Street, Atherstone, CV9 1JN) - by virtue of their roles as Atherstone Town Councillors, left the meeting and took no part in the discussion or voting thereon.

7 **Minutes**

The minutes of the meeting of the Planning and Development Board held on 14 July 2021, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

8 **Budgetary Control Report 2021/22 Period Ended 30 June 2021**

The Corporate Director – Resources detailed the revenue expenditure and income for the period from 1 April 2020 to 30 June 2021. The 2021/2022 budget and the actual position for the period, compared with the estimate at that date, were also given, together with an estimate of the out-turn position for services reporting to this Board.

Resolved:

That the report be noted.

9 Planning Applications

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

Resolved:

- a That Application Nos PAP/2021/0302, PAP/2021/0303 and DOC/2021/0052 (Land south of Dairy House Farm, Spon Lane, Grendon) be approved, subject to the conditions set out in the report of the Head of Development Control;

[Speaker: Tammy Kariolis]

- b That Application No PAP/2021/0394 (6 Boulders Lane, Wood End CV9 2QE) be deferred to allow for amended plans to be submitted;

- c That Application No PAP/2020/0190 (19 Dordon Road, Dordon B78 1QW) be approved for the following reasons;

- (i) It is considered that the receipt of amended plans addressing the treatment of the side windows to 19 Dordon Road was of sufficient weight to overcome the matter of the “living conditions” at this address raised in the appeal decision;
- (ii) And that having visited the application site, Members of the Board considered that the proposals would not materially affect the character and appearance of the area given that it is within an area that has a variety of built form, and that the proposal would still retain the overall openness of the area.

And subject to the following conditions;

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission;
- 2 The development hereby approved shall not be carried out otherwise than in accordance with plan numbers 100 and 250 received on 1 April 2020, and 151B received on 18 June 2021;
- 3 No development shall commence on site until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall particularly include details relating to construction hours; delivery hours, the

measures to be taken to deal with reducing dust and deposits of extraneous material on the public highway, as well as reducing noise emissions during construction work and the logistics of creating and maintaining storage and construction compounds and yards on site;

- 4 No development shall commence on site until such time as full details of the facing, roofing and surfacing materials to be used as well as all boundary treatments have first been submitted to and approved in writing by the Local Planning Authority;**
- 5 No development shall commence on site until full details of electric charging points for the new dwellings and the space to be provided for a minimum of three refuse/waste bins for each of the new dwellings have first been submitted to and approved in writing by the Local Planning Authority;**
- 6 No development shall commence on site until such time as full details and specifications for a landscaping scheme for the site shall first have been submitted to and approved in writing by the Local Planning Authority;**
- 7 No development shall commence on site until details of the construction of the access, including levels and drainage details of the access, car parking and manoeuvring areas, including parking for 19 Dordon Road have first been submitted to and approved in writing by the Local Planning Authority;**
- 8 Neither of the two single storey dwellings hereby approved shall be occupied until the details approved under conditions (6) and (7) above, have been implemented in full on site to the written satisfaction of the Local Planning Authority;**
- 9 There shall be no gates hung within the access so as to open within 12 metres of the rear edge of the public highway footpath;**
- 10 The garages as hereby approved shall be used solely for the garaging of cars at all times and for no other residential purpose; and**

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, or as may be subsequently amended, no development within Classes A, B, C and D of Part One to Schedule Two of that Order shall be undertaken on the site of either dwelling hereby approved.

d That Application No PAP/2021/0188 (49 Friary Road, Atherstone CV9 2AQ) be approved, subject to the conditions set out in the report of the Head of Development Control;

e That Application Nos PAP/2021/0028, PAP/2021/0029 and PAP/2021/0030 (Old Rail Farm, Hurley Common, Hurley, CV9 2LS) be deferred so that clarification could be sought in respect of changes to the access arrangements and the scope of the applications;

Councillor Symonds took the Chair

f That Application No PAP/2021/0101 (The Old Mortuary, North Street, Atherstone, CV9 1JN) be approved, subject to the conditions set out in the report of the Head of Development Control;

Councillor T Clews returned to the Chair

g That Application No PAP/2018/0050 (Fir Tree Paddock, Quarry Lane, Mancetter CV9 2RD) be deferred for a site visit;

[Speakers: Nathaniel Green and Trevor Hopkins]

h That Application No PAP/2020/0684 (Meadow View Farm, Kinwalsey Lane, Meriden CV7 7HT) be deferred for clarification on the scope of the application;

i That Application Nos PAP/2021/0196 and PAP/2021/0203 (The Limes, 87 Main Road, Austrey, CV9 3EG) be refused for the reasons set out in the report of the Head of Development Control;

[Speaker: Gary Furnival]

- j **That in respect of Application No PAP/2020/0599 (92, Coleshill Road, Hartshill, CV10 0PH) the board is minded to approve the application subject to there being no objection from the Highway Authority as a consequence of the Road Safety Audit that cannot be dealt with by condition, and also taking into account consideration of ground stability and bio-diversity issues, a full schedule of conditions be delegated to the Chairman, the Vice-Chairman, the Opposition Planning Spokesperson and the local Members.**

[Speakers: Roger Lee and Rachael Hartopp]

10 **Corporate Plan and Performance Targets**

The Head of Development Control updated Members on a number of Corporate Plan Targets and Performance Indicators relevant to the Board.

Resolved:

That the report be noted.

Councillor Simpson
Chairman

Planning and Development Board

2 August 2021

Additional Background Papers

Agenda Item	Application Number	Author	Nature	Date
9	PAP/2021/0302	Local Resident	Objection	28/7/21
9	PAP/2021/0394	Local Resident	Objection	24/7/21
9	PAP/2020/0190	Applicant	email	30/7/21
9	PAP/2021/0188	Site Visit	Note	22/7/21
9	PAP/2021/0101	Local Resident	Objection	26/7/21
9	PAP/2020/0684	Site Visit	Note	31/7/21
9	PAP/2020/0599	Applicant	Email	29/7/21
		Applicant	Email	27/7/21