

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

14 July 2021

Present: Councillor Simpson in the Chair

Councillors Bell, Chambers, D Clews, Dirveiks, Hancocks, Hayfield, D Humphreys, Jarvis, Jordan, Lees and Parsons.

Apologies for absence were received from Councillors T Clews, Deakin, Macdonald (Sub Jordan), H Phillips (Sub Chambers), Rose and A Wright (Sub D Clews).

1 **Disclosable Pecuniary and Non-Pecuniary Interests**

The following Councillors declared a non-pecuniary interest in Minute No 3 (Planning Applications):.

Councillor Jarvis – Application No PAP/2021/0151 (115 Victoria Road, Hartshill, CV10 0LS) and PAP/2021/0188 (49 Friary Road, Atherstone, CV9 3AQ)

Councillors Bell - Application No PAP/2021/0032 (Land 500 metres south east of Common Farm, Ansley Common)

Councillor D Humphreys and Parsons – Application No PAP/2020/0621 (22 Maypole Road, Warton, B79 0HP).

2 **Minutes**

The minutes of the meeting of the Planning and Development Board held on 12 April 2021, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

The minutes of the meeting of the Planning and Development Board held on 23 June 2021, copies having been previously circulated, were reported as having one amendment. The proposer under Motion Under Standing Order 9(13) from should read as Councillor T Clews not Councillor Bell. Following this amendment the minutes were approved as a correct record and signed by the Chairman.

3 **Planning Applications**

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

Resolved:

- a** That Application No PAP/2019/0648 & 0683 (The Coach Hotel, 150 High Street, Coleshill, B46 3BG) be approved, subject to the conditions set out in the report of the Head of Development Control;

[Speaker: Martin Mense]

- b** That Application No PAP/2021/0190 (19 Dordon Road, Dordon, B78 1QW) be deferred subject to further legal advice;

[Speaker: Ian Ritchie]

- c** That Application No PAP/2020/0342 (Land opposite Baddesley Farm, Lower House Lane, Baddesley Ensor) be approved, subject to the conditions set out in the report of the Head of Development Control, the following changes to conditions and an additional informative:

- i** **New Condition 5**
“No development shall commence until such time as details have been submitted to show the ground levels of the menage and the measures to be taken to achieve them. Only the approved details and measures shall then be implemented on site.

Reason

In the interests of the visual amenities of the area”

- ii** **Re-number all of the remaining conditions**

- iii** **Add informatives:**

- a** **The Local Planning Authority has met the requirements of the NPPF in this case through engagement with the statutory Agencies and the local community in order to achieve a positive outcome through the submission of amended proposals.**

- b** **Attention is drawn to the public footpaths that cross the site – AE59 and AE60. These shall remain unobstructed at all times and advice should be taken from the Warwickshire County Council in respect of**

their protection and maintenance throughout the life of the development.

- c Attention is drawn to the need to seek advice and guidance from Warwickshire County Council in respect of the works to be undertaken on the implementation of the access.**

[Speaker: Joe Dickinson]

- d That Application No PAP/2021/0151 (115 Victoria Road, Hartshill, CV10 0LS) be approved, subject to the conditions set out in the report of the Head of Development Control;**

[Speaker: Andrea Radford and Christopher Timothy]

- e That Application No PAP/2020/0483 (1 Morgan Close, Arley, CV7 8PR) be refused, for the reasons set out in the report of the Head of Development Control, and that an Enforcement Notice be served for the reasons detailed in the report and that the compliance period be three months;**

- f That in respect of Application No PAP/2021/0032 (Land 500 metres south east of Common Farm, Ansley Common) and Application No PAP/2021/0033 (Land 250 metres east of Common Farm, Ansley Common):**

- i The report be noted;**
- ii The Board requests the applicant to fully outline and evidence his case to show that the pre-conditions set out in Policy LP39(a) of the Submitted North Warwickshire Local Plan have been satisfied and that the proposal fully satisfies the delivery of the other matters identified there-in; and**
- iii A site visit be arranged prior to determination of the applications;**

- g That Application No PAP/2020/0621 (22 Maypole Road, Warton, B79 0HP) be approved, subject to the conditions set out in the report of the Head of Development Control and that the Head of Development Control write to the applicant to suggest that an approach be made to the County Council in an attempt to improve visibility at the access point;**

[Speaker: Father Phillip Wells]

- h That Application No PAP/2019/0705 (Land west of Old Holly Lane, Atherstone) be held, subject to the completion of a Section 106 Agreement and subject to the conditions, together with others as may be recommended by the County Council, as set out in the report of the Head of Development Control;**

[Speaker: Aaron Folkes]

- i That Application No PAP/2020/0684 (Meadow Farm, Kinswalsey Lane, CV7 7HT) be deferred for a site visit;**

[Speaker: Robert Pargetter]

- j That Application No PAP/2021/0165 (Land rear of 161 Tamworth Road, Kingsbury, B78 2HJ) be approved, subject to the conditions set out in the report of the Head of Development Control;**

- k That in respect of Application No PAP/2020/0582 and PAP/2020/0583 (The Stables, Packington Estate, Meriden, CV7 7HF):**

- i The Board is minded in principle to approve both planning permission and Listed Building Consent for the applications;**
- ii Conditions for both applications be delegated to the Head of Development Control, in consultation with the Chairman of the Board and the Opposition Spokesperson; and**
- iii If the objection from the Georgian Society cannot be overcome through the submission of amended plans or by planning conditions, the application be referred to the Secretary of State to see if he wishes to intervene;**

[Speaker: Ian Saunders]

- l That Application No PAP/2021/0126 (41 New Street, Birchmoor, B78 1AF) be approved, subject to the following conditions:**

- i Standard three year condition; and**
- ii Standard plan numbers condition – the site plan received on 08/03/2021 and the proposed plans received on 02/06/2021.**

Notes:

- a The Local Planning Authority has met the requirements of the NPPF in this case through enabling a positive outcome; and
- b Standard Party Wall Act informatives.

[Speaker: Holly Holloway]

- m That Application No PAP/2020/0552 (Chapel House, Church Lane, Fillongley, CV7 8EW) be approved, subject to the conditions set out in the report of the Head of Development Control and that the Head of Development Control circulate a note to Board Members in respect of the parking policy of the Fillongley Neighbourhood Plan;

[Speaker: Robert Pargetter]

- n That Application No PAP/2021/0188 (49 Friary Road, Atherstone, CV9 3AQ) be deferred for a site visit;
- o That Application No PAP/2021/0194 (42 Austrey Road, Warton, B79 0HW) be withdrawn;
- p That Application No PAP/2020/0599 (92 Coleshill Road, Hartshill, CV10 0PH) be deferred for a site visit.

4 Blackgreaves Farm, Blackgreaves Lane, Lea Martson

The Head of Development Control detailed the background to a Temporary Stop Notice, served in connection with works at Blackgreaves Farm, Blackgreaves Lane, Lea Martson, and sought the Board's confirmation of the action taken.

Resolved:

That the action taken concerning the issue of a Temporary Stop Notice in respect of works at Blackgreaves Farm, Blackgreaves Lane, Lea Martson be approved.

5 Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April 2020 – March 2021

The Chief Executive informed Members of the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April 2020 to March 2021.

Resolved:

- a** That the report be noted; and
- b** That the Head of Development Control report back to the next Board meeting outlining what actions were needed in respect of the Indicators and targets marked as "red" in the report.

Councillor Simpson
Chairman

**Planning and Development Board
14 July 2021
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5	PAP/2019/0648	WCC Highways	Objection	22/6/21
		Resident	Objection	6/6/21
5	PAP/2020/0190	Agent	Amended plan	18/6/21
		Agent	E-mail	21/6/21
			Site Visit	19/6/21
5	PAP/2020/0342		Site Visit	19/6/21
5	PAP/2021/051	Resident	Support	13/7/21
5	PAP/2020/0599		Site Visit	12/7/21