

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

8 March 2021

Present: Councillor Simpson in the Chair

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

Councillors Farrow and Rose were also in attendance.

39 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Dirveiks declared a non-pecuniary interest in Minute No 41 Planning Applications (Application o CON/2021/001, CON/2021/002 and CON/2021/003 - Hartshill Quarry, Nuneaton Road, Nuneaton, CV10 0RT) by reason of being member of Warwickshire County Council's Regulatory Committee and took no part in the discussion or voting thereon.

40 **Minutes**

The minutes of the meetings of the Planning and Development Board held on 7 December 2020 and 11 January 2021, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

41 **Planning Applications**

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

Resolved:

- a That, for the purposes of the upcoming planning appeal against non-determination in relation to Application No PAP/2020/0303 (Conversion of outbuilding to dwelling), the Secretary of State be informed that had the Council been the determining Authority it would have refused planning permission for the following reason:**
 - i) It has not been shown that a safe and suitable access can be provided to the site. This is because of the intensification of use of an existing sub-standard access and the consequent adverse impact on road safety. The proposal does not accord with Policy NW10(6) of the North Warwickshire Core Strategy 2014 Main Modification MM74 to that Plan and paragraphs 108(b) and 109 of the National Planning Policy Framework 2019.**

- b** That, for the purposes of the upcoming planning appeal against non-determination in relation to Application No PAP/2019/0671 (Land Opposite Village Hall, Station Road, Whitacre Heath), the Secretary of State be informed that had the Council been the determining Authority it would have refused planning permission for the following reasons:
- i)** The site is in the Green Belt. It is considered that the proposal is not appropriate development and thus substantial harm is caused. The applicant's case is not considered to clearly outweigh the cumulative harms caused so as to amount to there being the very special circumstances necessary to support the proposal. This is because there has been no robust evidence submitted to show a local proven need for affordable housing and the substantial harm caused to the openness of the Green Belt here by virtue of the size, location and setting on the site. The proposal does not therefore accord with Policy NW3 of the North Warwickshire Core Strategy 2014 and Section 13 of the National Planning Policy Framework.
 - ii)** It is not considered that the proposal would positively improve the character and appearance of Whitacre Heath. This is because of its size, location and setting. It is thus not in accord with Policy NW12 of the North Warwickshire Core Strategy 2014 and Section 12 of the National Planning Policy Framework.
 - iii)** It is not considered that the proposal would provide, conserve and enhance biodiversity; positively improve the environmental quality of the area, not damage habitats and features of nature conservation importance or ensure that there is a nett gain of bio-diversity. This is because of its location, setting and its ecological value and connections. It is thus not in accord with Policies NW12, NW13 and MW15 of the North Warwickshire Core Strategy 2014 and Section 15 of the National Planning Policy Framework.
 - iv)** It is not considered that the proposal would provide a safe and suitable access for all users because of its location and the nature and characteristics of the immediate setting. The proposal does not accord with Policy NW19(6) of the North Warwickshire Core Strategy 2014 and Section 9 of the National Planning Policy Framework.

[Speaker: Graham Thwaites]

- c That Application No CON/2021/001 and CON/2021/0002 and 003 (Hartshill Quarry, Nuneaton Road, Nuneaton, CV10 0RT) be approved subject to the conditions set out in the report of the Head of Development Control.

42 **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.

43 **Extract from the Planning and Development Board Minutes – 7 December 2020**

Extract from the minutes of the meeting of the Planning and Development Board held on 7 December 2020, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

Councillor Simpson
Chairman