

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

5 October 2020

Present: Councillor Simpson in the Chair.

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

Apologies for absence were received from Councillors Deakin and Dirveiks.

Councillors Chambers, Farrell, Farrow, M Humphreys, Jenns and Symonds were also in attendance.

With the consent of the Chairman, Councillor Jenns spoke on Minute No 9 – Planning Applications (Application No PAP/2018/686 - Kingsbury Hall, Coventry Road, Kingsbury) and (Application No PAP/2020/0341 – Land Adjacent The Lodge, Tamworth Road, Cliff).

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

None were no interests declared at the meeting.

7 **Minutes**

The minutes of the meetings of the Planning and Development Board held on 2 March, 20 July and 19 August 2020, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

8 **Budgetary Control Report 2020/21 Period Ended 31 August 2020**

The Corporate Director – Resources reported on the revenue expenditure and income for the period from 1 April 2020 to 31 August 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.

9 Planning Applications

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

Resolved:

- a That in respect of Application No CON/2020/0013 (Land between A452 & A446 Chester Road & Stonebridge Road Intersection, A452 Chester Road adjacent Melbicks Garden Centre, & land east of A452/A446 roundabout over M42, including A446 Approach) the Head of the Development Control write to Solihull MBC to inform them that the Council repeats its representations as made earlier in June 2019 together with expressing concern about consequential increased traffic flows through North Warwickshire;
- b That in respect of Application No PAP/2018/0686 (Kingsbury Hall, Coventry Road, Kingsbury) the receipt of the Supplementary Document be noted, and a further site visit be arranged in accordance with current requirements for “gatherings”;
- c That in respect of Application No PAP/2018/0755 (Land to east of Former Tamworth Golf Course, North of Tamworth Road – B5000 and west of M42, Alvecote) the report be noted and a further report be referred to the Board to outline progress on the matters raised prior to determination;
- d That Application PAP/2020/0020 (Land North West of Newton Regis Village Hall, Austrey Lane, Newton Regis) be refused for the following reasons:
 - i) The proposal does not accord with Policy NW12 of the North Warwickshire Core Strategy 2014 as supplemented by Section 12 of the National Planning Policy Framework in that the development does not positively improve the settlement’s character or the appearance and quality of the area. This is because the site is an addition to the built form of the settlement being an isolated cul-de-sac of development that has no connection or linkage to the village, introducing new built development into a wholly open area;

- ii) **The proposed access to the development is directly onto a bend and close to a further junction. It is considered that this is likely to have an unacceptable impact on highway safety given the traffic generated from the proposal and the retention of existing access points onto that access. The proposal does not therefore accord with Policy NW 10 (6) of North Warwickshire Core Strategy 2014.**

[Speakers :Diane Radborne and Will Brearley]

- e **That Application No PAP/2020/0215 (42 Austrey Road, Warton) be refused for the following reasons:**

- i) **That the proposal does not accord with Policy NW10 (6) of the North Warwickshire Core Strategy 2014 in that the proposed access and parking arrangements are considered to be unsafe with very limited car parking space; cars parked overhanging the highway footpath, substantially reduced visibility for cars exiting the parking area and there being window opening which would overhag the highway pavement;**
- ii) **The proposal does not accord with Policy NW12 of the North Warwickshire Core Strategy 2014 nor Section 12 of the National Planning Policy Framework in that the development does not demonstrate a high quality of sustainable development. This is because the residential amenity of the future occupiers of the property will be poor with no outside amenity space; the property directly adjoining the highwat and the lack of safe car parking arrangements;**

- f **Application No PAP/2020/0245 (Land to the Rear of 50 New Street, Dordon)**

Under Standing Order No 9 (9) it was proposed by Councillor Morson and Seconded by Councillor Phillips:

That the application be approved on the grounds that the site is within the development boundary and that any highway impact is immaterial.

On being put to the vote the amendment was declared as lost;

It was then proposed by Councillor D Humphreys and seconded by Councillor Simpsons that:

The application be refused for the reasons set out in the report of the Head of Development Control;

On being put to the vote the motion was carried;

[Speaker : Owen Carvalho]

- g That Application No PAP/2020/0341 (Land Adjacent The Lodge, Tamworth Road, Cliff) be refused for the reasons set out in the report of the Head of Development Control.**
- h That Application Nos PAP/2020/0348 and PAP2020/0346 (1 & 2 Nightingale Cottages, Tamworth Road, Nether Whitacre) be approved on the grounds that the harm caused is considered to be less than substantial given that the proposals are reversible and that they would not affect the existing appearance of the rear elevations such that it is outweighed by the greater community benefit of enabling more spacious accommodation to be provided.**

[Speaker: Helen Lloyd]

10 Planning Consultations

The Chief Executive summarised and provided comments on the recent consultations relating to Planning, including the White Paper “Planning for the Future”

Resolved:

That, in accordance with the recommendation made by the Executive Board at its meeting held on 21 September 2020, the comments from this Board be incorporated into the response to the consultation on the White Paper.

11 Warwickshire Minerals Plan Update – Statement of Common Ground, Examination Hearing Date – Outstanding Issues

The Chief Executive updated and informed Members of the Warwickshire County Council’s Minerals Plan Examination in Public (EiP)

Resolved:

- a That the date for the Examination Hearings into the Minerals Local Plan be noted; and**
- b That the Statement of Common Ground recommendations and responses contained within the report are noted, agreed, signed and Members note the outstanding issues remaining will be dealt with through the written representation process, by the Inspector into the Plan.**

Councillor Simpson
Chairman