

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

2 March 2020

Present: Councillor Simpson in the Chair

Councillors Bell, D Clews, T Clews, Deakin, Dirveiks, Downes, Hayfield, D Humphreys, Jarvis, Lebrun, Parsons, H Phillips and David Wright

Apologies for absence were received from Councillors Morson, Symonds (substitute Councillor D Wright) and A Wright (substitute Councillor D Clews)

Councillors Lees and Osborne were also in attendance

#### 56 **Disclosable Pecuniary and Non-Pecuniary Interests**

There were no interests declared at the meeting.

#### 57 **Minutes**

The minutes of the meetings of the Planning and Development Board held on 9 December 2019, 13 January and 3 February 2020, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

#### 58 **Brownfield Register Review 2020**

In line with Regulation 17(1) of the Town and Country Planning (Brownfield Land Register) Regulations 2017, the Chief Executive reported on the annual review of the Council's Brownfield Land Register.

#### **Resolved:**

- a **That, in accordance with Regulation 17(1) of the Town and Country Planning (Brownfield Land Register) Regulations 2017, the updated Brownfield Land Register (2020) be published; and**
- b **That Members receive a full list of all Brownfield sites in the Borough; and**
- c **That a call for sites be organised.**

**59 Government Consultation – “First Homes”**

The Head of Housing and Head of Development Control invited the Board to respond to a recent Government consultation aimed at increasing home ownership for first time buyers through the supply of affordable homes.

**Resolved:**

**That a meeting of the Section 106 Working Group be arranged to discuss a response to be forwarded to the MCLG through the Chief Executive.**

**60 Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board. Details of correspondence received since the publication of the agenda is attached as a schedule to these minutes.

**Resolved:**

- a That in respect of Application Nos CON/2020/004, 005 and 006 (Land and Buildings at the Interchange Triangle, the M42/A452 and A45), no objections be lodged with the Solihull Metropolitan Borough Council along with the comment on the maintenance building as set out in the report of the Head of Development Control;**
- b i) That Application No PAP/2017/0560 (Manor Farm, Main Road, Newton Regis, B79 0NA ) be approved subject to a S106 Agreement and subject to the conditions set out in the report of the Head of Development Control;**  
**ii) That Application No PAP/2019/0567 (Manor Farm, Main Road, Newton Regis, B79 0NA), be approved subject to the conditions set out in the report of the Head of Development Control;**
- c That in respect of Application No PAP/2019/0473 (The Paddocks, Church Lane, Corley, Coventry, CV7 8AZ) the Board is minded to support the application subject to a Section 106 Agreement;**
- d That Application No PAP/2019/0498 (Polesworth High School, Dordon Road, Polesworth, Warwickshire, B78 1QT) be approved subject to the revised conditions as circulated by the Head of Development Control at the meeting:-**

**Speakers: Maura Favell and David Harris**

- e That Application No PAP/2019/0529 (Wishing Well Farm, Breach Oak Lane, Fillongley, CV7 8AW) be refused for the following reason:

The site is in the Green Belt. It is considered that the development amounts to inappropriate development thus giving rise to a presumption of refusal. It is considered that the applicant's case is insufficient to clearly outweigh the overall level of harm caused. The harm arises from the inappropriateness of the development and the significant harm caused by the site not having safe and reasonable access to facilities and services. The applicant's case is limited in weight as the Council is responding positively to the submission of planning applications for traveller sites when they align with adopted policies and in this case, there is no detailed information submitted relating to the personal circumstances of the applicant families. The proposal is thus not in accord with policies NW3 and NW8 of the North Warwickshire Core Strategy 2014 as supported by the Planning Policy for Traveller Sites 2015;

- f That in respect of Application No PAP/2019/0599 (Michael Drayton Middle School, Church Road, Hartshill, Nuneaton, CV10 0SZ:

- i) the medical centre be approved subject to the conditions set out in Schedule 1 of the report of the Head of Development Control; and
- ii) the residential development be approved subject to the conditions set out in Schedule 2 of the report of the Head of Development Control and the completion of a S106 Agreement;

- g That Application No PAP/2019/0685 (Wathen Grange School, Church Walk, Mancetter, CV9 1PZ be approved subject to the conditions set out in the report of the Head of Development Control.**

**Speakers: Matthew Williams and Trevor Hopkins**

**61 Appeal Update**

The Head of Development Control updated the Board on two recent appeal decisions

**Resolved:**

**That the report be noted.**

**62 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 following item of business, on the grounds that it involves the likely disclosure of exempt information as defined by Schedule 12A to the Act.**

**63 Breaches of Planning Control**

The Head of Development Control drew the Board's attention to unauthorised works to trees, the subject of a Tree Preservation Order in Coleshill.

**Resolved:**

**That the Solicitor of the Council be authorised to initiate prosecution proceedings, if necessary, in respect of the unauthorised works undertaken to trees numbered T1 (Oak) T2, T3, T4, T5, T6, T7 and T8 (Silver Birches), being the subject of a Tree Preservation Order 2017 date d 15 May 2017.**

**Councillor Simpson  
Chairman**