

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

16 April 2012

Present: Councillor Sweet in the Chair.

Councillors Barber, Butcher, L Dirveiks, Humphreys, Lea, B Moss, Phillips, A Stanley, Turley, Winter and Wykes

Apologies for absence were received from Councillors Holland, Sherratt and Simpson.

Councillors Fox, May and Moore were also in attendance.

78 **Declarations of Personal or Prejudicial Interests**

Personal interests arising from the membership of Warwickshire County Council of Councillors Lea, B Moss and Sweet and membership of the various Town/Parish Councils of Councillors Barber (Ansley), Butcher (Polesworth), B Moss (Kingsbury), Phillips (Kingsbury) and Winter (Dordon) were deemed to be declared at this meeting.

Councillors Lea, B Moss and Sweet declared a personal interest in Minute No 79(h) (Consultation by Warwickshire County Council - Radbrook Workshop, Highfield Lane, Corley Ash, Corley) by reason of being County Councillors. Councillor Sweet vacated the Chair for this item.

79 **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 Application No 2012/0070 (Land adjacent to Austrey House Farm, Orton Lane, Austrey, CV9 3NR) be refused for the following reasons:-**

“i) The proposal fails to protect or enhance the intrinsic qualities of the existing landscape in the immediate and wider vicinity of the site. The structure would appear incongruous in this landscape which is generally devoid of prominent and contemporary urban influences, and which offers wide, unobstructed panoramas from the escarpment towards the south and west. The mitigation offered by way of the temporary period and design proposed is not considered sufficient

to outweigh the harm brought about. The proposal is thus contrary to saved policy ENV1 of the North Warwickshire Local Plan 2006, plus 5th core planning principle of the NPPF (paragraph 17); and

- ii) The proposal fails to harmonise with the immediate setting and wider surroundings given it would appear as an alien urban feature in an isolated rural position. The proposal is thus contrary to saved policy ENV12 of the North Warwickshire Local Plan 2006.”

[Speakers Damian Gallagher and Stuart Barber]

- b That consideration of Application No 2011/0565 (Laxes Farm, Nuneaton Road, Over Whitacre, B46 2NL) be deferred for a site visit.

[Speakers Rita Poulson and David Hickie]

- c That in respect of Application No 2012/0016 (Car Park, Park Road, Coleshill, Birmingham, B46 3LA) the Car Parking Management Scheme as submitted on 27 February 2012 be approved in discharge of Condition 25 of planning permission 2011/0529 dated 20 December 2011.
- d That provided the applicant first enters into an agreement under Section 106 of the Town and Country Planning Act 1990 in respect of the issues set out in the report of the Head of Development Control, Application No 2011/0666 (Brookfield Bungalow, 8 Cottage Lane, Nether Whitacre, B46 2EL) be approved subject to the conditions specified in his report; and to an additional condition:

“No development whatsoever within Class A, B and C and E of Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995, as amended shall commence on site unless details have first been submitted to and approved in writing by the Local Planning Authority.”
- e That in respect of Application No 2012/0124 (Land at Birmingham Road, Coleshill) a Tree Preservation Order is not required for the reasons set out in the report of the Head of Development Control.

- f That Application No 2012/0131 (The Day Centre, Rowland Court, Arley) be approved subject to the following additional condition:

“The pharmacy use hereby approved shall be limited solely to the area of the building as shown on the approved plan and for the avoidance of doubt shall be limited to such use including the sale of pharmaceutical products.”

- g That Application No 2012/0158 (Village Hall, The Green, Shustoke, B46 2AR) be approved subject to the following additional conditions:

“i) The retail use hereby approved shall be limited solely to the area of the building as shown on the approved plan; and

ii) Any gates, existing or in the future, that are at the entrance to the site shall be left open during the opening hours of the shop.”

[Speaker Gordon Etheridge]

[Councillor Winter in the Chair]

- h That the report of the Head of Development Control in respect of the consultation by Warwickshire County Council relating to Radbrook Workshop, Highfield Lane, Corley Ash, Corley be noted.

[Councillor Sweet in the Chair]

80 Section 106 Monitoring Report

The Head of Development Control provided the latest review of outstanding Section 106 Agreements in regard to financial contributions.

Resolved:

That the report be noted.

81 The National Planning Policy Framework

The Head of Development Control reported that the Government had now published its National Planning Policy Framework along with its Planning Policy for Traveller Sites which both came into effect on 27 March. The documents replaced all previously published Planning Policy Guidance and Statements.

Resolved:

That the report be noted.

82 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 item of business on the grounds that it involves the likely disclosure of exempt information as defined in Schedule 12A to the Act.

83 Breaches of Planning Control

The Head of Development Control reported on an alleged breach of planning control and the Board was asked to agree a suggested course of action.

Resolved:

That in respect of Bogs Farm, Stonebridge Road, Coleshill, it is not expedient to take enforcement action in relation to the removal of a length of hedgerow and that the interested parties are informed accordingly.

R Sweet
Chairman

Planning and Development Board
16 April 2012
Additional Background Papers

Agenda Item	Application Number	Author	Nature	Date
4/1	PAP/2012/0070	David Hunt	Representation on reconsultation	02/04/2012
		Head of Development Control	Letter to MP Dan Byles	03/04/2012
		Mr M Abbott	Representation on reconsultation	04/04/2012
		David Studd	Representation on reconsultation	05/04/2012
		David Lodge	Representation on reconsultation	05/04/2012
		Newton Regis, Seckington & No Man's Heath Parish Council	Representation on reconsultation	05/04/2012
		Mr & Mrs N Dix	Representation on reconsultation	09/04/2012
		Ivan Ould o/b/o Twycross Residents	Comments	10/04/2012
		SSWAT Co-ordinator	Email to Case Officer	12/04/2012
		Applicant	Email to Case Officer	12/04/2012
		Case Officer	Email to SSWAT Co-ordinator	12/04/2012
		Mr Peter Ghent	Representation on reconsultation	12/04/2012
		Mrs Elizabeth Ghent	Representation on reconsultation	12/04/2012
		Liz Goodman	Representation	12/04/2012
		Sarah Bullivant	Representation on reconsultation	12/04/2012
		Gareth Reed	Representation	12/04/2012
		Mrs Linda Buckingham	Representation on reconsultation	13/04/2012
		Mary Ould	Representation on reconsultation	13/04/2012
		MP Dan Byles	Letter to Head of Development Control	13/04/2012
		Head of Development Control	Notes of Site Visit/Tour	14/04/2012
Charles Richardson	Representation on reconsultation	15/04/2012		
Graham Roberts	Representation on reconsultation	16/04/2012		
Ivan Ould o/b/o Twycross Residents	Comments	16/04/2012		

This brings the total number of objections to 228 from 206 separate addresses. These cite objections and concerns already outlined. The 13 representations received in respect of the reconsultation reassert their previous opinions and comments.

Agenda Item	Application Number	Author	Nature	Date
4/3	DOC/2112/0016	P Eagles	Objection	8/4/12
4/6	PAP/2012/0131	R Duff	Objection	8/4/12
		H Duff	Objection	8/4/12
4/7	PAP/2012/0158	Mr & Mrs Hague-Morgan	Representation	11/4/12
		Warwickshire County Council	Consultation	13/4/12
		D Howell	Representation	13/4/12