

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

6 November 2023

Present: Councillor Reilly in the Chair

Councillors Bates, Bell, Clews, Dirveiks, Gosling, Hayfield, Hobley, Jarvis, Parsons, H Phillips, O Phillips, Ridley, Ririe and Smith.

Apologies for absence were received from Councillors Chapman (Substitute O Phillips), Simpson (Substitute Smith) Fowler (Substitute Clews) and Humphreys.

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

Councillor Ridley declared a non-pecuniary interest in Minute No 51 (Tree Preservation Orders - Land North of Dunns Lane and Church Road, Dordon and Polesworth and Land South of Dunns Lane, Dordon) by reason of being a Member of Dordon Parish council and took no part in the voting thereon.

Councillor Reilly declared a non-pecuniary interest in Minutes No 49e (Application No PAP/2023/0422 - WHS Plastics, Water Orton Lane, Minworth) and 49k (Application No PAP/2023/0056 - Land at Junction Lichfield Road, Watton Lane, Water Orton) by reason of these being within his ward area and 49n (Application No PAP/2022/0169 Lea Marston Sports Ground) by reason of being a local resident and took no part in the discussion or voting thereon.

#### 48 **Minutes**

The minutes of the meeting of the Planning and Development Board held on 9 October 2023, copies having previously been circulated, were approved as a correct record, and signed by the Chairman.

#### 49 **Planning Applications**

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

##### **Resolved:**

- a **That Application No's PAP/2023/0062 and PAP/2023/0334 (Whitehall Farm, Atherstone Road, Hartshill, Nuneaton, Warwickshire, CV10 0TB) be deferred for a site visit;**

- b That Application No PAP/2023/0168 - (Waterworks House, Station Road, Nether Whitacre, B46 2AJ) be deferred for a new report as the building and its outbuildings had been listed by Historic England after publication of the Agenda.**
- c That Application Nos PAP/2023/0105 and PAP/2023/0155 (Lea Lodge, Nuneaton Road, Ansley, Nuneaton, CV10 0QU) be granted subject to the conditions set out in the report of the Head of Development Control;**
- d That Application No PAP/2023/0379 (1 to 36, Abbey Green Court, Grendon Road, Polesworth, B78 1HD) be granted subject to the conditions set out in the report of the Head of Development Control;**
- e That in respect of Application No PAP/2023/0422 (WHS Plastics, Water Orton Lane, Minworth) the report be noted and a site visit be carried out prior to determination;**
- f That in respect of Application Nos CON/2023/0022 and CON/2023/0023 (The Interchange Triangle, bounded by the M42 Motorway, the A452 and the A45) the Council does not object to these proposals;**
- g That Application No PAP/2023/0429 (Land northwest of 20, Mulberry Way, Hartshill) be granted subject to the conditions set out in the report of the Head of Development Control;**
- h That in respect of Application No PAP/2023/0391 (Car Park, Sheepy Road, Atherstone, CV9 1HD) work may proceed subject to the conditions set out in the report of the Head of Development Control;**
- i That Application No PAP/2019/0473 (The Paddocks, Church Lane, Corley, Coventry, CV7 8AZ) be granted subject to the conditions set out in the report of the Head of Development Control;**
- j That Application No PAP/2023/0265 (Dorset Cottage Bed and Breakfast, 202 Coventry Road, Coleshill, B46 3EH) be granted subject to the conditions set out in the report of the Head of Development Control;**
- k That in respect of Application No PAP/2023/0056 (Land at Junction Lichfield Road, Watton Lane, Water Orton) subject to the completion of a Section 106 Agreement relating to a financial contribution of off-site bio-diversity setting, planning permission be granted, subject to the conditions set out in the report of the Head of Development Control;**

**[Speaker: Duncan Howie ]**

- l That in respect of Application No PAP/2023/0462 (Abbey Green Court, Grendon Road, Polesworth, B78 1HD) works may proceed;**
- m That Application No PAP/2022/0298 (South View, Weddington Lane, Caldecote, Nuneaton, CV10 0TS) be refused planning permission for the following reasons;**
  - i It is considered that the size, scale and massing of the revision to the replacement building along the boundary, will lead to adverse impacts on the residential amenity that neighbouring occupiers could reasonably expect to enjoy. In this case the scale of the proposal leads to an over-bearing development which does not accord with Policy LP30 of the North Warwickshire Local Plan 2021. This in turn leads to overshadowing and the loss of sunlight and daylight such that there is also non-compliance with Policy LP29 (9) of the North Warwickshire Local Plan 2021, and to paragraph 130 (f) of the National Planning Policy Framework 2023".**
  - ii That in light of this decision, a further report be brought to the Board to consider the expediency of Enforcement action.**

**[Speaker: Christopher Wellford]**

- n That in respect of Application PAP/2022/0169 (Lea Marston Sports Ground), planning permission be granted subject to the withdrawal of application reference PAP/2019/0524 and the conditions as set out in the report of the Head of Development Control.  
That in respect of Application PAP/2022/070 (Lea Marston Sports Ground), planning permission be granted subject to the completion of a Section 106 Agreement requiring the removal of containers on the adjacent Clay Pigeon Shooting Club site, and the conditions set out in the report of the Head of Development Control; and**
- o That in respect of Application Nos PAP/2021/0221 (Lucky Tails Alpaca Farm, Dexter Lane, Hurley, CV9 2JQ), planning permission be granted subject to the conditions as set out in the report of the Head of Development Control. That in respect of Application PAP/2021/0222, planning permission be refused for the following reasons:**
  - i It has not been demonstrated to the satisfaction of the Local Planning Authority that there is a demonstrable essential need for a permanent agricultural worker's dwelling at the site and as such the proposal would**

not accord with policies LP1, LP2 and LP3 on the North Warwickshire Local Plan 2021 and paragraph 80 of the National Planning Policy Framework.

- ii The application proposal does not meet the requirements of the National Planning Policy Framework which requires the demonstration of exceptional circumstances which could clearly outweigh the significant harm caused to the Green Belt caused to the Green Belt due to the loss of openness and visual intrusion caused. As such the proposal is not in accord with paragraphs 147, 148 and 149 of the National Planning Policy Framework.

**[Speaker: Sarah Booth]**

**50 Caldecote Conservation Area designation**

The Chief Executive sought the Board's support for the designation of a conservation area for the village of Caldecote.

**Recommendation to Council**

**That the extent of the Caldecote Conservation Area and associated Appraisal be approved.**

**51 Tree Preservation Orders - Land North of Dunns Lane and Church Road, Dordon and Polesworth and Land South of Dunns Lane, Dordon**

The Head of Development Control sought approval to make two large Tree Preservation Orders permanent with modifications which had been placed on a significant number of individual, group and Woodland trees located on land situated to the north and south of Dunns Lane, Dordon, involving or adjoining most of the land area covered by the Local Plan Strategic Allocation H4. The Orders had come into force on 9 May 2023 and lasted six months (until 9 November 2023).

**[Speaker: Joseph Cramphorn]**

**Resolved:**

That the two Tree Preservation Orders, H4 Land to the North of Dunns Land and Church Road Dordon as modified by the content of this report together with the omission of T30 and T35, for the protection of individual trees, groups and woodland identified, be confirmed.

52 **Appeal Update**

The Head of Development Control brought Members up to date with a recent appeal decision.

**Resolved:**

**That the report be noted.**

D Reilly  
Chairman