

NORTH WARWICKSHIRE BOROUGH COUNCIL

**MINUTES OF THE
PLANNING AND DEVELOPMENT BOARD**

14 July 2021

Present: Councillor Simpson in the Chair

Councillors Bell, Chambers, D Clews, Dirveiks, Hancocks, Hayfield, D Humphreys, Jarvis, Jordan, Lees and Parsons.

Apologies for absence were received from Councillors T Clews, Deakin, Macdonald (Sub Jordan), H Phillips (Sub Chambers), Rose and A Wright (Sub D Clews).

1 Disclosable Pecuniary and Non-Pecuniary Interests

The following Councillors declared a non-pecuniary interest in Minute No 3 (Planning Applications):.

Councillor Jarvis – Application No PAP/2021/0151 (115 Victoria Road, Hartshill, CV10 0LS) and PAP/2021/0188 (49 Friary Road, Atherstone, CV9 3AQ)

Councillors Bell - Application No PAP/2021/0032 (Land 500 metres south east of Common Farm, Ansley Common)

Councillor D Humphreys and Parsons – Application No PAP/2020/0621 (22 Maypole Road, Warton, B79 0HP).

2 Minutes

The minutes of the meeting of the Planning and Development Board held on 12 April 2021, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

The minutes of the meeting of the Planning and Development Board held on 23 June 2021, copies having been previously circulated, were reported as having one amendment. The proposer under Motion Under Standing Order 9(13) from should read as Councillor T Clews not Councillor Bell. Following this amendment the minutes were approved as a correct record and signed by the Chairman.

3 Planning Applications

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

Resolved:

- a** That Application No PAP/2019/0648 & 0683 (The Coach Hotel, 150 High Street, Coleshill, B46 3BG) be approved, subject to the conditions set out in the report of the Head of Development Control;

[Speaker: Martin Mense]

- b** That Application No PAP/2021/0190 (19 Dordon Road, Dordon, B78 1QW) be deferred subject to further legal advice;

[Speaker: Ian Ritchie]

- c** That Application No PAP/2020/0342 (Land opposite Baddesley Farm, Lower House Lane, Baddesley Ensor) be approved, subject to the conditions set out in the report of the Head of Development Control, the following changes to conditions and an additional informative:

- i** **New Condition 5**
“No development shall commence until such time as details have been submitted to show the ground levels of the menage and the measures to be taken to achieve them. Only the approved details and measures shall then be implemented on site.

Reason

In the interests of the visual amenities of the area”

- ii** **Re-number all of the remaining conditions**

- iii** **Add informatives:**

- a** **The Local Planning Authority has met the requirements of the NPPF in this case through engagement with the statutory Agencies and the local community in order to achieve a positive outcome through the submission of amended proposals.**

- b** **Attention is drawn to the public footpaths that cross the site – AE59 and AE60. These shall remain unobstructed at all times and advice should be taken from the Warwickshire County Council in respect of**

their protection and maintenance throughout the life of the development.

- c Attention is drawn to the need to seek advice and guidance from Warwickshire County Council in respect of the works to be undertaken on the implementation of the access.**

[Speaker: Joe Dickinson]

- d That Application No PAP/2021/0151 (115 Victoria Road, Hartshill, CV10 0LS) be approved, subject to the conditions set out in the report of the Head of Development Control;**

[Speaker: Andrea Radford and Christopher Timothy]

- e That Application No PAP/2020/0483 (1 Morgan Close, Arley, CV7 8PR) be refused, for the reasons set out in the report of the Head of Development Control, and that an Enforcement Notice be served for the reasons detailed in the report and that the compliance period be three months;**

- f That in respect of Application No PAP/2021/0032 (Land 500 metres south east of Common Farm, Ansley Common) and Application No PAP/2021/0033 (Land 250 metres east of Common Farm, Ansley Common):**

- i The report be noted;**
- ii The Board requests the applicant to fully outline and evidence his case to show that the pre-conditions set out in Policy LP39(a) of the Submitted North Warwickshire Local Plan have been satisfied and that the proposal fully satisfies the delivery of the other matters identified there-in; and**
- iii A site visit be arranged prior to determination of the applications;**

- g That Application No PAP/2020/0621 (22 Maypole Road, Warton, B79 0HP) be approved, subject to the conditions set out in the report of the Head of Development Control and that the Head of Development Control write to the applicant to suggest that an approach be made to the County Council in an attempt to improve visibility at the access point;**

[Speaker: Father Phillip Wells]

- h That Application No PAP/2019/0705 (Land west of Old Holly Lane, Atherstone) be held, subject to the completion of a Section 106 Agreement and subject to the conditions, together with others as may be recommended by the County Council, as set out in the report of the Head of Development Control;**

[Speaker: Aaron Folkes]

- i That Application No PAP/2020/0684 (Meadow Farm, Kinswalsey Lane, CV7 7HT) be deferred for a site visit;**

[Speaker: Robert Pargetter]

- j That Application No PAP/2021/0165 (Land rear of 161 Tamworth Road, Kingsbury, B78 2HJ) be approved, subject to the conditions set out in the report of the Head of Development Control;**

- k That in respect of Application No PAP/2020/0582 and PAP/2020/0583 (The Stables, Packington Estate, Meriden, CV7 7HF):**

- i The Board is minded in principle to approve both planning permission and Listed Building Consent for the applications;**
- ii Conditions for both applications be delegated to the Head of Development Control, in consultation with the Chairman of the Board and the Opposition Spokesperson; and**
- iii If the objection from the Georgian Society cannot be overcome through the submission of amended plans or by planning conditions, the application be referred to the Secretary of State to see if he wishes to intervene;**

[Speaker: Ian Saunders]

- l That Application No PAP/2021/0126 (41 New Street, Birchmoor, B78 1AF) be approved, subject to the following conditions:**

- i Standard three year condition; and**
- ii Standard plan numbers condition – the site plan received on 08/03/2021 and the proposed plans received on 02/06/2021.**

Notes:

- a The Local Planning Authority has met the requirements of the NPPF in this case through enabling a positive outcome; and
- b Standard Party Wall Act informatives.

[Speaker: Holly Holloway]

- m That Application No PAP/2020/0552 (Chapel House, Church Lane, Fillongley, CV7 8EW) be approved, subject to the conditions set out in the report of the Head of Development Control and that the Head of Development Control circulate a note to Board Members in respect of the parking policy of the Fillongley Neighbourhood Plan;

[Speaker: Robert Pargetter]

- n That Application No PAP/2021/0188 (49 Friary Road, Atherstone, CV9 3AQ) be deferred for a site visit;
- o That Application No PAP/2021/0194 (42 Austrey Road, Warton, B79 0HW) be withdrawn;
- p That Application No PAP/2020/0599 (92 Coleshill Road, Hartshill, CV10 0PH) be deferred for a site visit.

4 Blackgreaves Farm, Blackgreaves Lane, Lea Martson

The Head of Development Control detailed the background to a Temporary Stop Notice, served in connection with works at Blackgreaves Farm, Blackgreaves Lane, Lea Martson, and sought the Board's confirmation of the action taken.

Resolved:

That the action taken concerning the issue of a Temporary Stop Notice in respect of works at Blackgreaves Farm, Blackgreaves Lane, Lea Martson be approved.

5 Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April 2020 – March 2021

The Chief Executive informed Members of the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April 2020 to March 2021.

Resolved:

- a That the report be noted; and

- b That the Head of Development Control report back to the next Board meeting outlining what actions were needed in respect of the Indicators and targets marked as "red" in the report.**

Councillor Simpson
Chairman

**Planning and Development Board
14 July 2021
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5	PAP/2019/0648	WCC Highways	Objection	22/6/21
		Resident	Objection	6/6/21
5	PAP/2020/0190	Agent	Amended plan	18/6/21
		Agent	E-mail	21/6/21
			Site Visit	19/6/21
5	PAP/2020/0342		Site Visit	19/6/21
5	PAP/2021/051	Resident	Support	13/7/21
5	PAP/2020/0599		Site Visit	12/7/21

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

2 August 2021

Present: Councillor T Clews in the Chair

Councillors Bell, D Clews, Dirveiks, Hancocks, Hayfield, D Humphreys, Lees, Macdonald, Moss, H Phillips, Rose and Symonds.

Apologies for absence were received from Councillors Jarvis (Sub D Clews) Parsons and Simpson (Sub Symonds).

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

The following Councillors declared a non-pecuniary interest in Minute No 9 (Planning Applications):-

Councillors D Clews and T Clews – Application No PAP/2021/0101 (The Old Mortuary, North Street, Atherstone, CV9 1JN) - by virtue of their roles as Atherstone Town Councillors, left the meeting and took no part in the discussion or voting thereon.

7 **Minutes**

The minutes of the meeting of the Planning and Development Board held on 14 July 2021, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

8 **Budgetary Control Report 2021/22 Period Ended 30 June 2021**

The Corporate Director – Resources detailed the revenue expenditure and income for the period from 1 April 2020 to 30 June 2021. The 2021/2022 budget and the actual position for the period, compared with the estimate at that date, were also given, together with an estimate of the out-turn position for services reporting to this 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 Application Nos PAP/2021/0302, PAP/2021/0303 and DOC/2021/0052 (Land south of Dairy House Farm, Spon Lane, Grendon) be approved, subject to the conditions set out in the report of the Head of Development Control;

[Speaker: Tammy Kariolis]

- b That Application No PAP/2021/0394 (6 Boulders Lane, Wood End CV9 2QE) be deferred to allow for amended plans to be submitted;
- c That Application No PAP/2020/0190 (19 Dordon Road, Dordon B78 1QW) be approved for the following reasons;
- (i) It is considered that the receipt of amended plans addressing the treatment of the side windows to 19 Dordon Road was of sufficient weight to overcome the matter of the “living conditions” at this address raised in the appeal decision;
- (ii) And that having visited the application site, Members of the Board considered that the proposals would not materially affect the character and appearance of the area given that it is within an area that has a variety of built form, and that the proposal would still retain the overall openness of the area.

And subject to the following conditions;

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission;
- 2 The development hereby approved shall not be carried out otherwise than in accordance with plan numbers 100 and 250 received on 1 April 2020, and 151B received on 18 June 2021;
- 3 No development shall commence on site until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall particularly include details relating to construction hours; delivery hours, the

measures to be taken to deal with reducing dust and deposits of extraneous material on the public highway, as well as reducing noise emissions during construction work and the logistics of creating and maintaining storage and construction compounds and yards on site;

- 4 No development shall commence on site until such time as full details of the facing, roofing and surfacing materials to be used as well as all boundary treatments have first been submitted to and approved in writing by the Local Planning Authority;**
- 5 No development shall commence on site until full details of electric charging points for the new dwellings and the space to be provided for a minimum of three refuse/waste bins for each of the new dwellings have first been submitted to and approved in writing by the Local Planning Authority;**
- 6 No development shall commence on site until such time as full details and specifications for a landscaping scheme for the site shall first have been submitted to and approved in writing by the Local Planning Authority;**
- 7 No development shall commence on site until details of the construction of the access, including levels and drainage details of the access, car parking and manoeuvring areas, including parking for 19 Dordon Road have first been submitted to and approved in writing by the Local Planning Authority;**
- 8 Neither of the two single storey dwellings hereby approved shall be occupied until the details approved under conditions (6) and (7) above, have been implemented in full on site to the written satisfaction of the Local Planning Authority;**
- 9 There shall be no gates hung within the access so as to open within 12 metres of the rear edge of the public highway footpath;**
- 10 The garages as hereby approved shall be used solely for the garaging of cars at all times and for no other residential purpose; and**

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, or as may be subsequently amended, no development within Classes A, B, C and D of Part One to Schedule Two of that Order shall be undertaken on the site of either dwelling hereby approved.

d That Application No PAP/2021/0188 (49 Friary Road, Atherstone CV9 2AQ) be approved, subject to the conditions set out in the report of the Head of Development Control;

e That Application Nos PAP/2021/0028, PAP/2021/0029 and PAP/2021/0030 (Old Rail Farm, Hurley Common, Hurley, CV9 2LS) be deferred so that clarification could be sought in respect of changes to the access arrangements and the scope of the applications;

Councillor Symonds took the Chair

f That Application No PAP/2021/0101 (The Old Mortuary, North Street, Atherstone, CV9 1JN) be approved, subject to the conditions set out in the report of the Head of Development Control;

Councillor T Clews returned to the Chair

g That Application No PAP/2018/0050 (Fir Tree Paddock, Quarry Lane, Mancetter CV9 2RD) be deferred for a site visit;

[Speakers: Nathaniel Green and Trevor Hopkins]

h That Application No PAP/2020/0684 (Meadow View Farm, Kinwalsey Lane, Meriden CV7 7HT) be deferred for clarification on the scope of the application;

i That Application Nos PAP/2021/0196 and PAP/2021/0203 (The Limes, 87 Main Road, Austrey, CV9 3EG) be refused for the reasons set out in the report of the Head of Development Control;

[Speaker: Gary Furnival]

- j **That in respect of Application No PAP/2020/0599 (92, Coleshill Road, Hartshill, CV10 0PH) the board is minded to approve the application subject to there being no objection from the Highway Authority as a consequence of the Road Safety Audit that cannot be dealt with by condition, and also taking into account consideration of ground stability and bio-diversity issues, a full schedule of conditions be delegated to the Chairman, the Vice-Chairman, the Opposition Planning Spokesperson and the local Members.**

[Speakers: Roger Lee and Rachael Hartopp]

10 **Corporate Plan and Performance Targets**

The Head of Development Control updated Members on a number of Corporate Plan Targets and Performance Indicators relevant to the Board.

Resolved:

That the report be noted.

Councillor Simpson
Chairman

Planning and Development Board

2 August 2021

Additional Background Papers

Agenda Item	Application Number	Author	Nature	Date
9	PAP/2021/0302	Local Resident	Objection	28/7/21
9	PAP/2021/0394	Local Resident	Objection	24/7/21
9	PAP/2020/0190	Applicant	email	30/7/21
9	PAP/2021/0188	Site Visit	Note	22/7/21
9	PAP/2021/0101	Local Resident	Objection	26/7/21
9	PAP/2020/0684	Site Visit	Note	31/7/21
9	PAP/2020/0599	Applicant	Email	29/7/21
		Applicant	Email	27/7/21

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE SPECIAL SUB-GROUP

10 AUGUST 2021

Present: Councillor D Clews in the Chair

Councillors D Humphreys, Jarvis, Jenns and Parsons.

Apologies for absence were received from Councillors Hayfield (Sub D Humphreys) and L Smith (Sub Jarvis).

4 Disclosable Pecuniary and Non-Pecuniary Interests

None were declared at the meeting.

5 Green Space Officer – Market Supplement

The Director of Leisure and Community Development sought the Sub-Group's approval for a market supplement to be applied to the Green Space Officer post.

Resolved:

- a That the proposed market supplement for the Green Space Officer post, as detailed in the report of the Director of Leisure and Community Development be agreed, subject to the Executive Board's approval of the required budgetary increase; and**
- b That a benchmarking exercise be carried out on all positions within the Council.**

6 Update Report on Human Resources Issues

The Corporate Director – Resources summarised the work done by the Human Resources (HR) team in 2020/21 and highlighted work to be undertaken in 2021/22. Details of the sickness levels for the period from April 2020 to March 2021 were given, together with further information on action take in managing absence.

Resolved:

That the report be noted.

D Clews
CHAIRMAN

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE SPECIAL SUB-GROUP

14 SEPTEMBER 2021

Present: Councillor D Clews in the Chair

Councillors T Clews, M Humphreys, Parsons and Symonds.

Apologies for absence were received from Councillors Hayfield (Sub Symonds), Jenns (Sub M Humphreys) and L Smith (Sub T Clews).

7 Disclosable Pecuniary and Non-Pecuniary Interests

None were declared at the meeting.

8 Proposed Structure Change in the Benefits Team

The Corporate Director – Resources proposed a change to the staffing structure of the Benefits Team, following a recent review of the service.

Resolved:

That the changes outlined in the report of the Corporate Director – Resources and the revised structure for the Benefits Team be approved.

9 Human Resources Section – Health & Safety Officer

The Corporate Director – Resources proposed a change to the staff structure of the Human Resources Section and to the role of the Council’s Health and Safety Officer.

Resolved:

- a That the permanent establishment is amended to include the Health and Safety Officer as a full-time post; and**
- b That the role of the post be amended so that it provides designated support for the housing management and maintenance services.**

10 **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.

11 **Streetscape Staffing**

The Corporate Director (Streetscape) proposed a change to the staff structure within the Streetscape Division.

Resolved:

That the establishment is amended as set out in the report of the Corporate Director (Streetscape)

12 **Polesworth Sports Centre**

The Director of Leisure and Community Development reported on the approach to resolving the short-term future of leisure facility provision in Polesworth.

Resolved:

That, subject to the Executive's Board's approval of the financial implications of the proposed approach to resolving the short-term future of leisure facility provision in Polesworth, the Sub-Group note and endorses the implications set out in the report of the Director of Leisure and Community Development.

D Clews
CHAIRMAN

Agenda Item No 9

Full Council

29 September 2021

**Report of the
Chief Executive**

Exclusion of the Public and Press

Recommendation to the Board

To consider whether, in accordance with 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.

Agenda Item No 10

Extract from Full Council minutes – 28 July 2021

Paragraph 1 – Information relating to an individual

Paragraph 2 - Information which is likely to reveal the identity of an individual.

Paragraph 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Agenda Item No 11

Extract from Special Sub-Group minutes – 14 September 2021

Paragraph 2 - Information which is likely to reveal the identity of an individual.

Agenda Item No 12

Extract from Executive Board minutes – 20 September 2021

Paragraph 1 – Information relating to an individual

Paragraph 2 - Information which is likely to reveal the identity of an individual.

In relation to the item listed above members should only exclude the public if the public interest in doing so outweighs the public interest in disclosing the information, giving their reasons as to why that is the case.

The contact Officer for this report is Clive Tobin (719251).