

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

12 April 2021

Present: Councillor Simpson in the Chair

Councillors Bell, T Clews, Dirveiks, Hayfield, D Humphreys, Jarvis, Lees, Macdonald and H Phillips.

Apologies for absence were received from Councillors Deakin and Parsons.

Councillors D Clews, Farrow and M Humphreys were also in attendance.

44 **Disclosable Pecuniary and Non-Pecuniary Interests**

The following Councillors declared a non-pecuniary interest in Minute No 46 (Planning Applications):

Councillors T Clews and Jarvis - Application No PAP/2020/0635 and PAP/20/20/0634 (65-67 Long Street, Atherstone)

Councillor Hayfield – Application No PAP/2019/0648 and PAP/2019/0683 (The Coach Hotel, 150 High Street, Coleshill)

Councillor Dirveiks declared a non-pecuniary interest in Minute No 47 (Warwickshire Highway Design Guide) by reason of being a member of Warwickshire County Council's Regulatory Committee and took no part in the discussion or voting thereon.

Councillor Macdonald declared a non-pecuniary interest in Minute No 48 (Submission of Water Orton Neighbourhood Plan for Public Consultation) by reason of being a member of the governance group and took no part in the discussion or voting thereon.

45 **Minutes**

The minutes of the meetings of the Planning and Development Board held on 16 February and 8 March 2021, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

46 **Planning Applications**

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

Resolved:

- a** That Application No PAP/2019/0326 (Priory Farm, Robeys Lane, Alvecote, B78 1AR) be approved, subject to the completion of a Section 106 Agreement as set out in the report, there being no objections to the Proposed Modifications MM87 and 106 and subject to the conditions set out in the report of the Head of Development Control;

[Speaker: Charles Graham and Will Brearley]

- b** That Application No PAP/2021/0034 (125 Tamworth Road, Wood End, CV9 2QQ) be approved, subject to the conditions set out in the report of the Head of Development Control;

- c** (i) That in respect of Application No PAP/2020/0635 (65-67 Long Street, Atherstone, CV9 1AZ) advertisement consent be granted subject to the conditions set out in the report of the Head of Development Control: and
(ii) That in respect of Application No PAP/2020/0634 (65-67 Long Street, Atherstone, CV9 1AZ) Listed Building consent be granted subject to the conditions set out in the report of the Head of Development Control;

[Speaker: Chris Smith]

- d** That Application No PAP/2020/0342 (Land Opposite Baddesley Farm, Lower House, Lane, Baddesley Ensor) be deferred for a site visit;
- e** That Application No PAP/2020/0621 (22 Maypole Road, Warton, B79 0HP) deferred for a site visit;
- f** That Application No PAP/2019/0648 and PAP/2019/0683 (the Coach Hotel, 150 High Street, Coleshill, B46 3BG) be deferred for a site visit and further information be obtained in relation to the use of the car parking spaces at the venue;

[Speaker: Ms V Broadway]

- g 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;**

47 Warwickshire Highway Design Guide

The Head of Development Control gave details of a draft highway design guide which had been published by Warwickshire County Council for consultation. The Board was invited to forward representations to the County Council.

Resolved:

That the Board expresses its disappointment with the draft guide to Warwickshire County Council

48 Submission of Water Orton Neighbourhood Plan for Public Consultation

The Chief Executive informed Members of the progress of the submitted Water Orton Neighbourhood Plan and sought approval to go out for a formal consultation in accordance with Section 16 of the Neighbourhood Planning (General) Regulations 2012.

Resolved:

That the Water Orton Neighbourhood Plan be circulated for a 6 week public consultation.

49 **Tree Preservation Order Dunn's Lane, Dordon**

The Head of Development Control sought agreement to confirm a Tree Preservation Order at Dunn's Lane, Dordon.

Resolved:

That the Tree Preservation Order at Dunn's Lane, Dordon be confirmed.

50 **Delivery of Strategic Housing Draft Residential Design Guide and Draft Distinctiveness Guide for Dordon and south-east Polesworth**

The Chief Executive brought a refresh and update of the Residential Design Guide and a Draft Distinctiveness Guide for Dordon and south-east Polesworth to Members for approval for consultation.

Resolved:

That consideration of the Residential Design Guide and Draft Distinctiveness Guide for Dordon and south-east Polesworth be deferred to enable officers to give a presentation to Members on both Guides and so that any details suggested by the Climate Change Member Group can be incorporated.

51 **Minutes of the Local Development Framework Sub-Committee held on 22 February 2021**

The Minutes of the Local Development Framework Sub-Committee held on 22 February 2021 were received and noted.

52 **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 by Schedule 12A to the Act.

53 **Land at Hartshill**

The Head of Development Control sought approval for the withdrawal of one Enforcement Notice and the issue of an alternative Notice for land at Kirby Glebe Farm.

Resolved:

- a That the Enforcement Notice dated 4/11/20 in respect of Plot One at the Kirby Glebe Farm site and the subject of appeal reference APP/R3705/C/20/3264552 be withdrawn;**
- b That the Planning Inspectorate and the appellant be notified of the withdrawal of the Enforcement Notice detailed in (a) above;**
- c That the service of a Breach of Conditions Notice in respect of condition number 1 attached to planning permission referenced PAP/2011/0273 dated 19/7/11 be approved; and**
- d That the minute of this decision should not remain private, but should be published in full in public, since the Notices referred to must appear on a Statutory register and are therefore open to public inspection.**

Councillor Simpson
Chairman

**Planning and Development Board
12 April 2021**

Additional Background Papers

Agenda Item	Application Number	Author	Nature	Date
4/a	PAP/2019/0326	Daytona Karting	Objection	12/4/21
4/c	PAP/2020/0634 & 0635	Applicant	Supporting Letter	6/4/21
4/f	PAP/2019/0648 & 0683	Coleshill Civic Society	Objection	8/4/21
		Coleshill Town Council	Objection	7/4/21
		Resident of Lyon Court	Support	27/3/21
		Resident of Lyon Court	Representation	27/3/21
		Coleshill Resident	Representation	7/4/21
		Parkfield Road Resident	Representations	29/3/21
		Parkfield Road Resident	Objection	8/4/21
4/g	PAP/2020/0582 & 0583	WCC as Highway Authority	No objection	8/4/21