

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

3 September 2018

Present: Councillor Simpson in the Chair.

Councillors Bell, Clews, L Dirveiks, Henney, D Humphreys, Jarvis, Lewis, Morson, Phillips, Smith, Smitten, Sweet, Symonds and D Wright

Apologies for absence were received from Councillors Reilly (substitute Councillor D Humphreys), Hayfield (substitute Councillor Clews) and A Wright (substitute Councillor D Wright)

25 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Morson declared a non-pecuniary interest in Minute No 26 – Planning Applications (Application No 2018/0660 – Cuckoo’s Rest, Whitehouse Road, Dordon) left the meeting and took no part in the discussion or voting thereon.

Councillor D Humphreys declared a non-pecuniary interest in Minute No 26 – Planning Applications (Application No 2017/0539 – Angel Ale House, Church Street, Atherstone) left the meeting and took no part in the discussion or voting thereon.

In respect of Minute No 26 Planning Applications Application No 2018/0477 (Copperfields, Dog Lane, Nether Whitacre, B46 2DT) the Monitoring Officer had granted Members a dispensation to consider and determine the Application.

Councillors Simpson and D Humphreys declared non-pecuniary interests in Minute No 33 (High House Farm, Broad Lane, Fillongley), left the meeting and took no part in the discussion or voting thereon. The Board elected Councillor Bell as Chairman for this item.

26 **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 No 2018/0026 (Land at M42, Junction 11, Stretton-en-le-Field)**

reference APP/R3705/C/02/1096610 subject to a compliance period of 6 months.

- e That in respect of Application No 2017/0602 (Land 160m South Of North Warwicks Sports Ground, Tamworth Road, Polesworth)
 - i) That the Council is minded to refuse planning permission on the grounds that the proposal does not accord with Policy NW19 of the North Warwickshire Core Strategy 2014 as supplemented by Policy LP5 of the Submitted North Warwickshire Local Plan 2018, to the extent that the harm caused is significant such that it outweighs any potential benefits; and
 - ii) That until such time as agreement is reached between Warwickshire and Staffordshire County Councils as education and highway authorities, the Council's position is that additional harm will be caused and that this should be added into the final planning balance as required by the NPPF.

Speakers Stephen Doyle and Mark Hopkins

- f That having considered the report (including the supplementary report) of the Head of Development Control, Application No 2017/0660 (Land to the rear of the Co-op, New Street, Dordon) be approved as set out in the supplementary report;
- g That having considered the report (including the supplementary report) of the Head of Development Control, Application No 2017/0659 (Cuckoo's Rest, Whitehouse Road, Dordon) be approved as set out in the supplementary report;
- h That in respect of Application No 2018/0065 (The Boot Inn Public House, Watling Street, Grendon, CV9 2PG) the application be refused for the following reasons:

"The proposal is not considered to accord with Policy NW10 (6) supplemented by saved Policy ENV14 of the North Warwickshire Local Plan 2006 and paragraph 109 of Section 9 of the National Planning Policy Framework 2018. This is because of the objection from Highways England in respect in particular of pedestrian safety at this site vis-à-vis its setting and relationship with the A5 Trunk Road."

Speaker Rachel Sweet

i That consideration of Application No 2018/0321 (Land to the Rear of The Elms, Austrey Road, Warton, B79 0HG) be deferred for further information to be provided with regard to the construction management plan;

j That consideration of Application No 2018/0051 (Ashleigh, Coventry Road, Fillongley, CV7 8BZ) be deferred;

Speakers Adrian White, David Lees and James Cassidy

k That Application No 2018/0377 (Ashleigh, Coventry Road, Fillongley, CV7 8BZ) be refused to the following reason;

“The proposal is not considered to accord with Policy NW10 (9) of the North Warwickshire Core Strategy 2014, because of the cumulative adverse impact arising from the approved amendments and the residential amenity of the occupiers of adjoining property. In particular this relates to the increased number of windows; the increase in height at plot 3, the increased size in the number of bedrooms, the increased car parking provision and general activity at the rear of the neighbouring property.”

Speakers Adrian White, David Lees and James Cassidy

l That Application No 2018/0477 (Copperfields, Dog Lane, Nether Whitacre, B46 2DT) be approved subject to the conditions specified in the report of the Head of Development Control.

27 Land on the North Side of Church Lane, Corley

The Head of Development Control sought approval for a variation to the affordable housing provision at a site in Corley.

Resolved:

That the revisions to the provision of affordable housing be varied as set out in the report of the Head of Development Control.

28 The National Planning Policy Framework 2018

The Head of Development Control reported that the Government had reviewed the existing National Planning Policy Framework and following consultation during the last few months, it had now published a new version. It replaced the existing 2012 Framework with immediate effect.

Resolved:

That the report be noted.

29 **Appeals Update**

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

Resolved:

That the report be noted.

30 **Confirmation of Tree Preservation Order - Caldecote**

The Board was invited to confirm the making of a Tree Preservation Order at Caldecote.

Resolved:

That having considered the representations received, the Tree Preservation Order for the trees at Caldecote as described in the report be confirmed.

31 **Submission of Fillongley Neighbourhood Plan for public consultation**

The Board was informed of the progress of the submitted Fillongley Neighbourhood Plan and the Corporate Director - Environment sought approval to go out for a formal consultation in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012.

Resolved:

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

32 **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.

33 **High House Farm, Broad Lane, Fillongley – Change of Use from Residential to a Business Use as an Events Centre**

The Head of Development Control reported on an unauthorised change of use at High House Farm, Broad Lane, Fillongley and the Board was invited to consider the commencement of enforcement action.

Resolved:

That the Solicitor to the Council be authorised to issue an enforcement notice in relation to the unauthorised change of use of a residential house (C3) to a business use as an events venue (sui generis) at High House Farm, Broad Lane, Fillongley requiring the cessation of the use for an events venue and a compliance period of one month for the reasons outlined in the report.

34 The Funky Bear Public House, Cliff House, Tamworth Road, Tamworth

The Head of Development Control reported on a breach of Listed Building Control at the Funky Bear Public, House Cliff House, Tamworth Road, Tamworth and the Board was invited to consider the commencement of enforcement action

Resolved:

That the Solicitor to the Council be authorised to issue a Listed Building Enforcement Notice in respect of the unauthorised painting and change of colour to this public house for the reasons given in the report and that the requirements of the Notice be the removal of the existing paintwork and its replacement with a “breathable” masonry paint in a colour to be agreed with the Authority. That the compliance period be three months.

Mark Simpson
Chairman

**Planning and Development Board
3 September 2018
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/173	PAP/2018/0321	WCC Flooding	Consultation	20/8/18
4/194	PAP/2018/0377	Fillongley Parish Council	Objection	24/8/18
4/245	PAP/2018/0477	Nether Whitacre Parish Council	Objection	1/9/18