

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

6 March 2017

Present: Councillor Simpson in the Chair.

Councillors Bell, L Dirveiks, N Dirveiks, Farrell, Hayfield, Humphreys, Jarvis, Jenns, Jones, Phillips, Reilly, Smitten, and Sweet

Apologies for absence were received from Councillors Morson (substitute Councillor N Dirveiks), Moss (substitute Councillor Farrell) and A Wright (substitute Councillor Hayfield).

80 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Sweet declared a non-pecuniary interest in Minute No 82 Planning Applications (Application No 2016/0605 - Land to the rear of 6-20, Spon Lane, Grendon) took no part in the discussion and left the meeting.

Councillor Bell declared a non-pecuniary interest in Minute No 82 Planning Applications (Application No 2016/0199 - Land to the rear of 145, Coleshill Road, Hartshill, CV10 0PG) took no part in the discussion and left the meeting.

Councillor Smitten declared a non-pecuniary interest in Minute No 82 Planning Applications (Application No 2016/0213 - Land South of Gardeners Cottage, Pooley Lane, Polesworth) took no part in the discussion and left the meeting.

Councillor Reilly declared a non-pecuniary interest in Minute No 82 Planning Applications (Application No 2016/0278 - Blackgreaves Farm, Blackgreaves Lane, Lea Marston, B76 0DA) by virtue of being Chairman of Lea Marston Parish Council took no part in the discussion and left the meeting.

81 **Minutes**

The minutes of the meetings of the Board held on 12 December 2016, 16 January and 6 February 2017, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

82 **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 2016/0199 (Land to the rear of 145, Coleshill Road, Hartshill, CV10 0PG), the amended scheme be approved subject to the signing of a Section 106 Agreement and subject to the additional conditions set out in the report of the Head of Development Control in addition to those conditions already recommended in the report attached at Appendix A to the report;

[Speaker – David Onions]

- b That in respect of Application No 2016/0213 (Land South of Gardeners Cottage, Pooley Lane, Polesworth)

(i) Officers explore with the applicant changes to the application, that a further, amended scheme be submitted on this site and that the matter be reported back to an early meeting of the Board for a determination; and

(ii) Officers discuss the Board's concerns regarding Highway Safety with the Highways Authority and the applicant

- c That Application No 2016/0278 (Blackgreaves Farm, Blackgreaves Lane, Lea Marston, B76 0DA) be refused for the following reasons

“The site is in the Green Belt. The proposed extension is inappropriate development here because it is considered to be a disproportionate extension to the original building. This is therefore harmful to the Green Belt by definition. It also causes significant actual harm to the Green Belt because of its impact on the openness of the Green Belt. It is considered that the applicant's planning considerations do not amount to the very special circumstances needed to clearly outweigh the harm caused, because it has not been shown that the size of the extension is the minimum required for the efficient and safe operation of the use on the site. The proposal is thus not in accord with Policy NW3 of the Core Strategy 2014 or the National Planning Policy Framework.”

- d That Application No 2016/0572 (Clinic and Welfare Centre, Coventry Road, Kingsbury, B78 2LN) be approved subject to

the conditions set out in the report of the Head of Development Control, subject to an amended landscaping condition;

- e That in respect of Application No 2016/0605 (Land to the rear of 6-20, Spon Lane, Grendon) determination of the application be deferred for the purpose of requesting that the County Council undertake the following:**
 - A Road Safety Audit**
 - A Risk Assessment, incorporating an assessment of the proposed junction arrangements in relation to the County Council's Public Sector Equality Duty and the provisions of the Disability Discrimination Act.**
- f That consideration of Application No 2016/0719 (6, Coventry Road, Coleshill, B46 3BE) be deferred for a site visit;**
- g That the receipt of Application No 2017/0032 (Rowan Centre - Circles Network, North Street, Atherstone, CV9 1JN) be noted and a site visit be undertaken prior to determination; and**
- h That in respect of Application No 2016/0245 (Hall End Business Park, Watling Street, Dordon, B78 1SZ)**
 - i provided there are no objections received arising from the formal deposit of these Orders and that no modifications are required, the Board formally refers the Orders to the Secretary of State as unopposed Orders for his consideration; and**
 - ii if objections are received or there are representations made that warrant modification, the matter be referred to the next available Board meeting.**

83 Submission of Coleshill Neighbourhood Plan for Referendum

The Assistant Chief Executive and Solicitor to the Council reported on the progress of the Coleshill Neighbourhood Plan and sought approval for a formal referendum in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012 to be carried out.

Resolved:

That the Coleshill Neighbourhood Plan be taken forward to referendum.

84 Submission of Austrey Neighbourhood Plan for Referendum

The Assistant Chief Executive and Solicitor to the Council reported on the progress of the Austrey Neighbourhood Plan and sought approval for

a formal referendum in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012 to be carried out.

Resolved:

That the Austrey Neighbourhood Plan be taken forward to referendum.

85 Submission of Hartshill Neighbourhood Plan for Adoption

The Assistant Chief Executive and Solicitor to the Council reported on the progress of the Hartshill Neighbourhood Plan and sought approval for adoption in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012 to be carried out.

Resolved:

That the Hartshill Neighbourhood Plan be adopted and form part of the Development Plan.

86 Nuneaton and Bedworth BC - Borough Plan 2011 - 2031: Publication (2017)

The Assistant Chief Executive and Solicitor to the Council reported on the Council's proposed response to the Nuneaton and Bedworth Borough Plan publication consultation.

Resolved:

- a That the Assistant Chief Executive and Solicitor to the Council be given delegated authority, in consultation with the Chairman and Opposition Spokesman of this Board and the Leader of the Council, to send a response to Nuneaton and Bedworth Borough Council's consultation on their Borough Local Plan; and**
- b That discussions continue with Nuneaton and Bedworth Borough Council to look at possible changes that could be presented to the Local Plan Examination to overcome this Council's concerns.**

87 Appeals Update

The Head of Development Control provided a progress report in respect of outstanding appeals.

Resolved:

That the report be noted

88 Moor Farm Stables, Wall Hill Road, Corley Moor

The Head of Development Control reported on the recent appeal at Moor Farm Stables, Wall Hill Road, Corley Moor and the Board was asked to agree a suggested course of action.

Resolved:

- a That in respect of Moor Farm Stables, Wall Hill Road, Corley Moor, the Solicitor to the Council be authorised to issue an Enforcement Notice, requiring the demolition of the existing indoor riding arena; the removal of the resultant materials from the site and the re-instatement of the land for the reasons set out in the report of the Head of Development Control; and**
- b That the compliance period be six months.**

89 Tree Preservation Order – 109 Tamworth Road, Wood End

The Board was invited to consider the confirmation of a Tree Preservation Order made in respect of six mature Oak trees at 109 Tamworth Road, Wood End. No representations had been received.

Resolved:

That the Tree Preservation Order be made permanent in respect of six mature Oak trees at 109 Tamworth Road, Wood End.

90 Tree Preservation Order – Land Adjacent The Homestead, Main Road, Austrey

The Head of Development Control reported on the response that had been received to the Tree Preservation Order made in respect of Land Adjacent The Homestead, Main Road, Austrey. The Board was invited to consider the response received and decide whether or not to confirm the Order.

Resolved:

That, having considered the representation received, the Tree Preservation Order made in respect of Land Adjacent The Homestead, Main Road, Austrey, be confirmed without modification.

M Simpson
Chairman

**Planning and Development Board
6 March 2017
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5/4	PAP/2016/0199	S Hutt	Objection	23/2/17
		STW	No objection	6/2/17
		NHS	Consultation	14/2/17
5/32	PAP/2016/0213	Polesworth Parish Council	Objection	6/2/17
		Note	Site Visit	25/2/17
5/47	PAP/2016/0278	Note	Site Visit	25/2/17
		Warwickshire Police	Consultation	1/2/17
5/69	PAP/2016/0572	Case Officer	E-mail	1/3/17
11/1	PAP/2016/0091	C Callington	Letter	2/3/17