

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

5 September 2016

Present: Councillor Simpson in the Chair.

Councillors Bell, L Dirveiks, Farrell, Henney, Humphreys, Jarvis, Jenns, Jones, Moss, Phillips, Reilly, Smitten, Sweet and A Wright

An apology for absence was received from Councillor Morson (substitute Councillor Farrell)

Councillors Clews, Davey, Davis and Smith were also in attendance.

30 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Jarvis declared a pecuniary interest in Minute No 31 Planning Applications (Applications No 2016/0010 and 2016/0011 - Queen Elizabeth Academy, Witherley Road, Atherstone), left the meeting and took no part in the discussion thereon.

Councillor Reilly declared a non-pecuniary interest in Minute No 31 Planning Applications (Application No 2016/0399 -Former B Station Site, Faraday Avenue, Hams Hall, Coleshill).

31 **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 Applications No 2016/0010 and 2016/0011 (Queen Elizabeth Academy, Witherley Road, Atherstone) the County Council be informed that**
 - i the Council does not raise objection to the variation of the condition relating to the playing field;**
 - ii that as drafted the Council objects to the draft Community Use Agreement; and**
 - iii the Assistant Director (Leisure and Community Development), in consultation with the Chairman, Opposition Spokesperson and the Leader of the**

Council, be authorised to agree the draft Community Use Agreement.

- b That in respect of Application No 2016/0012 (Packington Lane Landfill Site, Packington Lane, Little Packington, Warwickshire, CV7 7HN the County Council be informed**
 - i the Council has no objection to the variation of condition 17 but that it does object to the variation of conditions 4, 12, 19 and 20 for the reasons stated in the report of the Head of Development Control;**
 - ii in this regard the Council would welcome the involvement of North Warwickshire representatives in meetings with County Officers and the applicant to explore the possibility of public access to parts of the site through alternative measures and arrangements; and**
 - iii that a meeting be convened between Members of the Planning and Development Board and County Councillors for North Warwickshire to explore the Borough Council's concerns in this context.**

- c That Application No 2016/0004 (Heart of England, Meriden Road, Fillongley, CV7 8DX) be determined after the passage of six weeks;**

[Speaker Howard Darling]

- d That in respect of Application No 2015/0348 (Land At Crown Stables, Nuneaton Road, Mancetter, CV9 1RF)**
 - i in the event of an appeal being lodged against the refusal of planning permission, the Council does not pursue the second reason for refusal in light of the archaeological evaluation undertaken;**
 - ii if an appeal is made the Council strongly recommends that there is a public inquiry;**
 - iii if a public inquiry is granted, the Council will assist organisations in their securing 'Rule 6' status; and**
 - iv the Council lead a group of interested parties to investigate whether it is possible to extend the current Mancetter Scheduled Ancient Monument (SAM) status to the wider area.**

- e That consideration of Application No 2015/0584 (Land at Grimstock Hill, off Trajan Drive, Coleshill) be deferred to enable the Head of Development Control undertake further discussions with the applicant in respect of the matters identified at the meeting;

[Speaker Jon Kirby]

- f That Application No 2016/0292 (The Chase Inn, Coleshill Road, Hartshill, CV10 0PH) be approved subject to the amendment of conditions 6 and 7 to read as follows

“Condition 6 - No use of the property hereby approved shall commence until a Management Plan has first been submitted to and approved in writing by the Local Planning Authority, which deals the use of the outdoor grassed area as a play area. The agreed Plan shall remain in force at all times; and

Condition 7 - All pedestrian access into the nursery shall be from the rear car park entrance to the building except in the case of emergency.”

[Speaker Lee Ward]

- g That consideration of Application No 2016/0367 (28, Church Lane, Old Arley, Coventry, CV7 8FW) be deferred for a site visit;

[Speaker Carl Sanders]

- h That consideration of Application No 2016/0376 (41 Stanley Road, Atherstone, CV9 2AS) be deferred for a site visit;

[Speakers Jamie Goulty and Adam Smith]

- i That consideration of Application No 2016/0375 (43 Stanley Road, Atherstone, CV9 2AS) be deferred for a site visit;

[Speakers Jamie Goulty and Daniel Aldridge]

- j That Application No 2016/0380 (83, Lister Road, Atherstone, CV9 3DF), Application No 2016/0434 (85, Lister Road, Atherstone, CV9 3DF) and application No 2016/0447 (85, Lister Road, Atherstone, CV9 3DF) be approved subject to the amendment of the operating hours conditions specified in the report of the Head of Development Control;

- k That Application No 2016/0397 (Heathland Farm, Birmingham Road, Nether Whitacre, B46 2ER) be approved subject to the

conditions specified in the report of the Head of Development Control;

- I That in respect of Application No 2016/0399 (Former B Station Site, Faraday Avenue, Hams Hall, Coleshill)**
 - i officers further explore with the applicant the matters raised in the report of the Head of Development Control and those identified by Members at the meeting; and**
 - ii officers report back on the outcome of those discussions and set out draft planning conditions and the draft Heads of a Section 106 Agreement.**

[Speaker David Green]

- m That in respect of Application No 2016/0420 (Land 225m South Of Lakeside Industrial Park, Marsh Lane, Water Orton, the report be noted and that a site visit be arranged.**
- n That Application No 2016/0433 (2 Hawthorne Avenue, Land at Hawthorne Avenue and Sycamore Crescent, Arley) be approved subject to the conditions specified in the report of the Head of Development Control;**
- o That Application No 2016/0440 (Cole End Park, Lichfield Road, Coleshill) be approved subject to the conditions specified in the report of the Head of Development Control; and**
- p That Application No 2016/0449 (Oak Tree House, 49 Main Road, Austrey, CV9 3EH) be approved subject to the conditions specified in the report of the Head of Development Control.**

32 Submission of Austrey Neighbourhood Plan for public consultation

The Head of Development Control reported on the progress of the submitted Austrey 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 Austrey Neighbourhood Plan be circulated for a 6 week public consultation.

33 **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.

34 **Enforcement and Appeal Update**

The Head of Development Control outlined progress on some of the major enforcement issues dealt with by the Board.

Resolved:

That the report be noted.

35 **Car Boot Sales**

The Head of Development Control provided a summary of the planning legislation in respect of car boot sales.

Resolved:

That the three market operators be invited to meet with Officers and a small group of Members to see how the local impacts of these events can be reduced.

M Simpson
Chairman

**Planning and Development Board
5 September 2016
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/76	PAP/2015/0584	Mrs Spears	Objection	22/8/16
		K Fallowell	Objection	22/8/16
		K Boffey	Objection	23/8/16
		J George	Objection	23/8/16
		A Core	Objection	29/8/16
		K Wyatt	Objection	30/8/16
		WCC Flooding	Consultation	31/8/16
		R Turley	Objection	1/9/16
		WCC Highways	Consultation	2/9/16
		Coleshill Town Council	Objection	2/9/16
Mr Leadbeater	Objection	3/9/16		
4/130	PAP/2016/0447	Warwickshire Infrastructure	Consultation	23/8/16
4/149	PAP/2016/0399	Environmental Health Officer	Consultation	24/8/16
		Warwickshire County Council	Consultation	1/9/16
4/238	PAP/2016/0440	Mrs Kelsall	Notification	23/8/16