

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

11 April 2016

Present: Councillor Lea in the Chair.

Councillors Bell, L Dirveiks, Henney, Humphreys, Ingram, Jarvis, Jenns, Jones, Morson, Moss, Phillips, Simpson, Smitten and Sweet

An apology for absence was received from Councillor A Wright (Substitute Councillor Ingram)

Councillors Chambers, Davey, Farrell, Ferro, Hanratty and Waters were also in attendance. With the consent of the Chairman, Councillor Farrell spoke on Minute No 68 Planning Applications (Application No 2015/0525 - Units 10 and 10a, Station Road, Station Road Industrial Estate, Coleshill, B46 1HT) and Councillor Chambers on Minute No 68 Planning Applications (Application No 2015/0745 - Land south of Berry House, Gypsy Lane, Dordon).

67 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Humphreys declared a non-pecuniary interest in Minute No 68 Planning Applications (Application No 2015/0344 - Beech House, 19 Market Street, Atherstone, Application No 2015/0284 - Post Office Yard, rear of 100 Long Street, Atherstone, Applications No 2015/0375 and 2015/0283 - Bank Gardens, rear of 94/96 Long Street, Atherstone and Application No 2015/0285 - Land rear of 108 Long Street, Atherstone), left the meeting and took no part in the discussion thereon.

68 **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 Application No 2015/0144 (Hollybank Farm, No Mans Heath Lane, Austrey, CV9 3EW) be approved subject to the conditions set out in the report to Board in October 2015 with the exception that Condition 5 be omitted;**
- b **That in respect of Application No 2015/0344 (Beech House, 19 Market Street, Atherstone), Application No 2015/0284 (Post Office Yard, rear of 100 Long Street, Atherstone), Applications No 2015/0375 and 2015/0283 (Bank Gardens,**

rear of 94/96 Long Street, Atherstone) and Application No 2015/0285 (Land rear of 108 Long Street, Atherstone) the Council welcomes the change in approach in respect of these proposals and thus wishes to engage with the applicant in order to further discuss the repairs to Beech House and the design and appearance of the enabling development. To this end the Council's two Design Champions and two local Members meet with the applicant and report back to the Board, when appropriate, such that the Board can then determine the applications.

c That Application No 2015/0525 (Units 10 and 10a, Station Road, Station Road Industrial Estate, Coleshill, B46 1HT) be approved subject to the following

i) Amended condition 3 - "3 No deliveries or collections from the site shall be made other than between 0700 and 2200 hours on any day Mondays to Saturdays inclusive and between 1000 and 1600 on Sundays, unless a Delivery Management Plan has first been submitted to and approved in writing by the Local Planning Authority."

ii) Conditions 16 and 17 be deleted; and

iii) Additional Condition – "In the event that Japanese Knotweed is found on the site, the full details of the measures to be taken to remove it shall be submitted to and approved in writing by the Local Planning Authority."

[Speaker Robin Williams]

d That consideration of Application No 2015/0680 (Atherstone College, Ratcliffe Road, Atherstone, CV9 1LF) be deferred;

[Speaker Dr Purnell-Mullick]

e That provided there is no objection from the Highway Authority, Application No 2015/0699 (31 Plough Hill Road, Chapel End) be approved subject to the conditions set out in the report of the Head of Development Control;

f That consideration of Application No 2015/0679 (Land north east of, The Beanstalk, Gypsy Lane, Birch Coppice Distribution Park, Dordon) be deferred for a site visit;

[Speakers Damien Holdstock and Kevin Ashfield]

- g That consideration of Application No 2015/0745 (Land south of Berry House, Gypsy Lane, Dordon) be deferred for a site visit.**

[Speaker Andy Williams]

- 69 High Hedge Remedial Notice Tudor Cottage, Trinity Road, Kingsbury**

The Head of Development Control reported on the background and action taken in respect of a High Hedge Remedial Notice at Tudor Cottage, Trinity Road, Kingsbury. The Board was asked to agree a suggested course of action.

Resolved:

That the Council considers that it is not in the public interest to pursue this matter for the reasons set out in the report of the Head of Development Control.

[Speaker Androulla Alexandrou]

- 70 Tree Preservation Order – 60 Spring Hill, Arley**

This matter was deferred at the last meeting of the Board to enable a review of the process. The Head of Development Control highlighted the process that had been undertaken and the Board was invited to consider a representation received in respect of the making of a Tree Preservation Order relating to a number of trees on land adjacent to 60 Spring Hill, Arley.

Resolved:

That the Tree Preservation Order made in respect of 1 Turkey Oak, 6 English Oaks and a group of 8 Scots Pine trees, at 60 Spring Hill, Arley be confirmed without modification.

- 71 Technical Consultation on the Implementation of Planning Changes**

The Head of Development Control reported that the Council had been invited to respond to a Government consultation on a series of proposed substantial procedural changes to the planning system. The Board was asked to endorse a number of suggested responses.

Resolved:

That, together with the issues raised at the meeting, the Council responds to the consultation paper as set out in the report of the Head of Development Control.

72 **Corporate Plan Targets 2015/16**

The Head of Development Control reported on the action taken in respect of a number of targets as set out in the 2015/16 Corporate Plan.

Resolved:

That the report be noted.

73 **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 in Schedule 12A to the Act.

74 **Breach of Planning Control, Hurley**

The Head of Development Control reported on an alleged breach of planning control at Knowle Hill, Hurley and the Board was asked to agree a suggested course of action.

Resolved:

The Council does not consider it expedient to issue an Enforcement Notice in this case for the reasons stated in the report of the Head of Development Control.

75 **Breach of Planning Control, Coleshill**

The Head of Development Control reported on an alleged breach of planning control at 21 Coventry Road, Coleshill and the Board was asked to agree a suggested course of action.

Resolved:

That in respect of land at 21 Coventry Road, Coleshill, the Solicitor to the Council be authorised to issue an Enforcement Notice in relation to unauthorised building works as set out in the report of the Head of Development Control and that the compliance period be six months.

76 **Tree Preservation Order, Fillongley**

The Board was invited to consider the making of a Tree Preservation Order in respect of a number of trees on land at Hill Top (formerly Timbertops), Mill Lane, Fillongley.

Resolved:

That a Tree Preservation Order be made with immediate effect, in respect of the Weeping Willow (T1), Blue Atlantic Cedar (T2), Birches (T3, T4, T5, T6 and T9, T10, T11 and T13), Crack Willow (T7), Leyland Cyprus (T12) and the tree (T8) Bird Cherry, all located at Land At Hill Top (formerly Timbertops), Mill Lane, Fillongley, for the reasons given in the report of the Head of Development Control, and that any representations received be referred to the Board for it to consider whether to make the Order permanent.

J Lea
Chairman

**Planning and Development Board
11 April 2016
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/72	PAP/2015/0525	Aldi	Representation	11/4/16
		Turley	Representation	6/4/16
		Turley	Plans	8/4/16
4/85	PAP/2015/0680	Mrs Conroy	Representation	6/4/16
4/109	PAP/2015/0745	WCC Highways	Consultation	6/4/16
4/109	PAP/2015/0679	I M Properties	Representation	8/4/16