

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

7 March 2016

Present: Councillor Lea in the Chair.

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

Councillors Clews, Davey, Davis, Farrell and Waters were also in attendance. With the consent of the Chairman, Councillors Clews and Davis spoke on Minute No 65 Planning Applications (Application No 2015/0348 - Land at Crown Stables, Nuneaton Road, Mancetter).

63 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Humphreys declared a non-pecuniary interest in Minute No 65 Planning Applications (Application No 2015/0922 – Barge and Bridge PH, 79 Coleshill Road, Atherstone), left the meeting and took no part in the discussion thereon.

64 **Minutes**

The minutes of the meetings of the Board held on 14 December 2015, 11 January 2016 and 8 February 2016, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

65 **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 2015/0348 (Land at Crown Stables, Nuneaton Road, Mancetter) be refused for the following reasons**

- “1. Policy NW10(9) of the Core Strategy 2014 requires all development to avoid and to address unacceptable impacts upon neighbouring amenities through amongst other things, fumes and other pollution. The Council is not satisfied that this requirement has been**

met. There is a residential property within 100 metres of the proposed site and opposite the entrance to the site. It is considered that there is a risk of unacceptable odour emissions occurring from the development which will have a detrimental impact on the amenity of the occupiers of this property.

2. The proposed development is located in an area of potential archaeological interest at Mancetter. To the north east of the application site archaeological deposits associated with extensive Romano-British settlement have been identified. These remains are of national importance and are protected as a Scheduled Ancient Monument. To the north west of the site are the remains of a sequence of fortresses, built by the Roman army. To the west of the site an area of deserted medieval settlement has been identified as well as an area of early medieval iron production. Policies NW10(10), NW12 and NW14 of the Core Strategy 2014 require all development to sustain, protect, conserve and enhance the historic environment. The Council is not satisfied that the risk to the setting of these assets has been fully explored, such that the proposal cannot be said to have met the requirements of these policies.”

[Speakers Trevor Hopkins and Alex Lawrence]

- b That Application No 2015/0222 (Barge And Bridge PH, 79, Coleshill Road, Atherstone, CV9 2AB) be refused for the following reasons

- “1. It is considered that the proposal does not demonstrate a high quality of design that positively improves the character, appearance and environmental quality of this part of Atherstone. This is because of the scale and mass of the proposed built form, its prominent and dominant location in the street scene, the location close to the street and its proximity to Listed Buildings and the canal. It thus does not accord with Policies NW10(10), NW12 and NW14 of the North Warwickshire Core Strategy 2014.
2. It is considered that the proposal does not provide safe vehicular access or sufficient parking such that it does not accord with Policy NW10(6) of the North Warwickshire Core Strategy 2014.”

[Speaker Judy Vero]

- c That having been withdrawn, Application No 2015/0585 (Hill Top Farm, Church Lane, Corley, CV7 8DA) be not determined; and
- d That in respect of Application No 2016/0091 (Moor Farm Stables, Wall Hill Road, Corley, Coventry, CV7 8AP), a site visit be undertaken prior to the determination.

66 **Tree Preservation Order - Arley**

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 consideration of the report be deferred for further information.

[Speaker William Harris]

J Lea
Chairman

**Planning and Development Board
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Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5/1	PAP/2015/0348	Site Visit Note	Note	29/2/16
		Dr Holdaway	E-mails	29/2/16
5/2	PAP/2015/0222	Arragon Construction Ltd	Letter	18/2/16