

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

10 February 2014

Present: Councillor Sweet in the Chair.

Councillors Butcher, L Dirveiks, Lea, Lewis, May, B Moss, Sherratt, Simpson, A Stanley, Turley, Watkins, Winter and Wykes

Apologies for absence were received from Councillors Humphreys and Phillips (substitute Councillor Lewis).

#### 57 **Disclosable Pecuniary and Non-Pecuniary Interests**

Councillor Lea declared a pecuniary interest in Minute No 58 Planning Applications (Application No 2013/0573 - Hillwood Farm, Middleton Lane, Middleton, B78 2BW) left the meeting and took no part in the discussion or voting thereon.

#### 58 **Planning Applications**

The Head of Development Control submitted a report for the consideration of the Board.

##### **Resolved:**

- a **That provided the applicant first enters in to a Section 106 Agreement as detailed in the report of the Head of Development Control, Application No 2013/0465 (Land to rear of 20A, Spon Lane, Grendon) be approved subject to the conditions set out in the report;**

**[Speakers Peter Baker and Andrew Large]**

- b **That Application No 2013/0488 (75, Coleshill Road, Hartshill, CV10 0NZ) be approved subject to conditions set out in the report of the Head of Development Control;**
- c **That provided the applicant first enters in to a Section 106 Agreement as detailed in the report of the Head of Development Control, Applications No 2013/0523 and 2013/0524 (Stone Cottage, Lower House Lane, Baddesley Ensor, Atherstone, CV9 2QB) be approved subject to conditions set out in the report;**
- d **That Application No 2013/0573 - Hillwood Farm, Middleton Lane, Middleton, B78 2BW be approve subject to the following conditions**

- “1. The development hereby approved shall be discontinued on or before 31 October 2014.**
- 2. The development hereby approved shall not be carried out otherwise than in accordance with location plan REV B and site plan REV B received by the Local Planning Authority on 24 December 2013.**
- 3. This permission shall enure solely for the benefit of Mr S Thomas of Thomas Group and for no other person or Company whatsoever, and shall cease when Mr Thomas vacates the premises, or the use shall be discontinued after 31 October 2014.**
- 4. The approved use shall extend over the whole of the application site as shown on the approved plan and this use shall only be for the storage of electrical goods and for no other purposes whatsoever within Use Class B8 as defined by the Town and Country Planning (Use Classes Order) 1987 as amended.**
- 5. There shall be no external storage of electrical goods at the site in connection with the use hereby permitted.**
- 6. There shall be no retail sales whatsoever undertaken from the application site.**
- 7. No vehicular access to the site for the use hereby permitted shall be used other than via the access off Middleton Lane to the north east of Leigh Hurst, Middleton Lane, as illustrated on the approved plan.**
- 8. The use of the site for the storage of electrical goods shall only take place between the hours of 08.00 - 18:00 Monday to Friday and between the hours of 08.00 - 14:00 on Saturday. There shall be no use whatsoever on Sundays, Public Holidays and Bank Holidays.**
- 9. The damaged verge fronting the vehicular access to the site shall be made good to the satisfaction of the Highway Authority and the condition of the area shall be monitored during and after the temporary period of the change of use. Any further damage to the verge considered detrimental to highway safety shall be rectified immediately, and after the period of change of use has ended the verge and any damage to the carriageway shall be reinstated to the satisfaction of the Highway Authority.**

10. **Within one month of the date of the Decision Notice the aco style drain within the vehicular access to the site shall be repaired to the designed specification.**
11. **Within one month of the approval the visibility splays have been provided to the vehicular access to the site passing through the limits of the site fronting the public highway. No structure, tree or shrub shall be erected, planted or retained within the splays/highway extent exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.**
12. **The use of the building shall not be for members of the general public to visit.”**

**[Speaker Dennis Cook]**

- e **That the report in respect of Application No 2013/0582 (Land South of Church Walk, Church Walk, Mancetter) be noted; and**
- f **That the report in respect of Application No 2014/0014 (Land South West Of M42 Roundabout, Watling Street, Dordon) be noted.**

**59 Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April – December 2013**

The Board was informed of progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April – December 2013.

**Resolved:**

**That the report be noted.**

**60 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 item of business on the grounds that it involves the likely disclosure of exempt information as defined in Schedule 12A to the Act.**

61 **Breaches of Planning Control**

The Head of Development Control reported on two breaches of planning control and the Board was asked to agree suggested courses of action.

**Resolved:**

- a **That in respect of Land at Oak Lea, Sandy Lane, Over Whitacre, the Solicitor to the Council be authorised to take legal action through the Magistrates' Court in response to the non-compliance with an extant Enforcement Notice with the owner being required to cease the residential use of the land and remove the mobile home, septic tank and hardstanding; and**
  
- b **That in respect of 85 Boot Hill, Grendon, the Solicitor to the Council be authorised to issue an enforcement notice to remove the first floor balustrade from the rear ground floor extension and to erect a Juliet style railing.**

R Sweet  
Chairman