

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

13 August 2012

Present: Councillor Sweet in the Chair.

Councillors Barber, Butcher, L Dirveiks, Humphreys, Lea, May, B Moss, Phillips, Sherratt, Simpson, A Stanley, Watkins and Winter.

An apology for absence was received from Councillor Turley.

21 **Disclosable Pecuniary and Non- Pecuniary Interests.**

Councillors Lea, May, B Moss and Sweet declared their membership of Warwickshire County Council in respect of Minute No. 22(a) (Consultation by Warwickshire County Council – Radbrook Farm, Highfield Lane, Corley) and (b) (Consultation by Warwickshire County Council – De Mulder & Sons Ltd, Mancetter Road, Hartshill). Councillor Sweet vacated the Chair for these items.

Councillor Lea declared a Non-Pecuniary interest in Minute No. 22(f) by reason of her daughter's association with Polesworth Scouts.

22 **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 CON/2012/0001 (Workshop opposite Radbrook Farm, Highfield Lane, Corley, Coventry, Warwickshire, CV7 8BJ) the response to the consultation by Warwickshire County Council be to object to the application for the following reason;**

“The proposal is for inappropriate development in the Green Belt, where the presumption is that permission should be refused. It is not considered that there are material considerations of such weight that would amount to the very special circumstances needed to override that presumption. It is considered that there are authorised sites available and that the loss of a lawful employment site is significant given the need to support the rural economy as set out in the National Planning Policy Framework”;

- b **That in respect of Application No CON/2012/0007 (De Mulder & Sons Ltd, Mancetter Road, Hartshill), the Council does not**

object in principle subject to it firstly being satisfied that there would be no greater odour pollution than at present, and that secondly, it being satisfied that there would be no greater traffic impact;

- c (1) That in respect of Application No CON/2012/0010 (Tamworth Motorway Service Area, Green Lane, Tamworth), the Council does not object to the proposal, and recommends the application be determined in accordance with Tamworth Borough Council's Development Plan and with regard to the NPPF and any other material considerations; and

(2) That this Council draws attention to the need to consult with Parish Councils, residents and other relevant parties within North Warwickshire.

- d That Application No PAP/2012/0058 (8 Oak Drive, Hartshill) be approved subject to amendment of condition (4) as follows;

“The replacement tree shall be an English Oak (Quercus Robur). It shall be of a size and stock that shall first be agreed in writing by the Local Planning Authority”.

[Speakers Richard Charman and Nigel Henry]

- e That subject to a Section 106 Agreement requiring the payment of a financial contribution of £155,000 towards “off-site” affordable housing provision in Atherstone and Mancetter at the commencement of the development, Application No PAP/2012/078 and PAP/2012/084 (Land at South Street, rear of Atherstone Garage, Atherstone), be approved subject to the conditions specified in the report of the Head of Development Control;

[Speaker – Lisa Matthewson]

- f (1) That subject to the completion of a Section 106 legal agreement framed around the draft Heads of Terms as set out in Appendix D to the report of the Head of Development Control, to be prepared in liaison with officers, the Solicitor to the Council and the Chairman and Vice Chairman of the Planning and Development Board, Application No PAP/2012/0229 (land adjacent to Pooley Park, Pooley Lane, Polesworth) be approved subject to the conditions specified in the said report;

[Speaker – Derron Blount]

(2) That Application No PAP/2012/0203 (Scout Hut, High Street, Polesworth, Warwickshire) be approved subject to the

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

(3) That subject to the alteration of plan numbers in Condition (3), Application No PAP/2012/0181 (Scout Hut, High Street, Polesworth, Warwickshire), be approved;

- g That Application No PAP2012/0272 (Woodcorner Farm, Green End Road, Green End, Fillongley, Coventry CV7 8EP) be approved subject to the conditions specified in the report of the Head of Development Control.

[Speaker – Vince McCulloch]

- h That Application No PAP/2012/0330 (Land Adjacent to 40 Kiln Way, Polesworth) be approved following the agreement of Resources Board that £2000 from the receipt of the sale of this land be used for the enhancements of open spaces in Polesworth, in lieu of a Section 106 Agreement;

- i That receipt of Application No PAP/2012/0347 and PAP/2012/0350 (The Beanstalk, Gypsy Lane, Dordon, Warwickshire), be noted; and

- j That receipt of Application No PAP/2012/0348 (Whitacre Garden Centre, Tamworth Road, Nether Whitacre, Warwickshire) be noted and that the application be referred back to the Board for determination.

23 **Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April – June 2012**

The Chief Executive and Deputy Chief Executive informed Members of the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April – June 2012.

Resolved:

That the report be noted.

24 **Ministerial Planning Statement**

The Board was informed that the Minister of State for Decentralisation and Cities has recently published a statement referring to four further planning consultation papers and to planning fees.

Resolved:

That officers respond to these papers as outlined in the report of the Head of Development Control.

R Sweet
Chairman

**Planning and Development Board
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Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
4/5	2012/0078 and 2012/0084	McCarthy and Stone Ltd	Letter	9/8/12
		Agent	E-mail	3/7/12
		Agent	E-mail	2/7/12
		Agent	E-mail	3/7/12
		Agent	E-mail	3/7/12
		Warwickshire Police	Consultation	1/8/12
		Agent	E-mail	3/8/12
		Atherstone Civic Society	Representation	13/8/12
4/6	2012/0229	Applicant	E-mail	8/8/12
		Canal and River Trust	Consultation	13/8/12
4/6	2012/0203	Heritage Officer	Consultation	6/8/12
4/6	2012/0181	Coal Authority	Consultation	1/8/12
		W C C – Highways	Consultation	2/8/12
		Heritage Officer	Consultation	6/8/12
		Heritage Officer	E-mail	13/8/12