

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

14 November 2011

Present: Councillor Sweet in the Chair.

Councillors Barber, Butcher, L Dirveiks, Humphreys, Lea, Moore, Phillips, Sherratt, Simpson, A Stanley, Turley, Winter and Wykes

Apologies for absence were received from Councillors Holland and B Moss (Councillor Moore as substitute).

#### 48 **Declarations of Personal or Prejudicial Interests**

Personal interests arising from the membership of Warwickshire County Council of Councillors Lea, B Moss and Sweet and membership of the various Town/Parish Councils of Councillors Barber (Ansley), Butcher (Polesworth), Moore (Baddesley Ensor), Phillips (Kingsbury) and Winter (Dordon) were deemed to be declared at this meeting.

#### 49 **Budgetary Control Report 2011/2012 Period Ended 31 October 2011**

The Assistant Director (Finance and Human Resources) reported on the revenue expenditure and income for the period from 1 April 2011 to 31 October 2011. The 2011/12 budget and the actual position for the period, compared with the estimate at that date were detailed, together with an estimate of the out-turn position for services reporting to the Board.

##### **Resolved:**

- a That the report be noted; and**

##### **Recommendation to the Executive Board**

- b That Executive Board be requested to approve a supplementary estimate for £124,000 to cover the reduction in Planning income and additional costs on Building Control.**

#### 50 **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 2011/0259 (MIRA Technology Park Ltd.)**

**A) The Council is minded to support the principal application for the MIRA redevelopment and extension proposals at its site off the Watling Street, subject to conditions as recommended by the three Highway Authorities together with those recommended by other Statutory consultees. In addition, it would request that HBBC attaches the following two conditions if that Council is also minded to support the proposal:**

- i) “No development shall take place until a scheme and measures for targeting and utilising people from the administrative Borough Council areas of Hinckley and Bosworth, Nuneaton and Bedworth and North Warwickshire, for construction and post-construction training and employment opportunities arising from the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The scheme and measures shall be implemented in accordance with the approved details”**

**Reason: To ensure that the benefits of the development to the local area can be maximised to accord with Planning Policy Statement 4.**

- ii) No development shall commence on site until such time as a Green Travel Plan to promote sustainable transport modes of travel to the site from the surrounding area, including Hinckley and Bosworth, Nuneaton and Bedworth and North Warwickshire has been submitted to and approved in writing by the Local Planning Authority. Before the first use of the development hereby approved, the plan shall be fully implemented in accordance with the approved details”.**

**Reason: To reduce the dependency on car travel to and from the site, in the interests of sustainability and highway safety in accordance with the Development Plan and Government Planning Guidance.**

**B) That, subject to the grant of planning permission for the principal application submitted to the Hinckley and Bosworth Borough Council under reference 11/00360/OUT, then in respect of planning application PA2011/0259, submitted to this Authority, planning permission be granted subject to the following conditions:**

- iii) **Standard Three year condition**
- iv) **Standard Plan numbers condition – the site location plan received on 27 May 2011, and plan numbers 10/014-A/2E; 10/014-A/2D-R1, 10/014-A/2C-R2, 10/014-A/2B-R1, 10/014-A/2A-R2, and MIRA/A5/JCT-RDGT-R3 all received on 16 September 2011.**

**[Speakers: Ruth Bickley, Andy Macdonald]**

- b **That in respect of Application No 2009/0175 (Chapel House, Dunns Lane, Dordon)**
  - i) **That subject to a favourable outcome from procedures to secure the repositioning the traffic calming measure on Dunns Lane, and subject to a Section 106 Agreement which secures the provision of contributions to off-site open space/play provisions as set out in the report of the Head of Development Control, planning permission be granted subject to conditions addressing the matters set out in the report.**
  - ii) **That in the event that the matters in recommendation i) are satisfied, the determination of the application be delegated to the Head of Development Control.**

**[Speaker: Mr W T Whitmore]**

- c **That in respect of Application No 2011/0202 (Land adjacent to 204 Coventry Road, Coleshill) condition number 2 of planning permission 2006/0724 be varied so as to accommodate the dimensions and appearance of the house as set out in Appendix C to the report of the Head of Development Control, and that any other conditions be varied accordingly as a consequence.**

**[Speakers: John Rodway, Ian Rose]**

- d **That Application No Application 2011/0286 (Grendon Fields Farm, Warton Lane, Grendon) be approved subject to the conditions specified in the report of the Head of Development Control;**

**[Speakers: Colin James, Mark Chamberlain]**

- e **That Applications No 2011/0300 and 2011/0313 (Nethersole Centre High Street Polesworth Tamworth) be approved subject to the conditions set out in Appendix A to the report**

**of the Head of Development Control, but varied so as to approve the additional detail as set out in the report, and that the wording of those variations be delegated to the Head of Development Control;**

- f That the report of the Head of Development Control in respect of nine planning applications for various proposals at the Heart of England, Old Hall Farm, Meriden Road, Fillongley be noted;**
- g That in respect of Application No 2011/0420 (Caldecote Hall Industrial Estate, Caldecote Hall Drive, Caldecote)**
  - i) the Board is minded to support this application subject to:**
    - the amendments as described in the report in respect of the re-design of plots 3 and 4;**
    - that no adverse observations are received from the Highway Authority to those amendments;**
    - that no new representations are received as a consequence of the ongoing re-consultation; and**
    - that the applicant and owner enter into a Section 106 Agreement as outlined in the report.**
  - ii) subject to these matters being resolved, the grant of planning permission, including the addition of conditions, be delegated to the Head of Development Control, in consultation with the Chairman and Vice Chairman of the Board and Opposition Planning Spokesperson.**
- h That in respect of Beech House 19 Market Street, Atherstone**
  - i Applications No 2011/0481, 2011/0504 and 2011/0505 be refused for the reasons set out in the report of the Head of Development Control; and**
  - ii That the applicant be strongly advised to explore alternative measures, both on-site and off-site, for the provision of private car parking for Beech House, and that the results of this are then submitted as evidence in any future proposals for such provision.**
- i That Applications No 2011/0507 and 2011/0511 (Old Bank House, Long Street and The Council House, South Street, Atherstone) be approved subject to the conditions specified in the report of the Head of Development Control; and**

- j **That the report of the Head of Development Control in respect Application No 2011/0529 (Car Park Park Road Coleshill) be noted.**

51 **Coventry Proposed Core Strategy 2011 – Coventry City Council**

The Assistant Chief Executive and Solicitor to the Council sought views on the Coventry Proposed Core Strategy 2011 prepared by Coventry City Council.

**Resolved:**

**That the observations included in the report of the Assistant Chief Executive and Solicitor to the Council be sent in response to the consultation.**

52 **Neighbourhood Planning Consultation**

The Assistant Chief Executive and Solicitor to the Council reported that the Government was seeking views on the proposed new regulations governing a number of neighbourhood planning issues. The Board was asked to agree a suggested course of action.

**Resolved:**

**That the response to the consultation questions outlined in Appendix B to the report of the Assistant Chief Executive and Solicitor to the Council be approved and, together with a copy of the report, be forwarded as the Borough's response to the consultation.**

53 **Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April - September 2011**

The Chief Executive and the Deputy Chief Executive reported on the performance and achievement against the Corporate Plan and Performance Indicator targets relevant to the Board for April to September 2011.

**Resolved:**

**That the report be noted.**

54 **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.

## **55 Breaches of Planning Control**

The Head of Development Control reported on two alleged 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**
  - i the Solicitor to the Council be authorised to issue an Enforcement Notice relating to the unauthorised change of use of the land for the siting of a residential mobile home;**
  - ii the Notice to require the cessation of the use of the land for the siting of a residential mobile home through the removal of the mobile home from the site and the restoration of the land to its previous condition by removing the associated septic tank and hardstanding; and**
  - iii the compliance period be twelve months.**
  
- b That in respect of the site at Cedar House, Kingsbury**
  - i the Solicitor to the Council be authorised to issue two Enforcement Notices: firstly relating to the erection of a steel framed and clad building; and the secondly in relation to the storage of portable buildings and containers;**
  - ii the owner/occupier being required to demolish and/or remove the steel framed and clad building from the site; and to cease the use of the site or the storage of portable buildings and containers and to remove them from the land; and**
  - iii the compliance period be three months in respect of both notices.**

R Sweet  
Chairman

**Planning and Development Board  
14 November 2011  
Additional Background Papers**

Agenda Item	Application Number	Author	Nature	Date
5/5	2011/0259	Head of Development Control	Note	12/11/11
5/174	2009/0175	Mr Whitmore	Objection	11/11/11
5/312	2011/0507	Atherstone Town Council	Representation	3/11/11
			Representation	7/11/11
	2011/0511	Atherstone Civic Society	Representation	3/11/11
		Atherstone Town Council		