

## NORTH WARWICKSHIRE BOROUGH COUNCIL

### MINUTES OF THE PLANNING AND DEVELOPMENT BOARD

20 December 2010

Present: Councillor Simpson the Chair.

Councillors Bowden, Davis, L Dirveiks, Lea, Morson, B Moss, Sherratt, M Stanley, Swann, Sweet, Winter and Wykes

An apology for absence was received from Councillor Jenkins.

Councillor Phillips was also in attendance.

#### 55 **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 Davis (Atherstone), B Moss (Kingsbury), Sherratt (Coleshill) and M Stanley (Polesworth) were deemed to be declared at this meeting.

#### 56 **Minutes**

The minutes of the meetings of the Board held on 18 October and 15 November 2010, copies having been previously circulated, were approved as a correct record and signed by the Chairman.

#### 57 **Planning Applications**

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

##### **Resolved:**

- a **That in respect of Application No 2008/0482 (Kingsbury Hall, Coventry Road, Kingsbury, subject to confirmation that the repairs as specified in the Section 106 Agreement have been satisfactorily completed, the Council issues a Certificate as required by Schedule Four of that Agreement relating to Kingsbury Hall and to the Manor House at Over Whitacre;**
- b **That in respect of Application No 2010/0236 (The Vero Works 36 Station Street, Atherstone) a Member site visit be arranged prior to the application being reported back to the Planning and Development Board;**

- c** That, subject to a Section 106 Agreement providing the contribution as set out in the report of the Head of Development Control; there being no objections from the County Council as Highway Authority, or matters being able to be dealt with by way of condition, and the additional conditions set out in the report, outline planning permission be granted in respect of Application No 2010/0399 ( Miners Welfare Centre Ransome Road Arley Coventry;
- d** That in respect of Application No 2010/0403 (Sandrock, Tamworth Road. Corley planning permission be granted;
- e** That Application No 2010/0466 (2 Malthouse Cottages, Tipper's Hill Lane, Fillongley) be refused for the reasons set out in the report of the Head of Development Control; and
- f** That in respect of Application No 2010/0514 (Plot 1, Phase 2, Birch Coppice Business Park, Dordon)
  - i)** That additional planting be sought on site as identified in the report; and
  - ii)** That officers continue to make efforts to secure a satisfactory colour for the facing materials that is closer to that of the existing Phase One buildings;
  - iii)** That whilst agreeing in principle to the provision of 850 car parking spaces, the Board wishes to see conditions attached to the grant of planning permission, restricting additional car parking provision to evidence being submitted to justify its implementation;
  - iv)** That the applicant be requested to re-consider its initial offer in respect of its support for the Bus-to-Work project in light of (iii) above;
  - v)** That the applicant be requested to re-consider its initial offer in respect of its contribution towards the funding of the draft package of training measures outlined in this report, given the weight that the Council gives to this objective; and
  - vi)** That officers refer the application to the Board for final determination upon satisfactory outcomes from these factors.
- g** That Application No 2010/0577 (71 The Arcade Long Street, Atherstone be approved subject to the

**conditions specified in the report of the Head of Development Control.**

**58 Arboricultural Works on Borough Council Land**

Following the meeting of the Board held on 13 September 2010, this report informs Members of the outcome of consultation in respect of proposed works in the current arboricultural contract. The report also sets out details of the Authority's tree management process and proposes a formal procedure in respect of consultation for Members' consideration.

**Resolved:**

- a That the consultation undertaken in respect of the currently proposed arboricultural works be noted; and**
- b That the Board notes and comments upon the proposed consultation procedure in respect of future arboricultural contracts, prior to the further consideration and determination of this matter by the Community and Environment Board.**

**59 Planning Application Validation Requirements**

This report follows that presented to the Board on 18 October relating to the proposed revisions to the Council's Planning Application Validation Requirements document. Following a period of consultation, this report summarises the representations received, and recommends formal adoption of this document.

**Resolved:**

**That, subject to minor corrections, the revisions to the Council's Planning Application Validation Requirements document be formally adopted.**

**60 Planning Fees Consultation Paper**

The Head of Development Control reported that the Government had published a consultation paper setting out its proposals to enable Local Planning Authorities to replace the national schedule of planning fees, with their own bespoke scale of fees so that they could recover the costs of handling planning applications. Members were asked to agree a suggested response.

**Resolved:**

**That the Board responds to the consultation paper by**

- a giving a general welcome to the opportunity to prepare its own schedule of planning fees;
- b agreeing with the suggestion that re-submitted applications should carry a fee, and that the fee to be charged for handling retrospective applications should reflect prior investigatory work, together with;
- c suggesting that when a planning application involves a Listed Building, a higher fee should be charged so as to reflect the additional costs because of the specialist advice that is needed in such cases. Listed Building applications themselves can remain non-fee earning as at present.

61 **Enforcement Policy**

The Head of Development Control reported on a review of the Council's Enforcement Policy. The Board was invited to approve a number of suggested amendments.

Resolved:

**That the changes to the Enforcement Policy as indicated in the report of the Head of Development Control be adopted.**

62 **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.**

63 **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 Corley Ash Garage, Tamworth Road, Corley, the Solicitor to the Council be authorised to take appropriate legal action in response to the non-compliance with an extant Enforcement Notice requiring: 'Cease the use of the land for the storage and display of**

**vehicles offered for sale and remove the stored vehicles from the site'; and**

- b That in respect of Manor House Farm, Coleshill Road, Ansley, the Solicitor to the Council be authorised to issue an Enforcement Notice requiring the cessation of the use of the land as a depot with office; and the storage of motorised vehicles, including HGV'S, vans and road sweepers that are not associated with agriculture, agricultural hire or equestrian uses and that the compliance period be six months.**

M Simpson  
Chairman