

**NUNEATON AND BEDWORTH BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**16<sup>th</sup> December 2025**

A meeting of the Planning Applications Committee was held in the Town Hall, Nuneaton on Tuesday, 16<sup>th</sup> December 2025.

A site visit in relation to application 040675 took place prior to the meeting.

**Present**

Councillor B. Hancox (Chair)

Councillors: E. Amaechi, S. Dhillon, P. Hickling, M. Kondakor, S. Markham, W. Markham, J. Sheppard, R. Smith, K. Willson and D. Brown (substitute for L. Cvetkovic).

Apologies: Councillor L. Cvetkovic (Vice-Chair),

PLA25 **Minutes**

It was noted that Councillor S. Markham had made a declaration of contact after the last Planning Committee meeting had concluded. This has been noted but Councillors agreed that as it did not form part of the meeting it should not be recorded in the minutes. The Chair was presented with a copy of the minutes confirming no Declarations of Contact were made during the meeting.

**RESOLVED** that the minutes of the meeting held on the 18<sup>th</sup> November 2025 be approved, and signed by the Chair.

PLA26 **Declarations of Interest**

Councillor M. Kondakor declared she had noted her husband (County Councillor K. Kondakor) had submitted an objection to application 040698 in his capacity as the local County Councillor. She confirmed that she had not discussed this application with him.

**RESOLVED** that

- a) the declarations of interests are as set out in the Schedule that can be found on the Council's website - ([Councillor Schedule of Declarations of Interests for Meetings](#)); and
- b) the declaration of interest declared by Councillor M. Kondakor be recorded, in relation to County Councillor K. Kondakor submitting an objection to application 040698.

PLA27 **Declarations of Contact**

The Chair declared that Committee Members had been contacted by a number of residents via email in relation to application 040698. Councillors confirmed that they had not discussed this application with residents.

**IN PUBLIC SESSION**

PLA28 **Planning Applications**

**(Note: Names of the members of the public who submitted statements or spoke are recorded in the Schedule).**

**RESOLVED** that decisions made on applications for planning permission are as shown in the attached schedule, for the reasons and with the conditions set out in the report and addendum, unless stated otherwise.

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Chair

**SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND  
RELATED MATTERS REFERRED TO IN MINUTE PLA28 OF THE  
PLANNING APPLICATIONS COMMITTEE ON 16<sup>TH</sup> DECEMBER 2025**

040675 – Manor Park Community School, Beaumont Road, Nuneaton.  
Warwickshire. CV11 5HJ

Applicant – Mr Alex Udale

Planning Committee Members were invited to attend a site visit in relation to this application prior to the Planning Applications Committee meeting, as agreed at the Planning Application Committee meeting of 18<sup>th</sup> November 2025.

**Public Speakers:** Chris Taylor (Objector)  
Tony Bunney (Applicant)

**DECISION** that Planning Permission be granted, subject to the conditions as printed in the agenda.

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040698 – 212 Higham Lane, Nuneaton, Warwickshire. CV11 6AS

Applicant – Mr Kirushnapillai Vijayarajah

**Public Speakers:** Councillor Jamie Hartshorn (Councillor)  
Dr Kate Rathbone (Objector)  
Marina Kitchen (Objector)  
Richard Davies (Agent)

**DECISION** that the application be deferred to a future Planning Applications Committee to allow that:

- a) WCC Highways be asked to attend in order for Members to ask questions and receive additional information as required;
- b) WCC Highways be asked to confirm their consideration of the application was based on the existing road layout, but also appropriate regard had been had for potential impacts/ changes from the forthcoming nearby Top Farm development;

- c) WCC Highways be asked to confirm why an initial request for a Stage 1 Road Safety Audit was not sustained in their second consultation response, and that appropriate regard has been had for road safety in the absence of a Road Safety Audit;
- d) WCC Highways be asked whether a Traffic Regulation Order to extend existing double yellow lines is considered necessary and/ or should be conditioned;
- e) NBBC Parks be asked whether a contribution towards the park opposite the site (Coronation Walk) should be sought in light of additional occupiers that would result from the development; and
- f) Officers be asked to propose a condition relating to delivery hours in relation to the operation of the existing shop, that would be extended as a result of the development.

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041197 – 198 Weddington Road, Nuneaton, Warwickshire. CV10 0EJ

Applicant – Ms Amy Stubbs

**DECISION** that Planning Permission be granted, subject to the conditions as printed in the agenda.