

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

13th January 2026

A meeting of the Planning Applications Committee was held in the Town Hall, Nuneaton on Tuesday, 13th January 2026.

Present

Councillor B. Hancox (Chair)

Councillors: Councillor L. Cvetkovic (Vice-Chair), E. Amaechi, S. Dhillon, P. Hickling, M. Kondakor, S. Markham, W. Markham, D. Brown (substitute for R. Smith) and M. Walsh (substitute for K. Wilson).

Apologies: Councillors K. Wilson and R. Smith.

Absent: Councillor J. Sheppard.

PLA29 Minutes

RESOLVED that the minutes of the meeting held on the 16th December 2025 be approved, and signed by the Chair.

PLA30 Declarations of Interest

RESOLVED that the declarations of interests are as set out in the Schedule that can be found on the Council's website - [\(Councillor Schedule of Declarations of Interests for Meetings\)](#). In addition, Councillor M. Kondakor declared an interest that her husband (Keith Kondakor) is a County Councillor.

PLA31 Declarations of Contact

The Chair declared that Committee Members had been contacted by a number of residents and County Councillor Keith Kondakor via email in relation to application 040698. Councillors confirmed that they had not discussed this application with residents. Councillor M. Kondakor confirmed that she had not discussed the application with her husband County Councillor Keith Kondakor.

IN PUBLIC SESSION

PLA32 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.

Chair

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND
RELATED MATTERS REFERRED TO IN MINUTE PLA32 OF THE
PLANNING APPLICATIONS COMMITTEE ON 13TH JANUARY 2026

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 Planning Permission be refused, due to the following reasons:

- 1)
 - i) Paragraphs 135a and b of the National Planning Policy Framework (2024) state planning decisions should ensure development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, and be visually attractive as a result of good architecture.
 - ii) Policy DS2 of the Borough Plan Review 2021-2039 (2025) states development within settlement boundaries, as shown on the policies map, will be acceptable subject to there being a positive impact on amenity.
 - iii) Policy BE3 of the Borough Plan Review 2021-2039 (2025) states development proposals must contribute to local distinctiveness and character, including consideration of built form.

This application is contrary to these policies in that the proposed use would not be in keeping with the surrounding uses and would be out of character and not add to the overall quality of the area. The development by virtue of its scale, bulk, design and architecture would be contrary to the above policies and result in a significantly harmful impact on amenity and the character and appearance of the area.

- 2)
 - i) Paragraphs 181b, c, d and e of the National Planning Policy Framework (2024) state planning decisions should ensure development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment, it incorporates sustainable drainage systems, any residual risk can be safely managed, and safe access and escape routes are included where appropriate.
 - ii) Policy NE4 of the Borough Plan Review 2021-2039 (2025) states flood risk should be considered proportionately for all development. A site-specific Flood Risk Assessment

will be required to support planning applications in areas at risk of flooding, in order to demonstrate that the risk both within the site and to surrounding/downstream sites is not increased.

- iii) The development would result in intensification of the site which in an area within Flood Zone 2 and vulnerable to surface water flooding. The submitted Flood Risk Assessment fails to demonstrate adequate mitigation measures to ensure it is appropriately flood resistant and resilient. Suitable access and escape routes in exceedance events is not considered to be provided.

3) i) Paragraphs 115b and 116 of the National Planning Policy Framework (2024) state planning decisions should ensure development has safe and suitable access to the site can be achieved for all users, and should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe.

ii) Policy HS2 of the Borough Plan Review 2021-2039 (2025) states development should demonstrate whether the proposal will meet acceptable levels of impact on existing highways networks and the mitigation measures required to meet this acceptable level, and be designed to provide safe and suitable access for all users.

iii) The development, by virtue of vehicles accessing and egressing a new access and parking area with insufficient visibility, and increased trip generation, would cause undue interference with the safety and operation of users of nearby highways and is considered inappropriate for this area to the detriment of highway safety.

041288 – 11 Bentley Road, Nuneaton, Warwickshire. CV11 5LR

Applicant – Rubina Patel

DECISION that prior approval will not be required, subject to the conditions printed.