

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

1st September 2026

A meeting of the Planning Applications Committee was held in the Town Hall, Nuneaton on Tuesday, 1st September 2026.

Present

Councillor K. Wilson (Chair)

Councillors: L. Cvetkovic (Vice-Chair), D. Boughan, P. Hickling, K. Kondakor, S. Markham, P. Smith, T. Venson, N. King (substitute for B. Hancox), R. Brill (substitute for S. Carvell) and B. Greenwood (substitute for C. Morris).

Apologies: Councillors S. Carvell, B. Hancox and C. Morris.

PLA9 Minutes

It was noted that the Chair had sent a letter to the Warwickshire County Council Transport Portfolio Holder (Councillor Shaw) as agreed at the last Planning Applications Committee meeting, and had shared this letter with Committee Members. He was grateful that Councillor Shaw attended this meeting along with Chris Lancett, Alan Law and Joel Enston from County Highways, and gave his thanks for their attendance.

Application 041247 had been deferred at the last meeting and was due to be brought back to this meeting, but as the applicant had not submitted requested information to Planning Officers in time, this application is no longer on the agenda at this meeting.

Councillor S. Markham advised that, under 'Declarations of Contact' the minutes should state that she and the Chair had 'not' given an opinion or indication as to how they would vote in relation to applications 041303 and 041247.

RESOLVED that the minutes of the meeting held on the 21st July 2026 be approved, and signed by the Chair, subject to the amendment being made to the Declarations of Contact.

PLA10 Declarations of Interest

Councillor D. Boughan declared a prejudicial in relation to application 041303 and will therefore not take part in the discussion or vote on this item.

The Chair declared he had been involved with application 041303 in the past, relating to negotiations for previous applications and in his previous roles as Leader of the Council and Portfolio Holder. He confirmed that this was not a prejudicial interest and he had no pre-determination in relation to the application.

RESOLVED that the declarations of interests are as set out above in addition to those set out in the Schedule that can be found on the Council's website - ([Councillor Schedule of Declarations of Interests for Meetings](#)).

PLA11 Declarations of Contact

Councillor S. Markham and the Chair declared that they had been contacted by residents in relation to applications 041303, but confirmed they had not given an opinion or an indication how they would vote.

The Chair declared that he had received an email from the appellant in relation to the statement of cost. Other Members declared the same but confirmed that they had not responded.

Cllr Kondakor declared that he does receive correspondence in his role as County Councillor, but this has no impact on his decision making or how he would vote.

IN PUBLIC SESSION

PLA12 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 PLA12 OF THE PLANNING APPLICATIONS COMMITTEE ON 1ST SEPTEMBER 2026

1. 041303 – Site 64c001 - Golf Drive Nuneaton Warwickshire

Applicant – Michaela Corbett

A presentation from County Highways was given after the Planning Officer report, as agreed by the Chair and as requested by Committee Members at the last Planning Applications Committee meeting.

Public Speakers:	Mr Allen Gilbey	(Objector)
	Mr Julian Gutteridge	(Objector)
	Mr Frederick Frempong	(Consultant for Applicant)
	Miss Michaela Corbett	(Applicant)
	Councillor D. Boughan	(NBBC Councillor)

As Councillor D. Boughan had declared a prejudicial interest in relation to this item, he was able to make a statement as a public speaker, but he did not take part in the discussion or vote in relation to this item.

DECISION that

- a) this application not be granted; and
- b) this application be refused due to the harm created by the occupation of 75 additional houses prior to the completion of the highway junction improvements which is likely to cause a severe adverse impact on the highway network.

The Chair moved in accordance with Council Procedure Rule 4A.21 to suspend standing orders to allow the business of the meeting to be concluded.

This was seconded by Councillor S. Markham. A vote was taken and the motion was passed.

PLA13 040698 – 212 Higham Lane, Nuneaton. CV11 6AS

Two NBBC Councillors who are not on the Planning Applications Committee requested to speak on this agenda item whilst the meeting was in public session.

Public Speakers: Councillor J. Clark (Ward Councillor)
Councillor M. Bird (NBBC Councillor)

PLA14 **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 during consideration of the following item, it being likely that there would be disclosure of exempt information of the description specified in paragraphs 1, 5, 6 and 7 of Part I of Schedule 12A to the Local Government Act 1972.

Councillor K. Kondakor voted against the recommendation to go into private session and wished for this to be recorded.

PRIVATE SESSION

The Chair thanked Chris Lancett, County Highways Officer, for staying in the meeting for this agenda item.

PLA15 040698 – 212 Higham Lane, Nuneaton. CV11 6AS
Applicant – Mr Kirushnapillai Vijayarajah

RESOLVED that

- a) A written statement from the Council be sent to the Inspectorate by 09/09/2026 as part of this appeal, confirming that:
 - i) The Council defends the first reason for refusal,
 - ii) The Council withdraws from defending the second reason for refusal,
 - iii) The Council withdraws from defending the third reason for refusal; and
- b) The Assistant Director – Planning be authorised to take appropriate action to secure the most cost-effective course of action in handling the appeal including the application for costs against the Council, particularly in producing the written statement, whilst still ensuring if the Inspectorate are minded to allow the appeal that appropriate planning conditions and/ or legal agreements are requested.