

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

30th April, 2019

A meeting of the Planning Applications Committee was held at the Town Hall, Nuneaton on Tuesday, 30th April, 2019.

Present

Councillors W. J Hancox - Chair

Councillors J. Beaumont, S. Gran, A. Llewellyn-Nash, B. Pandher, G. Pomfrett, M. Rudkin, J. Sheppard, R. Smith and K. Wilson.

Apologies: Councillors J. Glass, J. Sargeant and J. Tandy.

PLA77 **Chair's Announcements**

The meeting was being recorded for future broadcast to the public via the Council's website.

The Chair informed Members that this was the last meeting of the Planning Applications Committee for the 2018-19 Committee year and thanked everyone for their contributions.

PLA78 **Minutes**

RESOLVED that the minutes of the meeting held on 2nd April, 2019, be confirmed.

PLA79 **Declarations of Interest**

Councillor A. Llewellyn-Nash declared that she was no longer a Parish Councillor of St. Giles, Exhall, and requested that the Schedule of Interests be updated accordingly.

RESOLVED that the declarations of interest are as set out in the Schedule attached to the minutes, as amended.

PLA80 **Declarations of Contact**

Councillor W. Hancox declared that he had been contacted by residents in regards to Planning Application Nos. 036092 and 036133, but that he had not given an indication of his voting intention.

Councillor S. Gran declared that he had met with residents in regards to Planning Application No. 036133, but that he had not given an indication of his voting intention.

Councillor J. Beaumont declared that he had been contacted by residents in regards to Planning Application No. 036194, but that he had not given an indication of his voting intention.

Councillor J. Sheppard declared that she had been contacted by residents in regards to Agenda Item 10, and Planning Application Nos. 036092 and 036218 but that she had not given an indication of her voting intention.

IN PUBLIC SESSION

PLA81 Planning Applications

(Note: Names of the members of the public who spoke are recorded in the Schedule)

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

PLA82 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 paragraph 12 of Part I of Schedule 12A to the Act.

PART II - EXEMPT ITEMS

PLA83 Untidy Sites

The Head of Planning submitted a report requesting that the Committee consider the required action to be taken in regards to three separate enforcement cases at residential properties in the Borough where there had been non-compliance with a Section 215 Untidy Land Notice.

RESOLVED that

- a) work be carried out in default at the property in Bedworth, as detailed in the report, and the owners of the land who had been uncooperative during the process, be charged for the costs of the works, and if necessary those costs be recovered by the debt recovery route; and
- b) works be carried out in default at two properties in Nuneaton, as detailed in the report, and the owners of the land be charged for the costs of the works, and if necessary those costs be recovered by the debt recovery route.

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND RELATED MATTERS REFERRED TO IN MINUTE PLA81 OF THE PLANNING APPLICATIONS COMMITTEE ON 30TH APRIL, 2019

036092: Site 42B001 - Land rear of 28-44 The Long Shoot Nuneaton Warwickshire
Erection of 75 dwellings including public open space, surface water drainage,
landscaping, car parking and other ancillary works.(Phase 3).(Re-submission
following refusal of 035623)

Applicant: Mr Chris O'Hanlon, Bellway Homes Limited.

Speakers: Councillor R. Tromans
Melanie Allen
Michele Kondakor
Chris O'Hanlon

DECISION

Planning Permission be refused on the grounds that the numbers are outside of the Borough Plan for site HSG1, having regard to paragraph 48 of the National Planning Policy Framework.

035033: Poplar Farm The Long Shoot Nuneaton Warwickshire CV11 6JG
Residential development of up to 650 dwellings with public open space landscaping
sustainable urban drainage system (SuDS) and vehicular access off The Long Shoot
and Eastboro Way (Outline to include access)

Applicant: Gladman Developments Ltd

Speakers: Councillor R. Tromans
Lisa Maynard
Jim Foster

DECISION

Planning Permission be refused on the grounds that the proposal is contrary to Paragraphs 108, 109 and 110 of the National Planning Policy Guidance 2019, resulting in an unacceptable impact on highway safety and a severe impact on the road network.

036194: Council House, Coton Road, Nuneaton, Warwickshire, CV11 5AA
Change of use from council offices to hostel (sui generis use) including 38
bedrooms, ancillary office, storage, laundry, training rooms, kitchens and other
associated rooms

Applicant: Dawn Dawson, NBBC

Speaker: Jane Grant

DECISION

Planning Permission be granted, subject to the conditions printed in the agenda.

036133: Newdigate Arms Newdigate Road Bedworth CV12 8EF.
Formation of external patio to front comprising of new hard surfaces and 1000mm high planter troughs with new gate and ramp and fencing. Cedral cladding to building including blocking up side entrance to create smoking area. Entrance fascias to be clad in astro turf
Applicant: Mr Gary Slinn, Greene King Pub Partners

Speakers: Councillor K. Evans
Mrs Beardmore
Mrs Morris
Gary Slinn

DECISION

That the decision be deferred pending a site visit to assess the appropriateness of a boundary fence, highway safety implications, to allow for discussions with the applicant regarding the removal of slate scrapings from the application, and for officers to investigate land ownership relating to the access and green land.

035538: Site 28B003 - Land off Weddington Road Nuneaton Warwickshire
Residential development of up to 775 dwellings with public open space, A1 retail unit, landscaping and sustainable drainage system and vehicular access. Outline with all matters reserved except for access. Includes widening of part of footpath N26 to provide emergency access
Applicant: Gladman Developments Ltd

Speakers: Councillor K. Kondakor
Councillor H. Walmsley

DECISION

Planning Permission be refused on the grounds that the proposal is contrary to Paragraphs 108, 109 and 110 of the National Planning Policy Guidance 2019, resulting in a severe impact on highway safety and the safe operation of the highway network.

035471: Site 106a014 - King Street, Bedworth
Conversion of existing building and erection of three-storey building to create 18 flats including pitched roof, additions and elevational changes to existing building and car parking area to rear
Applicant: Mrs B Soorishetty

DECISION

Planning Permission be granted, subject to the conditions printed in the agenda and addendum, with an amendment to Condition 11 to restrict parking on the site to residents only and occupiers of 92 and 92A King Street.

036218: 24a Princes Avenue Nuneaton Warwickshire CV11 5NU

Variation of conditions 5 of permission 035135 to allow changes to opening hours

Applicant: Mr Mohammed Labutta

Speakers: Councillor N. Phillips
Shazlee Ahshan

DECISION

That the decision be deferred to allow the applicant to amend the hours detailed in the application.

**Planning Applications Committee
Schedule of Declarations of Interests**

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	General dispensations granted to all members under s.33 of the Localism Act 2011			Granted to all members of the Council in the areas of: <ul style="list-style-type: none"> - Housing matters - Statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992 - An allowance, payment given to members - An indemnity given to members - Any ceremonial honour given to members - Setting council tax or a precept under the Local Government Finance Act 1992 - Allotments
	S. Gran		Member of Warwickshire County Council	
	A. Llewellyn-Nash	Employee of BMI Healthcare	Parish Councillor of St Giles, Exhall; Governor at Newdigate Primary and Nursery School, Bedworth Vice-President of Exhall Multicultural Group	
	B. Pandher	Manager of the Indian Community Centre Association, Coventry	Member of Warwickshire County Council; Treasurer & Trustee of Nanaksar Gurdwara Gursikh Temple; Coordinator of Council of Sikh Temples in Coventry; Secretary of Coventry Indian Community; Trustee of Sikh Monument Trust; Vice-Chair of the Exhall Multi-cultural Group	
	M. Rudkin	Employee of People in Action; Unite the Union	Unite the Union	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	J. Sargeant	SATCOL Charity Project Manager		To speak and vote on any matters related to the Salvation Army Charity (SATCOL) or related bodies, unless the matter directly affects the contract of employment of the Councillor
	J. Sheppard		Management Committee Member Mental Health Drop in. Partnership member of the Hill Top and Caldwell Big Local Director of Wembrook Community Centre	Dispensation to speak and vote on any matters of Borough Plan that relate to the Directorship of Wembrook Community Centre
	R. Smith		Director of Volunteer Friends, Bulkington; Director of Sevensco Training CIC Ltd, A member of the Board of Directors of Bulkington Village Community and Conference Centre	
	J.A. Tandy		Partnership member of the Hill Top and Caldwell Big Local. Member of Warwickshire Police & Crime Panel.	
	K.D Wilson	Employee of the courts service	Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited	To speak and vote on any matters related to the Courts Service or related bodies unless the matter directly affects the contract of employment of the Councillor and matters involving Nuneaton and Bedworth Community Enterprises Limited (NABCEL)