

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

30th July, 2019

A meeting of the Planning Applications Committee was held in the Council Chamber of the Town Hall, Nuneaton on Tuesday, 30th July, 2019.

Present

Councillor W. Hancox – Chair

Councillors J.B. Beaumont, A. Llewelyn-Nash, B. Longden, M. Rudkin, A. Sargeant, J. Sheppard, R. Smith, J. Tandy (Substitute for Councillor I. Lloyd), R. Tromans (Substitute for Councillor B. Pandher) and C. Watkins.

Apologies from Councillors I. Lloyd, B. Pandher and K. Wilson (Vice-Chair).

PLA17 **Chair's Announcements**

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

PLA18 **Minutes**

RESOLVED that the minutes of the meeting held on the 2nd July, 2019, be confirmed and signed by the Chair.

PLA19 **Declarations of Interest**

Councillor R. Smith declared that he was a resident living in the area in regards to Planning Application Nos 035486 and 035487, and that as a resident had been invited and attended Weston Hall Hotel when a noise assessment had been undertaken.

Councillor C. Watkins declared an Other interest in regards to Planning Application Nos 035486 and 035487 having attended events at the premises and also received support for Mayoral Charity fundraising during his term as Mayor in 2018-2019.

Councillor C. Watkins also declared an interest in respect of Planning Application Nos 036305 and 036338, being the Portfolio Holder for Housing and Communities.

Councillor J. Sheppard declared an interest in regards to Planning Application No. 035037, being a Director of Wembrook Community Centre.

Councillor J. Tandy declared that she had previously voted against a Planning Application in regards to the land north of Gypsy Lane, Nuneaton, and had made a statement that should it come back to Committee again she would vote against it. Councillor Tandy left the Chamber when Planning Application No. 035037 was discussed and did not take part in the vote.

RESOLVED that the Declarations of Interest for this meeting are as set out in the Schedule attached to these minutes, and as stated above.

PLA20 **Declarations of Contact**

Councillors J. Tandy and A. Sargeant declared that they had attended a meeting with residents in regards to Planning Application No 036338, but that they had not given any indication of their voting intention.

Councillor C. Watson declared that he had had contact with residents in regards to Planning Application No. 036338, but that he had not given any indication of his voting intention.

IN PUBLIC SESSION

PLA21 **Planning Applications**

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

RESOLVED that Standing Orders be suspended with reference to Procedure Rule 4A.8, to enable all items of business on the agenda to be concluded.

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.

PLA22 **Any Other Business**

None

Chair

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND RELATED MATTERS REFERRED TO IN MINUTE PLA21 OF THE PLANNING APPLICATIONS COMMITTEE ON 30TH JULY, 2019

035486: Weston Hall Hotel Weston Lane, Bulkington
Retention of marquee in connection with the hotel use
Applicant: Mrs Megan Evans

Speakers: Mr S. Evans
Mr A. Allfray

DECISION

Contrary to Officer recommendations, the Committee were minded to grant Planning permission on the grounds that following the site visit, the Committee consider that the retention of the marquee will not have an impact on the neighbouring property, however the Committee requested that the following conditions apply:

- a) The use shall not commence until a Noise Management Plan has been submitted and approved in writing by the Council and the actions in the agreed Noise Management Plan are carried out during the time the marquee is in place.
- b) The marquee shall not be used for entertainment including live or amplified music other than between the hours of 10 am until 11pm and the marquee shall be vacated by the guests by 11:30pm.
- c) The marquee shall be removed and the land restored to its former condition within three years of the date of this consent.

035487: Weston Hall Hotel Weston Lane Bulkington Bedworth CV12 9RU
Listed Building Consent for the retention of marquee in connection with the hotel use
Applicant: Mrs Megan Evans

Speakers: Mr S. Evans
Mr A. Allfray

DECISION

Listed Building consent be granted, subject to the conditions printed in the agenda.

036305: Garage Site, Pinetree Road, Bedworth, Warwickshire
Erection of 10 no. dwellings comprising 6 no. houses and 4 no. apartments(existing garages to be demolished)
Applicant: Mrs Dawn Dawson

Speaker: Mr J. Roberts – RG & P Ltd

DECISION

Planning permission be granted, subject to the conditions printed in the agenda and addendum.

035037: Site 74C004 - West of Maple Park, land north of Gipsy Lane Nuneaton Residential development of up to 575 houses including a mixed use neighbourhood centre, public open space, footpaths, cycleways, water attenuation basins and associated infrastructure, including realignment of Gipsy Lane (Outline with all matters reserved)

Applicant: Trenport Investments Limited

Speakers: Councillor K. Kondakor
Mr A. Wintersgill – David Lock Associates

DECISION

That the decision be deferred to a future meeting of the Committee, to facilitate further discussions between Officers and the applicant / agent to aim to resolve the dispute regarding planning contributions requested by Parks and Countryside and the Sports Development Team.

036280: Unit 2 Weddington Terrace Nuneaton Warwickshire CV10 0AG Erection of a containerised biomass boiler facility incorporating boilers, flue stacks, fuel stores and plant room

Applicant: Nuneaton Roof Truss Ltd

Speakers: Councillor K. Kondakor
Mrs M. Kondakor
Mrs R. Pullen
Mr T. Cox – GP Planning Ltd

DECISION

Planning permission be granted, subject to the conditions printed in the agenda and addendum, with the following additional condition: No biomass fuel material shall be used from off-site sources, other than those specified in condition 4.

036338: Site 63C002 - Land between 10 and 12 Roxburgh Road, Nuneaton Erection of 8 flats in 2no. two storey blocks

Applicant: Mrs Dawn Dawson

Speakers: Mr S. Prince
Mrs Riley
Mr J. Roberts – RG & P Ltd

DECISION

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

035826: Site 106a014 -The British Queen PH King Street, Bedworth
Conversion of existing public house and three-storey extensions to create 13 flats
(including vehicular access) (resubmission following previous approval for 12 flats)
Applicant: Mr V Bikumandla

DECISION

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

034901: Faultlands Farm, Gipsy Lane, Nuneaton, Warwickshire, CV10 7PH
Redevelopment of existing land for up to 92,904 sqm of B2 (General industrial) and
B8 (Storage and distribution) floorspace including associated engineering and ground
modelling works, vehicular access, landscaping, sustainable drainage, car parking
and all ancillary enabling and infrastructure works (including demolition of existing
buildings) (Outline including access)
Applicant: The Arbury Estate

Speakers: Councillor K. Kondakor
Mr A. Weaver
Ms S. Lucas – Savills

DECISION

Planning permission be granted, subject to a legal agreement and the conditions printed in the agenda.

036337: Site 104A012 - 18 and 19 The Limes Bedworth
Remove trees known as T24 (Rear of number 18) and T25 (Rear of number 19) of
Tree Preservation Order 5/92
Applicant: Ms Emma Medcalf

DECISION

Permission be granted for the tree works to be carried out, subject to the conditions printed in the agenda.

Planning Applications Committee
Schedule of Declarations of Interests – 2019/2020

	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 - Planning and Licensing matters - Allotments - Local Enterprise Partnership
	J. Beaumont		Board member of Bulkington Community Library CIC in addition to an unpaid Manager of the library. Board member of Bulkington Village Centre Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Older People's Forum 	
	S. Gran		Member of Warwickshire County Council	
	W.J. Hancox		Unite the Union Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Building Control Partnership Steering Group • Hammersley Smith & Orton Charity 	
	A. Llewellyn-Nash	Employee of BMI Healthcare	Treasurer of Exhall Multi-cultural Group Representative of the following Outside Bodies: <ul style="list-style-type: none"> • Hospice Charity 	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	I. Lloyd	Employee of Jaguar Land Rover	<p>Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited.</p> <p>Representative on the following Outside Bodies:</p> <ul style="list-style-type: none"> • Nuneaton & Bedworth Sports Forum • Camp Hill Urban Village and Pride in Camp Hill • Poor's Piece Charity • Committee of Management of Hartshill & Nuneaton Recreation Group 	Dispensation to speak and vote
	B.J. Longden		<p>Daughter and son-in-law work in the NHS</p> <p>Member of the Stockingford Community Centre</p> <p>Ex-Officiate of the Veterans Contact Point Board</p> <p>Representative on the following Outside Bodies:</p> <ul style="list-style-type: none"> • George Eliot Hospital NHS Trust – Public/User Board • George Eliot Hospital NHS Foundation Trust Governors • Armed Forces Covenant Meeting • Astley Charity 	
	B. Pandher	Manager of the Indian Community Centre Association, Coventry	<p>Member of Warwickshire County Council</p> <p>Treasurer & Trustee of Nanaksar Gurdwara Gursikh Temple;</p> <p>Coordinator of Council of Sikh Temples in Coventry;</p> <p>Secretary of Coventry Indian Community;</p> <p>Trustee of Sikh Monument Trust</p> <p>Vice Chair Exhall Multicultural Group</p>	
	M. Rudkin	Employee of People in Action	<p>Unite the Union</p> <p>Representative on the following Outside Bodies:</p> <ul style="list-style-type: none"> • Bedworth Neighbourhood Watch Committee 	
	A. Sargeant		<p>Member of Warwickshire County Council</p> <p>Chairman of The Nook (Nuneaton) Residents Association.</p>	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
			Chair of Attleborough Community Matters group. Volunteer at Volunteer Friends Bulkington. Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Advice Rights 	
	J. Sheppard		Partnership member of the Hill Top and Caldwell Big Local. Director of Wembrook Community Centre. Member of the Management Committee at the Mental Health Drop in. Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Champion for Safeguarding (Children & Adults) • Local Government Superannuation Scheme Consultative Board • Warwickshire Direct Partnership • Warwickshire Waste Partnership • West Midland Employers • Nuneaton Neighbour Watch Committee 	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; Board of Directors at Bulkington Village Community and Conference Centre	
	C.M. Watkins	Landlord of a privately rented property	Representative on the following outside bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Home Improvement Agency. • Nuneaton and Bedworth Safer and Stronger Communities Partnership. • Safer Warwickshire Partnership Board. • Warwickshire Housing Support Partnership. • Warwickshire Police and Crime Panel. 	
	K.D. Wilson	Employee of the Courts Service	Non Executive Director with Nuneaton and Bedworth Community Enterprises Limited	Dispensation to speak and vote