

# PLANS SUB-COMMITTEE

Minutes of the meeting held on Monday 10 April 2000 at the Town Hall, Royal Leamington Spa at 6.00 pm.

**PRESENT:** Councillor Tamlin (Chair); Councillors Butler, Caborn, Mrs Compton, Crowther, Davis, Evans, Guest, Kent, Kirton, Mrs Pavier and Thomas

## PART I

(Matters not the subject of powers delegated to the Sub-Committee by the Council)

Nil

## PART II

(Matters delegated to the Sub-Committee by the Council)

### 1. **SCHOOL LANE, RADFORD SEMELE**

The Head of Planning reported on an application for the change of use of 6 flats to a children's day nursery for children 0-4 years; provision of an enclosed outdoor play area and alterations to existing vehicular access and parking area for Ms Jones.

This application had been deferred from the meeting of the Sub-Committee held on 20 March 2000 to enable members to make a site visit.

Councillor Doody, the ward councillor, attended the meeting and addressed the Sub-Committee on this item.

**RESOLVED** that planning permission for application no. W20000086 be granted as amended for a temporary period to expire on 31 May 2001, subject to conditions to restrict the maximum number of children to 40; hours of operation 8.30am to 6.00pm, Monday to Friday; no more than 10 children in the garden at any one time with the garden to be used for childrens play between the hours of 10.00am to 4.00pm; the existing garages and proposed parking areas to be kept available at all times for staff parking; access conditions as recommended by the Head of Engineering (Highways) but not restricting the hours of collection/delivery of children; and external storage.

### 2. **FORMER BREWERY BUILDING AT RICARDO HAWTAL WHITING SITE, SOUTHAM ROAD, RADFORD SEMELE**

The Head of Planning reported on an outline application for the erection of a 2,160m<sup>2</sup> 3 story class B1 office building with associated car parking for Ricardo Properties.

Councillor Doody, the ward councillor, attended the meeting and addressed the Sub-Committee on this item.

## **PLANS SUB-COMMITTEE (Continued)**

**RESOLVED** that outline planning permission for application no. W20000089 be granted subject to a section 106 agreement for the provision of speed restraint measures for the A425 Southam Road, standard outline conditions and conditions on junction improvements, car parking provision/availability/layout, status of plans; highway/engineering, and drainage works; ecological and wildlife monitoring/wildlife protection measures, timing and means of demolition, associated full and amended plans and provision of fire fighting equipment etc.

### **3. HEATHCOTE HOME FARM, HEATHCOTE LANE, WARWICK**

The Head of Planning reported on phase 1 of Warwick Gates Business Park, comprising three B1 offices with ancillary support facilities comprising Health and Fitness Club and a Day Nursery, estate road, infrastructure services, cycleway link, structural and plot landscaping (amended layout) for JJ Gallagher Ltd.

**RESOLVED** that

- (1) planning permission for application no. W991420 be granted, as amended, as resolved by the Plans Sub-Committee at the meeting on 20 March 2000 (ie on the approval of the brief for the Warwick Gates Business Park by Full Council on 19 April 2000) subject to amended conditions to secure the undertaking of infrastructure works, landscaping and construction of one 20,000ft<sup>2</sup> B1 business unit; and
- (2) confirmation be given that in arriving at a decision on application no. W991420, members took into account the existence of the adjoining property of 'Longacre' as a material consideration to be given due weight in the determination of the application.

### **4. HEATHCOTE HOME FARM, HEATHCOTE LANE, WARWICK**

The Head of Planning reported on an application for the approval of reserved matters (W950664) for the erection of a community centre, place of worship and retail centre for class A1 and A3 use (retail shops and food and drink) with associated car parking area and access road; provision of a brick and timber fence enclosure to service yard for Gallagher Estates Ltd and Midland and General Developments Ltd.

**RESOLVED** that

- (1) planning permission for application no. W20000142 be granted as amended subject to conditions on materials, landscaping, boundary treatment, large scale details, car parking, external storage, cycle parking, external lighting, bin storage, enclosure to service area, footway/cycleway and associated steps and access arrangements, access, drainage, use, sound attenuation, extraction equipment and hours of servicing/delivery; and

## **PLANS SUB-COMMITTEE (Continued)**

- (2) the existing s.106 agreement be varied either by way of amendment or exchange of correspondence to reflect the details contained within this application.

### **5. PLANNING APPLICATIONS**

The Sub-Committee considered a list of planning applications.

**RESOLVED** that the Sub-Committee, subject to the terms of minutes 621/77 and 562/98, authorise the determination of applications in accordance with Appendix “ ”.

### **6. 15 ST MARYS ROAD, LEAMINGTON SPA**

The Head of Planning reported on an application for the demolition of outbuilding and internal wall; conversion into five flats including insertion of windows, erection of a dwelling, erection of seven open fronted garages with new access onto Radford Road for Sheraton Leet Ltd..

**RESOLVED** that planning permission for application no. W20000057 be deferred for a site visit.

### **7. APPEALS AND ENFORCEMENT SECTION - MONTHLY REPORT - MARCH 2000**

The Head of Planning reported on planning appeal decisions in respect of application nos. W990318 - proposed raising the roof of a class B8 storage building by 5.5 metres to 13.0 metres, Unit 1 Burned Health Farm, Offchurch (dismissed); W990977 - the change of use of farm land to a pond and nature reserve with 3 metre boundary earth bund fronting Fosse Way, Lower Fosse Farm, Fosse Way, Radford Semele (dismissed); W991246 - erection of a side integral garage, Long Meadow, Kites Nest Lane, Beausale (allowed); W990633 - installation of 3 cross-polar antenna and 1 microwave dish on an existing telecommunication tower, Warwickshire Fire and Rescue HQ, Warwick Street, Leamington Spa (allowed); W991157 - erection of 2 detached bungalows, land rear of 29 Beehive Hill, Kenilworth, (dismissed); W990751 - erection of a first floor bedroom extension above existing extended garage, Avenue Lodge, North Woodloes, Warwick Road, Leek Wooton (dismissed) and W991345AR - display of neo-illuminated letters with signage below on south elevation roof, Frankie's and Benny's Restaurant, Shires Retail Park, Tachbrook Park Drive, Warwick (allowed).

Details of the Council's appeal performance for the year April 1999 to March 2000, the statistical report of the Planning Inspectorate for 1998/99 and forthcoming public hearings and public enquiries were also set out in the report.

**RESOLVED** that report be noted.

### **8. PLANNING ENFORCEMENT QUARTERLY REPORT**

The Head of Planning reported on the Planning Enforcement quarterly report for the periods October to December 1999 and January to March 2000. The report detailed all outstanding cases as at the end of March 2000, following the Sub-Committee decision to authorised enforcement action.

**PLANS SUB-COMMITTEE (Continued)**

**RESOLVED** that the report be noted and an updated report for the next quarter (April to June 2000) be submitted to the meeting of the Sub-Committee to be held in July 2000.

9. **MONITORING OF CERTAIN CATEGORIES OF APPLICATION AS REQUIRED BY THE BARROW REPORT**

The Sub-Committee considered a report from the Head of Planning detailing the number and type of departures from policy that had been approved, the number and type of decisions against officers advise and applications subject of committee site inspections for 1999.

**RESOLVED** that the report be noted.

(The meeting ended at 10.25 pm)