

16 April 2020

**Note: This Summary of Decisions covers those matters considered by the Head of Development Services, in consultation with the Chairman of Planning Committee**

### **Planning Applications**

**1 W/20/0040 – 24 Vicarage Lane, Sherbourne, Warwick**

There was considerable discussion on this application, particularly in view of a previous proposal which included a larger outbuilding (which was removed from that earlier scheme due to there being a planning objection to it) and the concerns raised by the Conservation Officer in respect of the lack of subservience. The positioning and relationship of the existing building to the main house; the extent of set back from the road and the revisions that had been made to the proposal were noted, as were the public comments that had been received. It was considered that in overall terms the addition of a pitched roof of the scale, design and materials proposed was acceptable and therefore planning permission was granted in accordance with the recommendation

**2 W/20/0166 – Flat Above Garage, Wattcote Farm, Manor Lane, Wroxall, Warwick**

The isolated rural location of the application site was noted along with the limited sustainable transport options available and non-compliance with local plan policies. Careful consideration was given to the nature and scale of the proposals and the public comments received, however it was considered that there is an objection in principle to such a use in this location as set out in the officer's report, and planning permission was therefore refused in accordance with the recommendation.

**3 W/20/0210 – 16 Princes Drive, Edmonscoate, Leamington Spa**

This application proposes the change of use from a dwelling to a HMO and is recommended for approval. The report sets out that the proposal would be contrary to policy H6 with specific regard to the proportion of HMO uses within a 100 metre radius. That being the case, this application proposes a material departure from the Development Plan and as such does not fall within the temporarily extended scheme of delegation, and was therefore referred to Planning Committee for consideration.