

**Note: This is a summary of decisions and is not the formal minutes of the Planning Committee. It is intended to give early notice of the decisions taken.**

### **Part A – General**

**Urgent Item - Appointment of Chairman** – Councillor Boad was appointed as Chairman.

1. **Apologies and Substitutes** – to be detailed in the minutes.
2. **Declarations of Interest** - to be detailed in the minutes.

**Urgent Item - Appointment of Vice-Chairman** – Councillor Falp was appointed as Vice-Chairman.

3. **Site Visits** – to be detailed in the minutes.

### **Part B - Planning Applications**

#### **5. W/23/1726 – Land of Thickthorn, Kenilworth**

The application was deferred to enable: a representative from the Highways Authority to attend and advise on the delivery of the spine road and why they consider this is not necessary for the level of development proposed; a report addressing the safety protocols in place at the Multi-Use Games Area (MUGA); and advice from Environmental Health addressing air quality and noise concerns, to be presented.

#### **4. W/23/1560 – Gospel Hall, 2 Priory Terrace, Royal Leamington Spa**

The application was granted in line with the updated recommendations as detailed in the report, and subject to the additional conditions:

- (1) that a Construction Management Plan be implemented so there was no development on Saturday or Sunday and control of method for removing spoil from the site, to mitigate the impact on local residents; and
- (2) a requirement that the proposed basement be used solely for storage to secure a satisfactory form of development within Flood Zone 2, in line with the LLFA Regulations.

#### **8. W/24/0375 - 13 Damson Road, Hampton Magna, Budbrooke, Warwick**

The application was refused contrary to the recommendation in the report on the grounds of the Policy BE3 of the Warwick District Local Plan 2011-2029, which states (inter alia) that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. Furthermore, the Residential Design Guide Supplementary Planning Document includes minimum separation distance standards which aim to prevent any



unreasonable effect on the neighbouring properties by reason of loss of privacy. The proposal does not comply with the Council's Residential Design Guide SPD in terms of the required minimum 22m separation distance and would therefore result in unacceptable overlooking and inadequate privacy that would impact the occupiers of properties to the immediate rear of the application site. The proposal is thereby considered to be unneighbourly and contrary to the aforementioned policies.

6. **W/24/0045 – Castle Farm Leisure Centre, Fishponds Road, Kenilworth**

The application was granted in line with the recommendation as detailed in the report.

7. **W/24/0101 – 50 Southam Road, Radford Semele, Royal Leamington Spa**

The application was granted in line with the recommendations as detailed in the report.

### **Part C – Other Matters**

9. **Report seeking Delegated Authority for Officers to Incorporate the Requirements of the Net Zero Carbon Development Plan Document for Planning Applications currently Awaiting the Completion of Section 106 Legal Agreements.**

The recommendation in the report was approved. The Committee also sought clearer communication on the implementation of the Net Zero Carbon DPD for the public domain (including within each report to the Committee on why it does or does not apply); additional training provided to the Committee on the implementation of the Net Zero Carbon DPD; and a reflection session for the Committee in six months on the first sixth months of application of the DPD.

10. **Appeals Report**

The appeals report was noted and officers were asked to review the report for the next meeting to ensure it included the proposed solar farm in the District, which had been called in by the secretary of state.