

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday 11 July 2006 at the Town Hall, Royal Leamington Spa at 6.00 p.m.

PRESENT: Councillors Tamlin (Chair), Ashford, Mrs Blacklock, Mrs Bunker, Mrs Compton, Ms De-Lara-Bond, Kinson and Mrs Knight.

222. DECLARATIONS OF INTEREST

Minute Number 223 – W06/0309 Oldwich Lane East (formerly Honiley Airfield), Wroxall

Councillor Mrs Blacklock declared a personal interest because two to three years ago, she accepted hospitality from one of the organisations promoting the application.

223. OLDWICH LANE EAST (FORMER HONILEY AIRFIELD), WROXALL

The Committee considered an application from the Fulcrum Partnership, for Advanced Engineering Research and Development Campus (Class B1 (Business) Uses) for the Automotive and Motorsport Industries, Catalyst Centre, new access road and roundabout, infrastructure, parking, landscaping, including details of Catalyst building.

The Planning Officer at the meeting informed the meeting that the notification of the application going to Committee letters had not been sent out to all the interested parties in the application and therefore requested that the application be deferred to allow the interested parties to be notified ahead of the next Planning Committee

RESOLVED that application W2006/0309 be DEFERRED to allow for the interested parties to be notified of the application being submitted to Committee.

224. ARCHWAY HOUSE & DROSKYN, KENILWORTH ROAD, LEAMINGTON SPA

The Committee considered an application from Milcel Ltd for Amended design to rear apartments 3, 4, 7, 8, 11 and 12 and rear coach house, together with alterations to site layout and an amendment to approved plans W04/2143.

The Head of Planning and Engineering considered the following policies relevant to this application:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

The 45 Degree Guideline (Supplementary Planning Guidance)

Distance Separation (Supplementary Planning Guidance)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

PLANNING COMMITTEE MINUTES (Continued)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011
Revised Deposit Version)

The following addressed the Committee on this item:

Mr B Bassett	On behalf of Applicant
Councillor R Copping	Ward Councillor

RESOLVED that application W2006/0661 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing numbers 1099/04B, /05F, /06H, /09F, /12, /14, /100L and /200E, and specification contained therein, unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3;
- (3) No development shall be carried out until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), rooflights, eaves, verges and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details. **REASON** : To secure an acceptable standard of design and appearance in accordance with Local Plan Policy ENV3;
- (4) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, including natural slate roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. **REASON** : To secure an acceptable standard of design and appearance in accordance with Local Plan Policy ENV3;

PLANNING COMMITTEE MINUTES (Continued)

- (5) The development hereby permitted shall not be brought into use until all parts of existing accesses to Kenilworth Road not included in the proposed means of access have been permanently closed and the public highway features, including the kerb line, reinstated in accordance with details to be agreed in writing by the Local Planning Authority. **REASON** : In the interests of highway safety in accordance with Local Plan Policy ENV3;
- (6) No development shall take place until details of finished site and ground floor levels in relation to the existing site levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. **REASON** : To secure an acceptable standard of design and appearance in accordance with Local Plan Policy ENV3;
- (7) The car parking areas shown on drawing no. 1099/03i shall be constructed prior to occupation of any part of the development and shall thereafter remain available for parking solely by occupiers of this development and their visitors. **REASON** : In the interests of highway safety in accordance with Local Plan Policy ENV3;
- (8) No development or demolition shall commence until a method statement, including details of fencing and other protective measures for the retained trees, and the timing and phasing of operations has been submitted to and approved in writing by the Local Planning Authority. All works undertaken thereafter shall be carried out in accordance with the approved details. Nothing shall be stored, erected or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. **REASON** : To protect trees on the site in accordance with Local Plan Policies ENV3 and ENV27;
- (9) No development shall take place until a landscape scheme, showing full details of both hard and soft landscape works, including boundary treatment and surfacing, has been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved within the first planting season following the first occupation of the development. Any trees or shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species. **REASON** : To secure an acceptable

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standard of site layout and appearance and to protect neighbours amenity in accordance with Local Plan Policy ENV3;

- (10) No development shall be carried out until a bat survey has been carried out and a report of findings submitted in writing to the Local Planning Authority, such report to include, where the presence of bats or bat roost is established, appropriate measures to safeguard the protected species. Such measures shall be carried out in accordance with a programme to be incorporated in the report.

REASON : To protect any Bats present within the site in accordance with Local Plan Policy ENV3; and

- (11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out on the proposed detached dwelling which would come within Parts 1 and 2 of Schedule 2 to that order. **REASON** : To protect neighbours amenity in accordance with Local Plan Policy ENV3.

225. **EAST LODGE, WARWICKSHIRE POLICE AUTHORITY, WOODCOTE LANE, LEEK WOOTTON**

The Committee considered an application for Warwickshire Police Authority for extensions and alterations.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)

The following addressed the Committee on this item:

Councillor A Moore Parish Council

After considering the report from the Head of Planning and Engineering and representation from members of the public the Committee were of the opinion that the application should be deferred.

RESOLVED that application W2006/0782LB be **DEFERRED** to allow for an updated arboricultural report.

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226. EAST LODGE, WARWICKSHIRE POLICE AUTHORITY, WOODCOTE LANE, LEEK WOOTTON

The Committee considered an application for Warwickshire Police Authority for extensions and alterations.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV27 - Ecological Development (Warwick District Local Plan 1995)
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)
(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)
(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 Revised Deposit Version)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

The following addressed the Committee on this item:

Councillor A Moore Parish Council

After considering the report from the Head of Planning and Engineering and representation from members of the public the Committee were of the opinion that the application should be deferred.

RESOLVED that applications W06/0783 be DEFERRED to allow for an updated arboricultural report.

227. OLD KEEPERS LODGE, HAYWOOD LANE, BADDESLEY CLINTON

The Committee considered an application from Mr & Mrs C Agnew for the demolition of existing dwelling and replacing it with a new house.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)
(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 Revised Deposit Version)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

PLANNING COMMITTEE MINUTES (Continued)

DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011
Revised Deposit Version)

The following addressed the Committee on this item:

Mrs L Mathers
Mr S Marson

Parish Council
Supporter

RESOLVED that application W2006/0827 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) 1279/31H, 1279/37H, 1279/39H, 1279/40E, 1279/41C, 1279/42A and specification contained therein, submitted on 19th May 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfy;
- (3) No development shall be carried out on the site which is the subject of this permission, until details of existing and proposed ground levels of the development, including the finished floor levels of the building have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan;
- (4) Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan;
- (5) A landscaping scheme, incorporating existing trees and shrubs to be retained and new tree and shrub planting for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before

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the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. Existing trees which are shown as being retained shall be dealt with in accordance with BS 5837:2005. In particular, before any materials are brought on the site or any demolition or development commenced, stout protective fencing should be erected to enclose the perimeter of the branch spread of each tree or shrub to be retained, together with the branch spread of any tree growing on adjoining land which overhangs the site. Such fencing shall be satisfactorily maintained until all development has been completed. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan;

- (6) No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure a high standard of design and appearance for this site in a sensitive Green Belt location;
- (7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Parts 1 and 2 of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : This site is in a sensitive Green Belt location. It is considered appropriate therefore to retain control over future development to ensure that the residential amenity of this locality is protected in accordance with the provisions of District-Wide Policy ENV3 of the Warwick District Local Plan; and
- (8) No lighting shall be fixed to the external walls or roof of the building hereby permitted, or on any open land within the application site without the written consent of the District Planning Authority. **REASON** : To ensure that the visual amenities of

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the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

228. 57 KENILWORTH ROAD, CUBBINGTON

The Committee considered an application from Mr & Mrs Miller for the erection of a single storey side extension and single/two storey rear extension.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
The 45 Degree Guideline (Supplementary Planning Guidance)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

The following addressed the Committee on this item:

Mrs S Townend	Objector
Dr C Down	On behalf of Applicant
Councillor N Pratt	Ward Councillor

The Head of Planning and Engineering had recommended that the application be granted. However following consideration of the officers report and presentation and the representations from the speakers at the meeting the Committee were of the opinion that the application should be refused.

RESOLVED that application W2006/0905 be REFUSED because it failed to harmonise with its surroundings, is inappropriate development by way of bulk and mass and is unneighbourly.

229. 11 PROSPERO DRIVE, HEATHCOTE, WARWICK

The Committee considered an application from Mr J S Mann for the erection of a second storey front extension.

RESOLVED that application W2006/0571 be DEFERRED for a site visit.

230. 15 ARMSTRONG CLOSE, WHITNASH, LEAMINGTON SPA

The Committee considered an application from Mr and Mrs McCutcheon for the erection of a single storey side extension and canopy roof to front elevation.

The Head of Planning and Engineering considered the following policies relevant:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

PLANNING COMMITTEE MINUTES (Continued)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

RESOLVED that application W2006/0762 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing (10/12/05 Rev A), and specification contained therein, submitted on 17th May, 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3; and
- (3) All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

231. 13 BYRON AVENUE, WARWICK

The Committee considered an application from Mr and Mrs Thornett for the erection of a two storey side and rear extension.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
The 45 Degree Guideline (Supplementary Planning Guidance)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

RESOLVED that application W2006/0769 be GRANTED subject to the following condition:

- (1) The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;

PLANNING COMMITTEE MINUTES (Continued)

- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) (Drawing no.s: 01 and 02), and specification contained therein, submitted on 17 May 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3; and
- (3) All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

232. 11 TELFORD AVENUE, LILLINGTON

The Committee considered an application from Ms M Keyte for the erection of a single and two storey rear extension and front porch extension and new roof to existing single storey side extension.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
The 45 Degree Guideline (Supplementary Planning Guidance)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

RESOLVED application W2006/0773 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) 05/96-02 & 05/96-03, and specification contained therein, submitted on 18 May 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in

PLANNING COMMITTEE MINUTES (Continued)

accordance with Local Plan Policy ENV3;
and

- (3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no windows shall be placed at any time at first floor level in the northwest facing or southeast facing elevations of the two storey rear extension hereby permitted. **REASON** : To retain control over future development so that the residential amenity of adjoining occupiers is protected.

233 . 95 STRATFORD ROAD, WARWICK

The Committee considered an application from Mr S Edwards for the erection of a two storey extension.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

RESOLVED that application W2006/0627 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
 - (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 302.1R and 302.2R and specification contained therein, submitted on 31 May 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3;
and
 - (3) This permission authorises the erection of an extension to the existing dwelling and shall
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not be construed as permitting the erection of a separate dwelling unit. **REASON** : Since there is insufficient parking and amenity space for a separate dwelling.

234. 16 TELFORD AVENUE, LILLINGTON, LEAMINGTON SPA

The Committee considered an application from Mr A Dhesi for the erection of first floor side extension and side and rear dormer windows

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

RESOLVED that application W2006/0732 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 05-136-2 and 05-136-3, and specification contained therein, submitted on 12th may 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3; and
- (3) All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

235. 2 CHURCH STREET, WARWICK

The Committee considered an application Mrs S Horne for the installation of air conditioning.

PLANNING COMMITTEE MINUTES (Continued)

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)

RESOLVED that application W2006/0740 be GRANTED subject to the following conditions:

- (1) The air conditioning unit shall be moved in accordance with the approved plans not later than the expiration of three months from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004; and
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing, and specification contained therein, submitted on 10 May 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.

236. 38 MURCOTT ROAD EAST, WHITNASH

The Committee considered an application from Mr S Touchstone for the erection of a single and two storey side extension.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
The 45 Degree Guideline (Supplementary Planning Guidance)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

PLANNING COMMITTEE MINUTES (Continued)

RESOLVED that application W2006/0778 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) 1334-2A, and specification contained therein, submitted on 22 June 2006 unless first agreed otherwise in writing by the District Planning Authority.
REASON : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3;
- (3) The first floor window in the southeast facing elevation of the extension hereby permitted shall be non-opening and obscure glazed and retained as such at all times thereafter.
REASON : To protect the amenity of the occupiers of nearby properties; and
- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission, shall be placed at any time at first floor level in the southeast facing elevation of the extension hereby permitted. **REASON** : To retain control over future development so that the residential amenity of adjoining occupiers is protected.

237. 1 JURY STREET, WARWICK

The Committee considered a retrospective application from Countrywide Estate Agents, for the retention of an air conditioning unit in the rear yard.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

PLANNING COMMITTEE MINUTES (Continued)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)

RESOLVED that application W2006/0833 GRANTED subject to the development hereby permitted shall be retained strictly in accordance with the details shown on the approved photographs and letter, and specification contained therein, submitted on 23 May 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.

238. 1 JURY STREET, WARWICK

The Committee considered a retrospective application from Countrywide Estate Agents, for the retention of an air conditioning unit in the rear yard.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)

RESOLVED that application W2006/0834LB be GRANTED the development hereby permitted shall be retained strictly in accordance with the details shown on the approved photographs and letter, and specification contained therein, submitted on 23 May 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt, to ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.

239. LAND AT GOG BROOK FARM, STRATFORD ROAD, WARWICK

The Committee considered an application from Taylor Woodrow Developments Ltd, for the erection of 111 new residential dwellings.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
The 45 Degree Guideline (Supplementary Planning Guidance)
Distance Separation (Supplementary Planning Guidance)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

PLANNING COMMITTEE MINUTES (Continued)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

DP5 - Density (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

DP10 - Flooding (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

RESOLVED that reserved matters application W2006/0912 be APPROVED in respect of siting, design, external appearance and landscaping subject to the outstanding conditions on the outline permission and Section 106 requirements associated with that permission and subject to the following conditions:

- (1) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 33478/03B, /04, /06, 33473/01/M and 12082-05-1F and specification contained therein, submitted on 31 May and 26 June 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3;
- (2) A landscaping scheme for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan;
- (3) Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan;

PLANNING COMMITTEE MINUTES (Continued)

- (4) The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the District Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the District Planning Authority. **REASON** : In the interests of fire safety;
- (5) The layout of the estate roads, including footways, cycleways and verges, shall not be other than in accordance with the standard specification of the Highway Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan; and
- (6) The layout of the estate roads, including footways, cycleways, verges, private drives and the means of accessing individual plots, shall not be designed other than in accordance with the principles and guidance set out in 'Transport and Roads for Developments: The Warwickshire Guide 2001.' **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.

240. STATION APPROACH, LEAMINGTON SPA

The Committee considered a report which sought confirmation of Tree Preservation Order (TPO 296) for 3 sycamore trees.

RESOLVED that Tree Preservation Order (TPO 296) be confirmed, to ensure that the Sycamore trees continue to make a positive contribution to the visual amenity of this part of Leamington Spa and that any future works to the trees can be fully controlled.

(The meeting ended at 9.50 pm)