

PLANS SUB-COMMITTEE

Minutes of the meeting held on Tuesday, 13 July 1999 at the Town Hall, Royal Leamington Spa at 6.00 pm.

PRESENT: Councillor Tamlin (Chair); Councillors Butler, Cleaver, Coker, Crowther, Davis, Evans, Kent, Kirton, Mrs Pavier and Thomas.

Councillor Short (Vice-Chairman of the Council)

(Councillor Cleaver substituted for Councillor Mrs Compton and Councillor Coker substituted for Councillor Caborn.)

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)

185. EUROPA WAY/HEATHCOTE HOME FARM/HARBURY LANE, WARWICK/WHITNASH/BISHOPS TACHBROOK

The Sub-Committee considered an application for the undergrounding of a 2.8km section of the overhead Warwick-Harbury 132kv line between existing towers DK7(Warwick) and DK15(Whitnash). The existing towers at DK7 and DK15 would be replaced by new terminal towers of a different design to the existing towers and the existing towers DK8, 8A, 9, 10, 11, 12, 13 and 14 would be demolished and not replaced. This application made by East Midlands Electricity (EME) had been submitted under the Overhead Lines (Exemption) Regulation 1990 under which both the County Council and the District Council were notified and given 6 weeks to respond. If both councils concluded the proposals would not have a significant adverse effect on the environment then the EME would be at liberty to proceed immediately with the works. The application had been received on 23 June 1999 and the 6 week period would expire on 3 August 1999.

RESOLVED that a special meeting of the Plans Sub-Committee be held on Thursday, 29 July 1999 to consider the Council's response to this application, which was after the expiry of the public consultation

PLANS SUB-COMMITTEE (Continued)

process on 15 July 1999, with a site visit to view the two locations of the terminal towers on the evening of the special meeting, before attending the Town Hall to consider the application.

186. ABBEY END, KENILWORTH

(Councillors Crowther, Evans, Kirton, Tamlin and Thomas declared non-pecuniary, substantial interests in this application and left the room for its consideration; and Councillors Butler, Davis and Mrs Pavier declared a non-pecuniary, non-substantial interest in this item.)

(Councillor Coker declared that he would address the Sub-Committee in his capacity as ward councillor only, and then would take no further part in the discussion and voting on this item.)

RESOLVED that Councillor Davis be appointed Chair for this item.

The Sub-Committee considered an outline application for the erection of a single storey class A1 retail unit at north east end (replacing 4 existing retail units, 1 office unit and residents' staircase); a two storey retail/food and drink class A1/A3 unit at south east end (replacing 4 existing retail units and lock up garages); provision of replacement staircase to flats and elevational improvements to front and rear elevations of existing shops and forecourt; and the improvements and re-arrangement of the car park for Warwick District Council's Strategy Committee.

RESOLVED that outline planning permission for application No W990396 be granted, subject to standard outline condition and additional conditions on highway matters, hours for deliveries, extraction ventilation details, with notes on sewage/sewage matters, highway matters and design issues in relation to adjoining dwellings.

187. CHESTNUT COTTAGE/POST OFFICE, VILLAGE GREEN/VICARAGE ROAD, STONELEIGH

The Sub-Committee considered an application for the erection of extensions to Chestnut Cottage and the Post Office, after the demolition of existing extensions, and the erection of two new dwellings, after the demolition of outbuildings for Court Warwickshire Ltd.

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

RESOLVED that planning permission and listed building consent for application No. W990427/428LB be deferred for a site visit.

188. 4 CHURCH LANE, STONELEIGH

The Sub-Committee considered an application for the demolition of outbuildings and the erection of a two storey extension and a single garage with attached pergola for Court Warwickshire Ltd.

PLANS SUB-COMMITTEE (Continued)

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

RESOLVED that planning permission and listed building consent for application No. W990422/423LB be deferred for a site visit.

189. **WARWICKSHIRE FIRE AND RESCUE SERVICES, WARWICK STREET, ROYAL LEAMINGTON SPA**

(Councillor Tamlin declared a non-pecuniary, non-substantial interest in this item.)

The Sub-Committee considered an application for the installation of 3 no. cross-polar antenna and 1 no. 300mm diameter microwave satellite dish onto the existing lattice radio tower and the erection of 1 no. 2.65m x 3.7m x 2.9m equipment cabin mounted on a 4.3m high support gantry for Mercury Personal Communications.

The officers were of the opinion that the installation of the proposed antenna and dish were unlikely to be unduly prominent, or intrusive and would not result in harm sufficient to justify refusal on the grounds of detriment to visual appearance. Also, that there were not any compelling grounds upon which to withhold planning permission that could be substantiated and subsequently defended at appeal. However, members were mindful of the location of the mast in a primarily residential area and considered that there were perceived health risks to local residents with this application.

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

RESOLVED that planning permission for application No. W990633 be refused on perceived health risk grounds.

190. **ROYAL OAK PUBLIC HOUSE, 36 NEW STREET, KENILWORTH**

(Councillor Coker declared a non-pecuniary, substantial interest in this item and left the room for its consideration.)

The Sub-Committee considered an application for the demolition of internal walls and rear extensions, the alterations and erection of a rear ground floor extension and first floor rear extension, and rear detached garages with internal alterations to form an independent dwelling for Mr S Carroll.

RESOLVED that planning permission and listed building consent

PLANS SUB-COMMITTEE (Continued)

for application No. W990439/440LB be deferred for a site visit.

191. HATTON YARD, HATTON LOCKS, BIRMINGHAM ROAD, HATTON

The Sub-Committee considered an application for the erection of a workshop extension and alterations and refurbishment for use as a “Heritage Training” unit and commercial office units for British Waterways.

RESOLVED that planning permission for application No. W990429 be granted, subject to conditions on highway arrangements, cycle parking provision, extension design, materials, and landscaping of car parks, with bat and bird notes.

192. ROCK MILL, ROCK MILL LANE, ROYAL LEAMINGTON SPA

The Sub-Committee considered an application for the demolition of outbuilding and internal walls and the conversion and extension to provide 7 dwelling units for Mr R D Rishworth.

RESOLVED that planning permission and listed building consent for application No. W990214/215LB be granted, as amended, subject to conditions on large scale details, retention/restoration of machinery, materials, car parking, archaeology, landscaping and open space management, removal of permitted development rights and fire hydrants.

193. FORMER BRITISH TELECOM DEPOT, OFF COURT STREET, ROYAL LEAMINGTON SPA

An application had been received for the erection of a medical centre and dental unit together with a pharmacy and car parking for Healthcare Property Co Ltd.

Officers informed the Sub-Committee that the applicant’s agents had requested deferment of this application.

RESOLVED that planning permission for application No. W990561 be deferred at the applicant’s request.

194. WOODLAND SOUTH-EAST OF TANTARA LODGE, COVENTRY ROAD, STONELEIGH

The Sub-Committee considered a report on a breach of planning control at the site due to the importation of subsoil and the raising of land levels without the benefit of planning permission.

RESOLVED that enforcement action be authorised to ensure that the raising of the ground levels is carried out in accordance with the terms of the planning permission W990550.

195. PLANNING APPLICATIONS

The Committee considered a report on planning applications.

PLANS SUB-COMMITTEE (Continued)

RESOLVED that the Sub-Committee, subject to the terms of Minute 621/77 and 562/98, authorise the determination of applications in accordance with Appendix "A".

(The meeting ended at 10.25 pm)