

# PLANNING COMMITTEE

Minutes of the meeting held on Tuesday 12 July 2005 at the Town Hall, Royal Leamington Spa at 6.00 p.m.

**PRESENT:** Councillor Evans (Chair); Councillors Ashford, Mrs Blacklock, Mrs Compton, Ms De-Lara-Bond, Kinson, Mrs Knight, MacKay and Windybank.

## 223. DECLARATIONS OF INTEREST

Minute Number 238 – W2005/0754 – Park Farm House, Stareton Lane, Stoneleigh, Kenilworth

Councillor MacKay declared a personal interest because he was the Ward Councillor.

Minute Number 225 – W2004/0141 - The Quality Hotel, Chesford Bridge, Kenilworth

Councillor Windybank declared a personal and prejudicial interest because the applicant was known to him. He left the room whilst this application was considered.

Minute Number 232 – W2005/0262 – Dalehouse Lane / Common Lane / Cotton Drive, Kenilworth

Councillor Mrs Blacklock declared a personal interest because she was a member of Kenilworth Town Council's Planning Committee when this item was considered.

Minute Number 224 – W2005/0684 – 1 Whites Row, Kenilworth

Councillor Mrs Blacklock declared a personal interest because an objector was known to her.

Minute Number 230 – W2005/0556 – 15 Radford Road, Leamington Spa

Councillor Ms De-Lara-Bond declared a personal interest because an objector was known to her.

Councillor Mrs Knight declared a personal interest because an objector was known to her and she had family members that lived near the application site.

## 224. 1 WHITES ROW, KENILWORTH

The Committee considered an application from Mr G Middlebrook for the erection of 22 flats with garaging and parking.

This application was deferred at the meeting on 22 June 2005 to enable a site visit to take place.

## **PLANNING COMMITTEE MINUTES continued**

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

(DW) ENV12 - Protection of the Setting of Listed Buildings (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) H5 - Infilling within the Towns (Warwick District Local Plan 1995)

The 45 Degree Guideline (Supplementary Planning Guidance)

The following addressed the Committee on this application:

Cllr A Cockburn

Town Council

Mr S Kincaid

Objector

After considering the report from the Head of Planning and Engineering and the representation from members of the public, the Committee were of the opinion that the application should be refused as outlined below.

**RESOLVED** that application W2005/0684 be REFUSED because in the opinion of the District Planning Authority, the height, bulk and massing of the proposed development would be an overdominant feature on the site. It would constitute an overdevelopment of the site and its design would adversely affect the setting of the Conservation Area and nearby Listed Buildings, failing to harmonise with its surroundings and having an unneighbourly effect on adjacent properties on all sides of the site. Furthermore, the noise and disturbance from the introduction of traffic movements adjacent to the boundaries of neighbouring residential properties would also be unacceptable.

### **225. QUALITY HOTEL, CHESFORD BRIDGE, KENILWORTH**

The Committee considered an application from Mr A Smith for:

(1) Extensions to the Quality Hotel to provide additional bedrooms and a new leisure facility following demolition of existing bungalow.

(2) Change of use of meadow from agriculture to woodland/leisure.

(3) Replacement sewage treatment works.

(Resubmission of W20020736 including submission of updated Tourism Study).

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

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

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

(DW) ENV3A - Sustainable Development and Energy Conservation (Warwick District Local Plan 1995)

## PLANNING COMMITTEE MINUTES continued

(DW) ENV26 - The Implementation of Tree Planting Schemes (Warwick District Local Plan 1995)  
(DW) ENV27 - Ecological Development (Warwick District Local Plan 1995)  
(DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)  
(DW) C2 - Diversification of the Rural Economy (Warwick District Local Plan 1995)  
(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)  
(DW) C11 - Improvement to Access to the Countryside (Warwick District Local Plan 1995)  
(DW) IMP2 - Meeting the Needs of People with Disabilities (Warwick District Local Plan 1995)  
(DW) TO1 - Improvement of Tourist Facilities (Warwick District Local Plan 1995)  
(DW) TO5 - Extension of Existing Hotels and Guest Houses (Warwick District Local Plan 1995)  
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP3 - Natural Environment (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP6 - Access (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP8 - Parking (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP10 - Flooding (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP14 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
RAP1 - Development within Rural Areas (Warwick District 1996 - 2011 First Deposit Version)  
RAP16 - Directing New Visitor Accommodation (Warwick District 1996 - 2011 First Deposit Version)  
DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)  
DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)  
Policies GD.3, GD.5, GD.6, T.2 and I.8 of the Warwickshire Structure Plan 1996 - 2011.  
Planning Policy Statement 1: *Delivering Sustainable Development*  
Planning Policy Guidance Note 2: *Green Belts*  
Planning Policy Statement 7: *Sustainable Development in Rural Areas*  
Planning Policy Guidance Note 13: *Transport*  
Planning Policy Guidance Note 21: *Tourism*  
Planning Policy Guidance Note 6: *Town Centres and Retail Development*

The following addressed the Committee on this item:

Cllr A Cockburn

Ward Councillor (on behalf of a nearby Ward)

**RESOLVED** that application W2005/0141 be GRANTED following referral to the Secretary of State in view of the application being a departure from the development plan (as per report) and subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of five years

from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990;

- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 8204/1 and 111-707, and specification contained therein, submitted on 21 January 2004 and approved drawings 223/01E, 02C, 03D, 04D, 07B, 08C and 09, and specification contained therein, submitted on 16 June 2005 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) Samples of all external facing, roofing and surfacing 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;
- (4) Notwithstanding the details shown on Drawing number 223/01E full details of the following matters shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced:
1. a landscaping scheme incorporating all new tree and grassland planting for the whole of those parts of the site not to be covered by buildings;
  2. a scheme for the creation of the proposed otter holts, and;
  3. a management plan for the future maintenance of each of these areas.
- Such approved schemes shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and thereafter shall be retained in accordance with the approved management plans. 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;

- (5) No development shall be carried out on the site which is the subject of this permission, until details of the following matters 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:
1. the proposed children's play area, including play equipment, surfacing materials, fencing and colour finishes, and;
  2. means of construction and surface treatment of the proposed river and woodland walk pathways.

**REASON** : Insufficient details were submitted for these matters to be considered in respect of the approval hereby granted;

- (6) A Travel Plan comprising the following details shall be submitted to and approved in writing by the District Planning Authority, in consultation with the Highway Authority, within 3 months of the date of the first occupation of the development hereby approved and should include the following:-
- (i) a target for the proportion of employees who will travel by means other than single car occupancy;
  - (ii) a strategy for achieving the target(s);
  - (iii ) management programme;
  - (iv) a process for monitoring the process towards achieving the target(s), and;
  - (v) measures should targets not be achieved.
- Thereafter the use of the site shall operate in strict accordance with the approved Travel Plan, unless otherwise agreed in writing by the District Planning Authority, in consultation with the Highway Authority.

**REASON** : To satisfy the aims of PPG13 in reducing reliance on the use of private motor vehicles in order to promote sustainable transport choices to the site;

- (7) There shall be no building or raising of ground levels within the floodplain as defined by the Environment Agency's modelled 1 in 100 year flood level of 52.05 metres above Ordnance Datum. **REASON** : To protect the development from flooding;

- (8) Details of the means of disposal of storm water and foul sewage from the development shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced and the

## PLANNING COMMITTEE MINUTES continued

development shall not be carried out other than in strict accordance with such approved details.

**REASON** : To ensure satisfactory provision is made for the disposal of storm water and foul sewage;

- (9) All surface water drainage shall be passed through an oil interceptor designed and constructed in accordance with BS 8301:1985 and of a capacity compatible with the site being drained, prior to being discharged into any watercourse, surface water sewer or soakaway system. Roof water should not be passed through the interceptor. **REASON** : To prevent pollution of the Water Environment;
- (10) 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; and
- (11) No lighting shall be fixed to the external walls or roofs of the development 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 the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

### 226. 1 THE MALTINGS, LEAMINGTON SPA

The Committee considered an application from Mr A Silver for Installation of 1 metre high railings along The Maltings (Amended description).

This application was deferred at the meeting on 22 June 2005 to enable a site visit to take place.

The Head of Planning and Engineering had recommended that the application be granted 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) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

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

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

**PLANNING COMMITTEE MINUTES continued**

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

DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

The following addressed the Committee on this item:

Cllr R Copping                      Ward Councillor.

After considering the report from the Head of Planning and Engineering and the representation from the Ward Councillor the Committee were of the opinion that the application should be refused as outlined below.

**RESOLVED** that application W2005/0582 be REFUSED because in the opinion of the District Planning Authority the proposal would constitute an unsightly addition to the streetscene which will result in the loss of symmetry to the designed entrance to this carefully planned development and both in itself, and, in the undesirable precedent it would create for other similar proposals which would thereby be more difficult to resist, it would result in the unacceptable erosion of the high quality of the landscaped setting of this award winning development.

**227. 6 LILLINGTON AVENUE, LEAMINGTON SPA**

The Committee considered an application from Mr D Upton for extensions and improvements to 7 existing flats and formation of 2 new upper floor flats.

The following addressed the Committee on this item:

Mr D Upton                      Applicant  
Cllr R Copping                Ward Councillor

**RESOLVED** that application W2005/0755 be DEFERRED to allow for a site visit to be undertaken as the Committee felt it would be of significant benefit to them when considering the application.

**228. 2 CLOISTER WAY, LEAMINGTON SPA**

The Committee considered an application from Mr & Mrs Bennett for the erection of a dwelling and garage.

The Head of Planning and Engineering had recommended that the application be granted 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 First Deposit Version)

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

**PLANNING COMMITTEE MINUTES continued**

The following addressed the Committee on this item:

Cllr R Copping

Ward Councillor

**RESOLVED** that application W2005/0809 GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing numbers 4608-2-1 and 4608/2/2 and specification contained therein, submitted on 16 May 2005, 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) 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;
- (4) No development shall be carried out on the site which is the subject of this permission, until satisfactory details of boundary treatment have been submitted to and approved by the District Planning Authority and the development shall not be carried out otherwise than in full accordance with such 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 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 5837:1991. 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; and

- (6) The first floor windows in the east elevation of the dwelling 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.

**229. 27 KENILWORTH ROAD, CUBBINGTON**

The Committee considered an application from Mrs J Watkinson for the erection of 2 bungalows after demolition of existing and outbuilding together with associated works.

The Head of Planning and Engineering had recommended that the application be granted 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 First Deposit Version)  
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
PPG3 - Housing (Government Guidance)  
Distance Separation (Supplementary Planning Guidance)

The following addressed the Committee on this item:

Mr R Stone	Objector
Mr A Pugh	Agent/Applicant

After considering the report from the Head of Planning and Engineering and the representation from members of the public, the Committee were of the opinion that the application should be refused as outlined below.

**RESOLVED** that application W2005/0786 be REFUSED because the construction of bungalow 2 as identified on the application site plan would constitute unacceptable overdevelopment of this site of restricted size and awkward configuration. It would result in a cramped and undesirable form of backland development with amenity space of a very restricted size, the use of which, together with the noise and disturbance of increased car movements onto the site, would adversely affect the enjoyment of neighbouring properties fronting both Dunblane Drive and Kenilworth Road.

**230. 15 RADFORD ROAD, LEAMINGTON SPA**

The Committee considered an application from Mrs S Harris for the Change of use from residential to day care nursery for 47 children aged 0-4 years old.

The Head of Planning and Engineering had recommended that the application be granted 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 First Deposit Version)  
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)  
(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)  
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)  
PPS1 - Delivering Sustainable Development (Government Guidance)  
PPG13 - Transport (Government Guidance)

The following addressed the Committee on this item:

Cllr Naylor	Objector
Mrs S Harris	Applicant

After considering the report from the Head of Planning and Engineering and the representations members of the public, the Committee were of the opinion that the application should be refused as outlined below.

**RESOLVED** that application W2005/0556 be REFUSED for the following reasons:

- (1) In the opinion of the District Planning Authority the loss of the property's domestic character would be detrimental to the character and appearance of the Conservation Area and would conflict with Policy H13 of the Local Plan which emphasises that the character of the existing residential areas should not be undermined by inappropriate new uses. Both in itself and in the undesirable precedent it would create for other similar proposals it would result in creeping commercial development

**PLANNING COMMITTEE MINUTES continued**

unacceptably eroding the areas predominantly residential character; and

- (2) Given the very limited amount of off street parking available within the site and the scale of the commercial operation proposed (requiring a significant number of staff as well as being likely to result in many parents dropping off and picking up children by car) it is considered that this development would unacceptably add to congestion within this locality, having an adverse effect on road safety particularly for children. Furthermore, it is considered the development would be contrary to the provisions PPG13, Transport, relating to sustainable development by reason of the inadequate levels of public transport serving the site.

**231. 54 WARWICK PLACE, LEAMINGTON SPA**

The Committee considered an application from Quartz Homes Limited, for the removal of existing conservatory and construct two storey side extension to form new dwelling and single storey extension to rear apartment

The Head of Planning and Engineering had recommended that the application be granted 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) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)  
(DW) H5 - Infilling within the Towns (Warwick District Local Plan 1995)  
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

The following addressed the Committee on this item:

Mr G Clark	Objector
Mr T Cullingford	Applicant
Cllr B Gifford	Ward Councillor

**RESOLVED** that application W2005/0663 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990;

- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing no. 402/05C, and specification contained therein, submitted on 2nd June 2005 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 on the site which is the subject of this permission, until large scale details of conservatory, parapets, render details, rooflight, 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 an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 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) All rainwater goods for the development hereby permitted shall be metal and no development on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority.  
**REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan;
- (6) 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 of a restricted size and configuration and is in close proximity to other dwellings. 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;

- (7) 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 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 5837:1991. 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; and
- (8) No development shall be carried out on the site which is the subject of this permission, until satisfactory details of boundary treatment have been submitted to and approved by the District Planning Authority and the development shall not be carried out otherwise than in full accordance with such 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.

**232. DALEHOUSE LANE / COMMON LANE / COTTON DRIVE**

The Committee considered an application from JG Land & Estates for the outline application: residential development including improvements to Dalehouse Lane / Common Lane junction.

**PLANNING COMMITTEE MINUTES continued**

**RESOLVED** that application W2005/0262 be **DEFERRED** for further information.

**233. LILLINGTON FREE CHURCH, CUBBINGTON ROAD, LILLINGTON, LEAMINGTON SPA**

The Committee considered a report from Michael Richard Homes for the erection of a new church, 34 apartments with associated car parking and creation of a new access from Cubbington Road.

**RESOLVED** that application W2005/0515 be **DEFERRED** to allow for a site visit to be undertaken as the Committee felt it would be of significant benefit to them when considering the application.

**234. LAND REAR OF 31 CLARENDON SQUARE, LEAMINGTON SPA**

The Committee considered an application from Crabb Curtis & Co (Homes) Limited for the erection of two dwellings.

The Head of Planning and Engineering had recommended that the application be granted 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) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)  
(DW) H5 - Infilling within the Towns (Warwick District Local Plan 1995)  
(DW) IMP1 - Infrastructural and Community Requirements Associated with Major Development (Warwick District Local Plan 1995)  
(DW) IMP2 - Meeting the Needs of People with Disabilities (Warwick District Local Plan 1995)  
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP5 - Density (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP8 - Parking (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP14 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)  
SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version).

**RESOLVED** that application W2005/0653 be **GRANTED** subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.  
**REASON** : To comply with Section 91 of the Town and Country Planning Act 1990;

**PLANNING COMMITTEE MINUTES continued**

- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 1463/7, and specification contained therein, submitted on 25 May 2005 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 Policy (DW) ENV3 of the Warwick District Local Plan 1995;
- (3) 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 an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan;
- (4) No development shall be carried out on the site which is the subject of this permission, until details of provision for storage of refuse have been submitted to and approved by the District Planning Authority and the development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To protect the amenities of occupiers of the site and the character and appearance of the locality, in accordance with Policy ENV3 of the Warwick District Local Plan;
- (5) All window frames shall be constructed in timber, painted and not stained, and be set in reveals of 75mm from the face of the building. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan;
- (6) Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site

levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. **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;

- (7) No development shall be carried out on the site which is the subject of this permission, until satisfactory details of garden area and site boundary treatments have been submitted to and approved by the District Planning Authority and the development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : Insufficient details were submitted for this matter to be fully and properly considered as part of the approval hereby granted;
- (8) Samples of all external facing and surfacing 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 an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan;
- (9) The roofing material for the development shall be natural slate, a sample of which has been submitted to and approved in writing by the District Planning Authority. The development shall be carried out in accordance with the approved details. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan;
- (10) All rainwater goods for the development hereby permitted shall be metal and no development on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan;



- (11) 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; and
- (12) 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 of a restricted size and configuration and is in close proximity to other dwellings. 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.

**235. LAND REAR OF 31 CLARENDON SQUARE, LEAMINGTON SPA**

The Committee considered an application from Crabb Curtis & Co (Homes) Limited for the erection of two dwellings.

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

(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)  
(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)  
DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

**RESOLVED** that application W2005/0654LB be GRANTED subject to the following conditions:

- (1) The works hereby permitted must be begun not later than the expiration of five years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 1463/7, and specification contained therein, submitted on 25 May 2005 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 works 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 works 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 the setting of the adjoining and neighbouring Listed Buildings, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995;
- (4) No works shall be carried out on the site which is the subject of this permission, until details of provision for storage of refuse have been submitted to and approved by the District Planning Authority and the works shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To protect the amenities of occupiers of the site and the character and appearance of the locality, in accordance with Policy ENV3 of the Warwick District Local Plan;
- (5) All window frames shall be constructed in timber, painted and not stained, and be set in reveals of 75mm from the face of the building. **REASON** : To ensure a high standard of design and appearance for the setting of the adjoining and neighbouring Listed Buildings, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995;

- (6) No works shall be carried out on the site which is the subject of this permission, until satisfactory details of garden area and site boundary treatments have been submitted to and approved by the District Planning Authority and the works shall not be carried out otherwise than in full accordance with such approved details. **REASON** : Insufficient details were submitted for this matter to be fully and properly considered as part of the approval hereby granted;
- (7) Samples of all external facing and surfacing materials to be used for the construction of the dwellings hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. The works shall be carried out in accordance with the approved details. **REASON** : To ensure a high standard of design and appearance for the setting of the adjoining and neighbouring Listed Buildings, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995;
- (8) The roofing material for the dwellings shall be natural slate, a sample of which has been submitted to and approved in writing by the District Planning Authority. The works shall be carried out in accordance with the approved details. **REASON** : To ensure a high standard of design and appearance for the setting of the adjoining and neighbouring Listed Buildings, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995;
- (9) All rainwater goods for the dwellings hereby permitted shall be metal and no works on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority. **REASON** : To ensure a high standard of design and appearance for the setting of the adjoining and neighbouring Listed Buildings, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995; and
- (10) 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

## PLANNING COMMITTEE MINUTES continued

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 ensure a high standard of layout and appearance for the setting of the adjoining and neighbouring Listed Buildings, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.

### 236. **ADJOURNMENT OF MEETING**

The Chair adjourned the meeting of the Planning Committee held on Tuesday 12 July 2005 to Thursday 14 July 2005 at 6.00 pm.

(The meeting ended at 10.10 pm)

### **RESUMPTION OF ADJOURNED PLANNING COMMITTEE MEETING**

Minutes of the adjourned Planning Committee meeting held on Thursday 14 July 2005 at the Town Hall, Royal Leamington Spa at 6.00 pm.

**PRESENT:** Councillors Evans (Chair), Ashford, Mrs Blacklock, Mrs Compton, Kinson, Mrs Knight, MacKay and Windybank.

### 237. **4 MYTON CRESCENT, WARWICK**

The Committee considered an application from Mr & Mrs R Hewitt for the erection of front two storey extension to provide a double garage with bedroom and en-suite over.

The Head of Planning and Engineering had recommended that the application be granted 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 First Deposit Version)

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

**RESOLVED** that application W2005/0630 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 4436-11, 4436-14, and 4436-17 and specification contained therein, submitted on 18 April 2005 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) 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; 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 in the northern side elevation of the extension. **REASON** : To retain control over future development so that the residential amenity of adjoining occupiers is protected.

**238. PARK FARM HOUSE, STARETON LANE, STONELEIGH, KENILWORTH**

The Committee considered an application from L J H Barnacle Esq for the conversion of 3 barns into 3 dwellings with external car parking etc.

The Head of Planning and Engineering had considered the following policies were relevant for this application:

- (DW) C3 - Criteria for the Conversion of Rural Buildings (Warwick District Local Plan 1995)
- (DW) ENV3 - Development Principles (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)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
- RAP1 - Development within Rural Areas (Warwick District 1996 - 2011 First Deposit Version)
- RAP2 - Directing New Housing (Warwick District 1996 - 2011 First Deposit Version)
- RAP8 - Converting Rural Buildings (Warwick District 1996 - 2011 First Deposit Version)
- DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)
- DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)
- (DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)
- The Conversion of Agricultural Buildings*, advisory leaflet, 1996.
- RA.4 Conversion of Existing Rural Buildings-Warwickshire Structure Plan 1996-2011.

**RESOLVED** that application W2005/0754 be REFUSED for the following reasons:

- (1) The Warwickshire Structure Plan Policy RA.4, and emerging policy RAP2 of the first deposit version of the Local Plan (1996-2011) state that preference should be given to the re-use of rural buildings for employment use, not residential, and to grant consent would therefore be contrary to the Development Plan since insufficient evidence has been supplied of any attempt to find alternative uses for these substantial buildings; and
- (2) Policy (DW) C3 of the Warwick District Local Plan (supported by supplementary advice on *The Conversion of Agricultural Buildings*) and emerging policy RAP8 of the first deposit version of the Local Plan (1996-2011) set out a number of criteria for the re-use or adaptation of existing rural buildings and the policy specifically refers to the need for the proposed use to be accommodated without extensive rebuilding, alteration or extensions to the building, and for the appearance and setting of the building following conversion to protect and where possible, enhance the character and appearance of the countryside. It is considered that the failure of the conversion proposals to include garaging within the existing structures would lead to cars being parked outside and would also lead to future pressures for the construction of additional garage buildings, both of which would be detrimental to the appearance and setting of the buildings and thereby to the character and appearance of the countryside.

**239. LILAC COTTAGE, CASE LANE, FIVE WAYS, SHREWLEY**

The Committee considered an application from Mrs J Wood for the first floor extension built over existing garage to form hobbies studio.

The Head of Planning and Engineering had considered the following policies were relevant for this application:

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
- DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)
- (DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)
- RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 First Deposit Version)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

**PLANNING COMMITTEE MINUTES continued**

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

**RESOLVED** that application W2005/0754 be REFUSED because the property, subject of the application, is within the Green Belt, wherein the Planning Authority is concerned to ensure that the rural character of the area will be retained and protected in accordance with national policy guidance contained in PPG2 "Green Belts" and policy (DW) ENV1 of the Warwick District Local Plan and emerging policy DAP1 of the first deposit version of the Local Plan (1996-2011). The PPG states that the limited extension of existing dwellings in green belt areas may be appropriate provided that it does not result in a disproportionate addition over and above the size of the original dwelling, whilst Policy H14 of the Warwick District Local Plan and emerging policy RAP3 of the first deposit version of the Local Plan (1996-2011) seek to restrict the amount of extension to existing dwellings in the rural area and it is considered that the proposed development would radically alter the scale and character of the original dwelling, thus constituting an undesirable extension and consolidation of a residential property likely to affect detrimentally the character of this rural locality, thereby constituting inappropriate development conflicting with the aims of Green Belt and Local Plan policy.

240. **BEAUCHAMP COTTAGE, 50 MORTON STREET, LEAMINGTON SPA**

The Committee considered an application from Mrs L Wheeler for the ground and two storey rear extension.

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

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

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

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

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

(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

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

DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

**RESOLVED** that application W2005/0823 be GRANTED 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 2505, and specification contained therein, submitted on 8th

**PLANNING COMMITTEE MINUTES continued**

June 2005 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) The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990;
- (3) Notwithstanding the details submitted on Drawing No. 2505, all rainwater goods for the development hereby permitted shall be metal and no development on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan;
- (4) Notwithstanding the details submitted on Drawing No. 4505, 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) No development shall be carried out on the site which is the subject of this permission, until large scale details of the patio doors, rooflights, window at ground floor level on the west elevation (including a section showing the window reveal, heads and cill details), and lantern light 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 an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan;
- (6) All windows, lantern light, rooflight and door frames shall be constructed in timber, painted and not stained. Windows shall be of a sliding sash type set in reveals of 75mm from the face of the building. **REASON** : To ensure an appropriate standard of design and appearance within the



**PLANNING COMMITTEE MINUTES continued**

Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan;

- (7) Notwithstanding the details in respect of the patio doors shown on the submitted plans, no development shall be carried out on the site which is the subject of this permission, until amended details of the patio doors incorporating horizontal glazing bars 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 an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan; and
- (8) 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 in the west elevation of the extension/dwelling at first floor level. **REASON** : To retain control over future development so that the residential amenity of adjoining occupiers is protected.

**241. 55 KINGSWAY, LEAMINGTON SPA**

The Committee considered an application from Mr & Mrs Uppal for the first floor side extension, ground and two storey rear extension and creation of vehicular and access crossing to 3 self contained flats.

**RESOLVED** that application W2005/0826 be **DEFERRED** to allow for a site visit to be undertaken as the Committee felt it would be of significant benefit to them when considering the application.

**242. 34 RISING LANE, BADDESLEY CLINTON, SOLIHULL**

The Committee considered an application from Mr S Meli for the erection of replacement dwelling.

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

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)  
(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

**RESOLVED** that application W2005/0832 be GRANTED subject to the following conditions:

- (1) This permission is granted under the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995, on an outline application and the further approval of the District Planning Authority shall be required to the undermentioned matters hereby reserved before any development is commenced:-

- (a) the siting, design and external appearance of the proposed dwelling,
- (b) details of the access arrangements,
- (c) details of landscaping.

**REASON** : To comply with Section 92 of the Town and Country Planning Act 1990;

- (2) In the case of the reserved matters specified above, application for approval, accompanied by all detailed drawings and particulars, must be made to the District Planning Authority not later than the expiration of three years beginning with the date of this permission. **REASON**: To comply with Section 92 of the Town and Country Planning Act 1990;

- (3) The development to which this permission relates must be begun not later than the expiration of five years from the date of this permission or within the expiration of two years from the final approval of all reserved matters, whichever is the later.

**REASON** : To comply with Section 92 of the Town and Country Planning Act 1990; and

- (4) The replacement dwelling shall be limited in size so that it is not materially larger than the existing in terms of its bulk or gross floor area. **REASON**: To protect the character of the Green Belt and the amenities of neighbours in accordance with policies (DW) ENV1 and ENV3 of the Warwick District Local Plan 1995.

**243. 33 ALEXANDRA ROAD, LEAMINGTON SPA**

The Committee considered an application from Mr D Aulak for the erection of a two storey side extension and single storey rear extension.

The Head of Planning and Engineering had recommended that the application be granted 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 First Deposit Version)

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

**RESOLVED** that application W2005/0832 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing (03A), and specification contained therein, submitted on 28th June, 2005 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.

**244. DEVELOPMENT CONTROL PERFORMANCE STATISTICS**

The Committee considered a report from Planning and Engineering which advised members of the current development control performance.

**RESOLVED** that the performance figures for this quarter be noted.

**245. SUPPLEMENTARY PLANNING DOCUMENT: MANAGING HOUSING SUPPLY**

The Committee considered a report from Planning and Engineering which advised members of the Consultation Draft of the Supplementary Planning Document for Managing Housing Supply and the arrangements for its implementation.

**RESOLVED** that the report be noted.

(The meeting closed at 7.20 pm)