

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday 22 May 2013 in the Town Hall, Royal Leamington Spa at 6.00 pm.

PRESENT: Councillor Rhead (Chairman); Councillors Mrs Blacklock, Boad, Brookes, Mrs Bunker, MacKay, Mobbs, Weber, Wilkinson and Williams.

Apologies for absence were received from Councillors Dagg and Ms De-Lara-Bond.

1. **SUBSTITUTES**

Councillor Mrs Blacklock substituted for Councillor Ms De-Lara-Bond and Councillor Mobbs substituted for Councillor Dagg.

2. **APPOINTMENT OF CHAIRMAN**

It was moved by Councillor Brookes, seconded by Councillor Mobbs and

RESOLVED that Councillor Rhead be elected Chairman of Warwick District Council's Planning Committee for the year 2013/14.

3. **APPOINTMENT OF VICE-CHAIRMAN**

It was moved by Councillor Mrs Bunker, seconded by Councillor Brookes and

RESOLVED that Councillor MacKay be elected Vice-Chairman of Warwick District Council's Planning Committee for the year 2013/14.

4. **DECLARATIONS OF INTEREST**

Minute number 7 – W13/0478 – Victoria Park, Archery Road, Royal Leamington Spa

Councillor Wilkinson declared an interest because one of the objectors was known to him.

All Members of the Committee declared an interest because the Applicant was Warwick District Council.

Minute Number 8 – W13/0239 – Willoughby, 12 Augusta Place, Royal Leamington Spa

Councillor Weber declared an interest because he had made a written objection to this application. He left the meeting for the duration of discussions on this application.

PLANNING COMMITTEE MINUTES (Continued)

Minute Number 11 – W13/0345 – Treharrock, Valley Road, Lillington

Councillor Boad declared an interest because he had opposed the previous application. He left the meeting for the duration of discussions on this application.

Minute Number 13 – W13/0231 – 60 Clarendon Avenue, Royal Leamington Spa

Councillor Weber declared an interest because he had made a written objection to this application. He left the meeting for the duration of discussions on this application.

Minute Number 14 – W13/0430 – Shipleys, 128 Parade, Royal Leamington Spa

Councillor Weber informed the Committee that the application site was in his Ward.

5. SITE VISITS

To assist with decision making, Councillors Boad, Brookes, MacKay, Rhead, Weber, and Wilkinson visited the following application sites on Saturday 18 May 2013:

W13/0231 – 60 Clarendon Avenue
W13/0239 – Willoughby, 12 Augusta Place
W13/0558 – Former Honiley Airfield

Councillor Williams attended the site visit to 60 Clarendon Avenue only.

6. MINUTES

The minutes of the meeting 30 April 2013 would be ready for approval at the following Planning Committee meeting.

7. W13/0478 – VICTORIA PARK, ARCHERY ROAD, ROYAL LEAMINGTON SPA

The Committee considered an application from Warwick District Council for the temporary change of use of land for the installation of marquees, gazebos and shelters for use by sponsors, traders, officers, competitors and visitors to the annual Bowls England National Championships; and for the siting of up to 30 touring caravans for the accommodation of officials and competitors; all for a temporary period of not more than 36 days each year between the third week of July and the first week of September.

This application was presented to the Committee because a number of objections had been received and because Warwick District Council was the applicant.

PLANNING COMMITTEE MINUTES (Continued)

The officer considered the following policies to be relevant:

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
DP6 - Access (Warwick District Local Plan 1996 - 2011)
DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)
National Planning Policy Framework

An addendum circulated at the meeting clarified that permission was sought for a maximum of 36 days per year between the third week in July and the first week in September running from 2014 until 2023. These dates related to the joint Men's and Women's Nationals starting from 2014. The proposal also included the caravan pitches for the Women's 2013 Nationals.

English Heritage had raised no objection to the scheme and Warwick District Council's Community Protection had raised no objection to the scheme on flood risk grounds.

Seven further objections had been received raising similar concerns expressed within the Committee report, particularly the loss of public access to part of the park during the Nationals.

It was the officer's opinion that the nature of the development and the temporary use of the site would not cause unacceptable harm to highway safety, neighbours' amenity, the character or setting of the Conservation Area or the Historic Park and Garden status of Victoria Park. The proposal was therefore considered to comply with the policies listed.

Mr Adams addressed the Committee in opposition to the application. He was concerned at the lack of community engagement concerning the application. His main concerns centred on turning the Park into a "parking lot", giving rise to safety concerns. Other concerns concerned security, hygiene, noise and lack of transparency on economic grounds.

Mr Charman addressed the Committee in support for the application. He informed Members that close attention had been paid to the comments and feedback received from residents and that issues of access and amenity had been addressed. An access would remain available through the Park and barriers would separate vehicles from pedestrians. Vehicles would not be allowed by the paddling pool. Parking arrangements had been amended and Zone 2 would now be used for parking to help.

Members were clear that it was important to support the Bowls England event especially because of the many benefits the additional visitors would bring to the District, but they were also concerned that there should be as little inconvenience as possible. It was felt that whilst the officer had recommended permission should be granted for ten years, this should be reduced to three years with a condition for a traffic/caravan management

PLANNING COMMITTEE MINUTES (Continued)

plan to be developed. This reduction in years would allow the Council to see how well the event ran and look for ways to improve. Another application could be made at the end of the three year period. Members decided that a note should be sent to the Applicant encouraging them to look to reduce the area used for caravans and cars to a minimum.

Therefore, following consideration of the report and presentation, along with the representations made at the meeting and the information contained in the addendum, the Committee was of the opinion that the application should be granted in accordance with the recommendations in the report but reducing the term from ten years to three and including a further condition for a traffic/caravan management plan.

RESOLVED that W13/0478 be GRANTED subject to the following conditions and a note to the Applicant to ensure that where the scale of the event does not necessitate the use of the whole of the zoned areas and those areas are being underutilised, they should be incorporated back into the Park for general public use:

- (1) the use hereby permitted shall take place on no more than 36 days per calendar year until and including 2016 after which it shall be discontinued and shall only take place between and including the last week of July and the first week of September in each year permitted.
REASON: That the use of land and temporary structures are required only in association with the Bowls National Championships and the long-term, unnecessary use of the site for purposes unrelated with this event would be inappropriate and detract from the visual amenities of the locality contrary to Policies DP1, DP2, DAP8 and DAP11 of the Warwick District Local Plan 1996-2011;
- (2) the use hereby permitted shall only take place within the identified zones on the 1:2500 site plan submitted with the application. At the end of each event all temporary structures shall be removed and the site shall be restored to its former condition as park land. **REASON:** That the use of land and temporary structures are required only in association with the Bowls National Championships and the long-term, unnecessary use of the site for purposes unrelated with this event would be inappropriate and detract from the visual amenities of the locality contrary to Policies DP1, DP2, DAP8 and DAP11 of the Warwick District Local Plan 1996-2011;

PLANNING COMMITTEE MINUTES (Continued)

- (3) no more than 30 caravans may be situated on the land at any one time. **REASON:** That the use of land for caravans is only granted for the benefit of officials and competitors attending the Bowls National Championships and the unrestricted intensification of caravan pitches on site would be inappropriate, detracting from the visual amenities of the locality contrary to Policies DP1, DP2, DAP8 and DAP11 of the Warwick District Local Plan 1996-2011; and
- (4) Prior to the commencement of the temporary use hereby permitted a caravan management plan shall be submitted to and approved in writing by the local planning authority. Details shall include traffic and pitching management and hours of operation. Details shall be carried out as approved. **REASON:** To ensure that the event is satisfactorily managed to avoid any detrimental impact upon highway safety, the free flow of traffic and neighbouring amenity in accordance with Policy DP1, DP2, DP6, DP7, DP8 and DP9 of the Warwick District Local Plan 1996-2011.

8. W13/0239 – WILLOUGHBY, 12 AUGUSTA PLACE, ROYAL LEAMINGTON SPA

(Councillor Weber left the room whilst this application was discussed.)

The Committee considered an application from Mr O’Sullivan for a change of use from A4 public house to Sui Generis 16 bedroom house in multi occupation, including demolished part of building, second floor side extension, rear first floor extension, internal & external alterations, and new bin and cycle stores.

This application was presented to the Committee because of the number of objections that had been received.

The officer considered the following policies to be relevant:

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- SC14 - Community Facilities (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)
- SC9 - Telecommunications (Warwick District Local Plan 1996 - 2011)

PLANNING COMMITTEE MINUTES (Continued)

Residential Design Guide (Supplementary Planning Guidance - April 2008)
Vehicle Parking Standards (Supplementary Planning Document)
Sustainable Buildings (Supplementary Planning Document - December 2008)

National Planning Policy Framework, particularly paragraph 50 and 58
Warwick District Local Plan 2011 to 2020, Preferred Options; Preferred option - PO6

DAP6 - Upper Floors within Listed Buildings and Conservation Areas (Warwick District Local Plan 1996 - 2011)

DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

An addendum was circulated at the meeting that indicated that the applicant had highlighted changes to the proposed development made broadly at the time the Committee report was being published.

- The open space contribution was based on 18 bedrooms, since the proposed development had now been reduced from 18 to 16 bedrooms the contribution should be $16 - 3$ (existing beds) = $13 \times 628 = \text{£}8,164.00$
- The latest drawings were 835-07d & 835-08d (as per an email dated 13 May 2013), which included the baffle – described in the report as a stepped curtain wall.

It was the officer's opinion that the development was considered to be acceptable in principle and achieved acceptable standards of layout and design. It did not give rise to unacceptable harm in terms of parking provision, highway safety, living conditions, refuse facilities, the integrity of the unlisted building and character and appearance of the conservation area, ecology, sustainable energy, open space and loss of community facilities.

It was therefore sustainable development which was therefore considered to comply with the policies listed.

Members were pleased that the application had been reduced to a 16 bedroomed residential unit, which they felt was more viable. They also noted that the proposals would improve the look of the building and so improve the street scene and a Traffic Regulation Order would prevent the granting of street parking permits.

Therefore, following consideration of the report and presentation, the Committee was of the opinion that the application should be granted in accordance with the recommendations in the report.

RESOLVED that W13/0239 be GRANTED subject to the following conditions:

- (1) the development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);

PLANNING COMMITTEE MINUTES (Continued)

- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 835-01, 835-02b and the photomontage of aluminium bike shelter, dated 26th February 2013 and 835-09 835-07, Rev c, 835-08, Rev c dated on 19th April 2013 and specification contained therein except where amended by the condition 3 which requires the construction of the noise baffle. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;
- (3) the proposed bedroom no's 13, 14, 15, 16 and 7 shall not be occupied unless or until the proposed stepped curtain wall to provide sound attenuation to the existing extraction flue at the no 16 Augusta Place has been substantially completed in accordance with the extracts of the ground floor, south and west elevations plans submitted with the e-mail from Richard Noonan dated 09/05/13. **Reason:** To ensure that the living conditions of the future occupants are acceptable;
- (4) no facing and roofing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011;
- (5) the development hereby permitted shall not be occupied unless or until a Traffic Regulation Order has been made by the Highway Authority to remove the application property from the existing Traffic Regulation Order thereby securing the removal of the rights of the applicant/ future owner/ tenants of the application property to apply for residents parking permits. **REASON:** To ensure the proposed development does not result in an increase in on-street parking pressure in an area with already high demand to the detriment of highway safety and residential amenity in accordance with Policies DP8, DP2 and the Vehicle Parking Standards SPD of the Warwick District Local Plan 1996-2011;

PLANNING COMMITTEE MINUTES (Continued)

- (6) unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011;

- (7) 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 Listed Building, and in this conservation area and to satisfy Policy DAP4 and DAP 8 of the Warwick District Local Plan 1996-2011;

- (8) all window and door frames shall be constructed in timber and shall be painted and not stained. **REASON:** To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011 / To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011;

PLANNING COMMITTEE MINUTES (Continued)

- (9) the mitigation measures specified in the Environmental Noise Assessment report submitted by noise.co.uk dated 19th April 2013 shall be fully implemented before the use hereby permitted is brought into use. **Reason:** To ensure that future occupants of the proposed bedrooms have acceptable living condition in accordance with Warwick District Local Plan policy DP2; and
- (10) the development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application prepared by J.E. Turner has been wholly implemented in strict accordance with the approved details including the installation of the proposed solar panels on the west elevation shown on plan 835-08, Rev C. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

9. W13/0343 – 9 BINSWOOD AVENUE, ROYAL LEAMINGTON SPA

The Committee considered an application from Mr and Mrs Carter for the erection of a rear single storey lower ground floor extension; erection of a detached garage including first floor games room to rear of the site; and the conversion of the front coal storage chamber into a bedroom.

This application was discussed in conjunction with application W13/0344LB (minute number 10).

The application was presented to the Committee because Royal Leamington Spa Town Council had made an objection.

The officer considered the following policies to be relevant:

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)

PLANNING COMMITTEE MINUTES (Continued)

DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

DAP7 - Restoration of Listed Buildings (Warwick District Local Plan 1996 - 2011)

DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

Sustainable Buildings (Supplementary Planning Document - December 2008)

Vehicle Parking Standards (Supplementary Planning Document)

Residential Design Guide (Supplementary Planning Guidance - April 2008)

The 45 Degree Guideline (Supplementary Planning Guidance)

Distance Separation (Supplementary Planning Guidance)

National Planning Policy Framework

An addendum circulated at the meeting informed Members that the Highways Authority had not raised an objection, but a neighbour had submitted a further letter of objection in respect of the glazed screen between the main house and the coal storage chamber and the roof light in the front garden. The Head of Development Services also read out a further objection from a resident who lived in Binswood Avenue that had been received after the addendum had been issued. The objection centred on the coal hole bedroom and the kitchen extension and roof light, also the height of the Coach House. The Head of Development Services also informed the Committee that there had been some late proposals for highway conditions from the Highways Authority.

It was the officer's opinion that the proposals would have an acceptable impact on the living conditions of neighbouring dwellings and on the character and appearance of the Listed Building and the Conservation Area.

Members felt that that the objections in respect of the coal bunker had been addressed.

Therefore, following consideration of the report and presentation, the information contained in the addendum and the further objection read out at the meeting, the Committee was of the opinion that the application should be granted in accordance with the recommendations in the report and with the additional conditions proposed by the Highways Authority.

RESOLVED that W13/0343 be GRANTED subject to the following conditions:

- (1) the development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);

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) 12.195/003d, 12.195/004b, 12.195/005d & 12.195/006e, and specification contained therein, submitted on 18 March 2013 & 10 May 2013. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;
- (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, fascias, rooflights, the lantern light 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 DAP8 of the Warwick District Local Plan 1996-2011;
- (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 DP1 of the Warwick District Local Plan 1996-2011;
- (5) no development shall commence until details of the treatment of the ceiling to the converted front cellar (to include the retention of one of the vaulted ceilings) have been submitted to and approved in writing by the District Planning Authority. The development shall be carried out in strict accordance with the approved details. **REASON:** To protect the character and appearance of this Listed Building, in accordance with Policy DAP4 of the Warwick District Local Plan;

PLANNING COMMITTEE MINUTES (Continued)

- (6) all rainwater goods for the development hereby permitted shall be metal. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011;
- (7) all window and door frames and all doors shall be constructed in timber and shall be painted and not stained. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011;
- (8) the roofing material for the coach house shall be natural slate, a sample of which shall have 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 DAP8 of the Warwick District Local Plan 1996-2011;
- (9) 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) the first floor window to be formed in the south-facing elevation of the coach house hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011;
- (10) the garage and first floor games room shall be used for purposes incidental to the residential use of the dwelling house and shall not be used as a separate dwelling unit. **REASON:** Since there is insufficient parking and amenity space for a separate dwelling and to protect the amenities of surrounding properties, in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;

PLANNING COMMITTEE MINUTES (Continued)

- (11) the coach house hereby permitted shall not be used until an access for vehicles has been provided to the site not less than 3.0 metres or greater than 5.0 metres in width at any point, as measured from the near edge of the public highway carriageway. **REASON:** In the interests of highway safety, in accordance with Policy DP6 of the Warwick District Local Plan;
- (12) the access to the site for vehicles shall not be used unless a public highway footway crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of highway safety, in accordance with Policy DP6 of the Warwick District Local Plan; and
- (13) The access to the site shall not be constructed in such a manner as to reduce the effective capacity of any drain within the limits of the public highway. **REASON:** In the interests of highway safety, in accordance with Policy DP6 of the Warwick District Local Plan.

10. W13/0344LB – 9 BINSWOOD AVENUE, ROYAL LEAMINGTON SPA

The Committee considered an application from Mr and Mrs Carter for the erection of a rear single storey lower ground floor extension; conversion of front coal storage chamber into a bedroom; and internal alterations including the removal of existing walls/doors and the insertion of new walls/doors.

This application was discussed in conjunction with application W13/0343 (minute number 9).

The application was presented to the Committee because Royal Leamington Spa Town Council had made an objection.

The officer considered the following policies to be relevant:

DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

DAP7 - Restoration of Listed Buildings (Warwick District Local Plan 1996 - 2011)

DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

National Planning Policy Framework

An addendum circulated at the meeting informed Members that the Highways Authority had not raised an objection, but a neighbour had submitted a further letter of objection in respect of the glazed screen between the main house and the coal storage chamber and the roof light in

PLANNING COMMITTEE MINUTES (Continued)

the front garden. The Head of Development Services also read out a further objection from a resident who lived in Binswood Avenue that had been received after the addendum had been issued. The objection centred on the coal hole bedroom and the kitchen extension and roof light, also the height of the Coach House. The Head of Development Services also informed the Committee that there had been some late proposals for highway conditions from the Highways Authority.

It was the officer's opinion that the proposals would have an acceptable impact on the character and appearance of the Listed Building and the Conservation Area.

Members felt that that the objections in respect of the coal bunker had been addressed.

Therefore, following consideration of the report and presentation, the information contained in the addendum and the further objection read out at the meeting, the Committee was of the opinion that the application should be granted in accordance with the recommendations in the report.

RESOLVED that W13/0344LB be GRANTED subject to the following conditions:

- (1) the works hereby permitted shall begin not later than three years from the date of this consent. **REASON:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended);
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) 12.195/003d, 12.195/004b, 12.195/005d & 12.195/006e, and specification contained therein, submitted on 18 March 2013 & 10 May 2013. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;
- (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, fascias, rooflights, the lantern light 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

PLANNING COMMITTEE MINUTES (Continued)

to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011;

- (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 DP1 of the Warwick District Local Plan 1996-2011;
- (5) no development shall commence until details of the treatment of the ceiling to the converted front cellar (to include the retention of one of the vaulted ceilings) have been submitted to and approved in writing by the District Planning Authority. The development shall be carried out in strict accordance with the approved details. **REASON:** To protect the character and appearance of this Listed Building, in accordance with Policy DAP4 of the Warwick District Local Plan;
- (6) all rainwater goods for the development hereby permitted shall be metal. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011; and
- (7) all window and door frames and all doors shall be constructed in timber and shall be painted and not stained. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.

11. W13/0345 – TREHARROCK, VALLEY ROAD, LILLINGTON

(Councillor Boad left the room whilst this application was discussed.)

The Committee considered an application from Treharrook Care Home for the demolition of the doctors' surgery and erection of a three storey, 25 bedroom care home for people suffering from dementia.

The application was presented to the Committee because a number of objections had been made, including one from Royal Leamington Spa Town Council. Additionally, Councillor Boad had made a request that this application should be presented to the Committee.

PLANNING COMMITTEE MINUTES (Continued)

The officer considered the following policies to be relevant:

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
DP8 - Parking (Warwick District Local Plan 1996 - 2011)
DP6 - Access (Warwick District Local Plan 1996 - 2011)
DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
Distance Separation (Supplementary Planning Guidance)
Sustainable Buildings (Supplementary Planning Document - December 2008)
Vehicle Parking Standards (Supplementary Planning Document)
Residential Design Guide (Supplementary Planning Guidance - April 2008)
SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
Open Space (Supplementary Planning Document - June 2009)
DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)

An addendum circulated at the meeting informed Members that an additional consultation response had been received from Warwickshire County Council Localities & Community Safety (Flood Risk Management). This requested that the Applicant should try to reduce discharge from the site by 20—30% to account for future climate change effects. It was noted that an attempt had been made to reduce the amount of storm water entering the public sewer. A request was made for an additional condition to be included to cover the detailed design of the surface water drainage and that percolation tests were carried out to confirm the suitability of the ground for infiltration and that the contaminated land risk assessment report requested by Environmental Services was copied to Warwickshire County Council Localities & Community Safety. A request was also made for the detailed design of the rainwater harvesting unit to ensure that it was adequately sized.

The Head of Development Services also read out an objection that had been received from Councillor Boad subsequent to when the addendum had been issued. He had made these objections as Ward Councillor on behalf of the residents and himself. He detailed the objections in terms of over-development of the site and being contrary to certain Local Plan policies.

It was the officer's opinion that the proposed development was of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and did not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal was therefore considered to comply with the policies listed.

Members felt that the design was compatible with the street scene.
Members felt that access concerns in respect of large vehicles were not an

PLANNING COMMITTEE MINUTES (Continued)

issue because large vehicles would not be part of regular traffic to or from the care home. Some concerns were raised about the lack of parking and lack of amenity space for residents but most Members felt that there were insufficient reasons to object on these grounds because amenity space was provided by the garden and park land and the shortfall in parking spaces was only marginal.

Therefore, following consideration of the report and presentation, the information contained in the addendum and the further objection read out at the meeting, the Committee was of the opinion that the application should be granted in accordance with the recommendations in the report.

RESOLVED that W13/0345 be GRANTED subject to the following conditions:

- (1) the development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing numbers 680-01; 20 Rev B; 21 Rev A; 22; 23, 24 and 26 and specification contained therein, submitted on 18 March 2013 and 13 May 2013. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;
- (3) samples of the 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 DP1 of the Warwick District Local Plan 1996-2011;
- (4) a landscaping scheme, together with details of boundary treatment, 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

PLANNING COMMITTEE MINUTES (Continued)

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 Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011;

- (5) no part of the development hereby permitted shall be commenced until a scheme for the provision of suitable nesting boxes for starlings to be erected on trees/buildings within the site has been submitted to and approved in writing by the District Planning Authority. The scheme to include details of box type, location and timing of works. Thereafter, the platform(s)/box(es) shall be installed and maintained in perpetuity. **REASON:** To ensure that protected species are not harmed by the development in accordance with DAP3 in the Warwick District Local Plan 1996-2011;
- (6) the development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. **REASON:** To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution;
- (7) prior to the commencement of the development hereby permitted, a land contamination survey, specifically relating to a

PLANNING COMMITTEE MINUTES (Continued)

landfill gas risk survey, together with remedial measures to deal with such hazards has been submitted to and approved in writing by the local planning authority. No development shall be commenced until all contaminated materials have been removed or otherwise treated in accordance with details which have been approved in writing by the District Planning Authority. **REASON:** To protect the health and safety of future occupiers, and to satisfy the requirements of Policy DP9 of the Warwick District Local Plan 1996-2011;

- (8) the development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011;
- (9) all hard surfaces hereby approved shall be made of porous materials. **REASON:** To reduce surface water run-off and to ensure that the development does not increase the risk of flooding elsewhere, in accordance with Policy DP11 of the Warwick District Local Plan;
- (10) the site shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **REASON:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies DP1, DP2 & DP8 of the Warwick District Local Plan 1996-2011;
- (11) access for vehicles to the site from the public highway shall not be made other than at the position identified on the approved drawing number 680 – 20 Rev B at a position whereby the visibility splay requirements stated in condition 2 will be satisfied. **REASON:** In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick

PLANNING COMMITTEE MINUTES (Continued)

District Local Plan 1996-2011;

- (12) the development shall not be commenced until visibility splays have been provided to the vehicular access to the site with an 'x' distance of 2.4 metres and 'y' distances of 43.0 metres to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway. **REASON:** In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011;
- (13) the access to the site for vehicles shall not be used unless a public highway footway/verge crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011;
- (14) no more than one access for vehicles shall be made or maintained to the site from Valley Road, Lillington. **REASON:** In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011;
- (15) the access to the site shall not be reconstructed in such a manner as to reduce the effective capacity of any drain within the limits of the public highway. **REASON:** In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011;
- (16) the development shall not be occupied until all parts of the existing accesses within the public highway not included in the permitted means of access have been closed and the kerb/footway and verge has been reinstated in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011; and

PLANNING COMMITTEE MINUTES (Continued)

(17) the development shall not be commenced until space has been provided within the site for the parking/ loading/unloading of vehicles in accordance with details to be approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.

12. W13/0558 – FORMER HONILEY AIRFIELD, OLDWICH LANE EAST, WROXALL, KENILWORTH

The Committee considered an application from HundredPercent Properties for the temporary change of use for storage of vehicles (Class B8) on existing and proposed hard standing for a four year period.

The application was presented to the Committee to ensure its prompt determination.

The officer considered the following policies to be relevant:

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

DP6 - Access (Warwick District Local Plan 1996 - 2011)

DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)

DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)

DP11 - Drainage (Warwick District Local Plan 1996 - 2011)

DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)

RAP6 - Directing New Employment (Warwick District Local Plan 1996 - 2011)

SSP2 - Major Developed Sites (Warwick District Local Plan 1996 - 2011)

National Planning Policy Framework

An addendum circulated at the meeting outlined that four full-time Prodrive staff would remain on site; a further 50 Prodrive staff would be relocated to the Banbury facility. These would be replaced by a total of 80 full-time staff split between two shifts. Warwickshire County Council Ecology had raised no objection subject to conditions to ensure that the works were undertaken in accordance with the submitted Ecological Appraisal and Warwickshire County Council Highways Authority had also not raised an objection. Environmental Services had commented that given that there was the potential for land contamination and specifically unexploded ordnance on site (former RAF base) a phase 1 risk assessment and an unexploded ordnance survey should be undertaken where new hardstanding was to be created. With respect to HGV movements the primary concern related to early morning HGV movements and it was recommended that HGV's were only permitted to visit the site between 7.30am and 8:00pm Monday to Friday, 8am to 5pm Saturday and 10am to 4pm on Sunday.

PLANNING COMMITTEE MINUTES (Continued)

Twenty two letters of objection had been received raising concerns on grounds of highway safety; the lane was used by many horse riders which would be endangered by proposed transporters; inadequate size and condition of existing roads to accommodate the number of transporters proposed; additional traffic on country roads; additional noise and disturbance; delivery times and ecological impact.

The Head of Development Services confirmed that the Beusale, Haseley, Honiley and Wroxall Joint Parish Council neither accepted nor rejected the application providing the Highways Authority was satisfied with the application. Warwick District Council was still waiting for a response from Solihull Metropolitan Borough Council (SMBC) and further objections had been from residents in respect of highway safety, quality of the surrounding roads, noise and impact on the Green Belt, plus concerns about the site entrance. The Head of Development Services informed the Committee that officers had spoken with SMBC officers and this had raised concerns about increased traffic volumes and highway network implications. She asked Members to be mindful of a potential objection from SMBC when reaching a decision. Members were also informed that the Applicant had indicated that they would agree to a restriction on the delivery hours and this could be conditioned.

It was the officer's opinion that the development did not comply with the policies listed that aim to protect the Green Belt location, however given the particular circumstances of the temporary scheme very special circumstances were considered to exist sufficient to outweigh any harm to the openness of the Green Belt.

A motion to grant the application with a restriction on the delivery hours and no deliveries on Sundays was proposed and seconded but later withdrawn because the Council's solicitor explained that it would be difficult to justify a further restriction on hours by removing Sunday from the days that deliveries could take place as the current hours/days had already been agreed with Environmental Health who must have felt that the agreed hours/days were sufficient to protect the amenity of nearby residents. Members also felt that it was important to show support to Jaguar Land Rover and that by removing Sundays, deliveries would have to be compressed into the other six days of the week which could make traffic issues worse. Members also noted that permission was for four years and the site would only be used for overspill from the Solihull location. There would be 12 lorry movements per day.

Therefore, following consideration of the report and presentation, the information contained in the addendum and the further information given, the Committee was of the opinion that the application should be granted in accordance with the recommendations in the report.

RESOLVED that W13/0558 be GRANTED subject to the following conditions:

- (1) the use hereby permitted shall be discontinued and the land restored to its former condition (or any other condition as agreed in writing by

PLANNING COMMITTEE MINUTES (Continued)

the local planning authority) on or before the 1st June 2017 in accordance with a schedule of works which have been submitted to and approved in writing by the local planning authority. **REASON:** That the use of the site for storage by Jaguar Land Rover is granted on very special circumstances whilst expansion works are undertaken at the Solihull plant. The granting of a permanent planning permission could therefore prejudice the aims and objectives of Green Belt policies;

- (2) the application site shall only be used for the storage of vehicles manufactured by Jaguar Land Rover and shall not be used for any other purpose. **REASON:** That the use of the site for storage by Jaguar Land Rover is granted on very special circumstances whilst expansion works are undertaken at the Solihull plant. The granting of a permanent planning permission could therefore prejudice the aims and objectives of Green Belt policies; and
- (3) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) SL02, SL03, and specification contained therein. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

13. W13/0231 – 60 CLARENDON AVENUE, ROYAL LEAMINGTON SPA

(Councillor Weber left the room whilst this application was discussed.)

The Committee considered an application from Mr Nijjar for the conversion of an existing 14 bed nursing home to a 14 bed student house in multi occupation (HIMO) accommodation with five off street parking spaces to the rear accessed off Clarendon Street. This was a resubmission of application W13/0033.

At the Planning Committee held on the 30 April 2013, a decision was made to defer a decision pending a site visit, which took place on 18 May 2013. In addition, this application was presented to the Committee because Royal Leamington Spa Town Council had made an objection to the application and Councillor Weber had requested that the application be considered by the Planning Committee.

The officer considered the following policies to be relevant:

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

PLANNING COMMITTEE MINUTES (Continued)

DP6 - Access (Warwick District Local Plan 1996 - 2011)
DP8 - Parking (Warwick District Local Plan 1996 - 2011)
DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
Sustainable Buildings (Supplementary Planning Document - December 2008)
Vehicle Parking Standards (Supplementary Planning Document)
National Planning Policy Framework paragraphs 50 & 58

It was the officer's opinion that the proposed development was of an acceptable standard which would harmonise with its surroundings and did not result in an unacceptable adverse impact on the amenity of nearby residents. The proposal was therefore considered to comply with the policies listed.

Members agreed that the site visit had been necessary to visualise the proposals, especially in respect of parking.

Therefore, following consideration of the report and presentation, the Committee was of the opinion that the application should be granted in accordance with the recommendations in the report.

RESOLVED that W13/0231 be GRANTED subject to the following conditions:

- (1) the development hereby permitted shall be carried out only in strict accordance with the details shown on the approved plans and in the application documentation or any subsequently approved amending documents;
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing number 912-A1-011-B, and specification contained therein, submitted on 15 April 2013. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;
- (3) the development hereby permitted shall not be occupied unless or until a Traffic Regulation Order has been made by the Highway Authority to remove the application property from the existing Traffic Regulation Order thereby securing the removal of the rights of the applicant / future owner/ tenants of the application property to apply for residents

PLANNING COMMITTEE MINUTES (Continued)

parking permits. **REASON:** To ensure the proposed development does not result in an increase in on-street parking pressure in an area with already high demand to the detriment of highway safety in accordance with Policy DP8 of the Warwick District Local Plan 1996-2011 and SPD Vehicle Parking Standards 2007;

- (4) no development shall be carried out on the site which is the subject of this permission, until large scale details of the bin storage and recycling area have been submitted to and approved by the local 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 DAP8 of the Warwick District Local Plan 1996-2011;
- (5) the development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011; and
- (6) none of the rooms hereby permitted shall be occupied unless and until the car parking provision for this House in Multiple Occupation has been constructed or laid out, and made available for use by the occupants and / or visitors to the property and thereafter those spaces shall be retained for parking purposes. **REASON:** To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the local planning authority's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies DP1 & DP8 of the Warwick District Local Plan 1996-2011.

PLANNING COMMITTEE MINUTES (Continued)

14. W13/0430 – SHIPLEYS, 128 PARADE, ROYAL LEAMINGTON SPA

The Committee considered an application from Shipley Estates for the removal of conditions 2 and 3 of planning application W97/0858 (to remove the retail area on the ground floor).

This application was presented to the Committee because Royal Leamington Spa Town Council had made an objection.

The officer considered the following policies to be relevant:

TCP4 - Primary Retail Frontages (Warwick District Local Plan 1996 - 2011)

TCP2 - Directing Retail Development (Warwick District Local Plan 1996 - 2011)

DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)

It was the officer's opinion that the development did not adversely impact on the character and appearance of the area. The proposal was therefore considered to comply with the policies listed.

Therefore, following consideration of the report and presentation, the Committee was of the opinion that the application should be granted in accordance with the recommendations in the report.

RESOLVED that W13/0430 be GRANTED subject to the following conditions:

- (1) the development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing numbers 422/76 and 422/106, and specification contained therein, submitted on 27 March 2013. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;
- (3) the premises shall only be open to the public between the hours of 0900 and 2200 Monday to Saturday only and at no times on any Sunday or Bank Holiday. **REASON:** To ensure that the premises are not used at a time which

PLANNING COMMITTEE MINUTES (Continued)

would be likely to cause nuisance or disturbance to nearby residents in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011; and

- (4) no system of sound amplification shall be installed on or within the ground floor of these premises which is audible from outside of the premises. **REASON:** To protect the amenity of the area and to prevent nuisance or disturbance to nearby residents in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

15. TREE PRESERVATION ORDER SUB COMMITTEE

Members were informed that at a meeting of the Executive, the issue of whether to retain the Tree Preservation Sub Committee had been discussed. A proposal was made to disband the Sub Committee because there had not been much business for the Sub Committee to discuss and it required a large amount of organisation to organise each meeting. The decision on whether the Sub Committee should be disbanded had to be made by the Planning Committee because the Tree Preservation Order Sub Committee fell under its auspices.

Members agreed that it made sense to disband the Sub Committee but agreed that all Tree Preservation Orders had to come before the Planning Committee for consideration.

RESOLVED that the Tree Preservation Order Sub Committee be dissolved and all future Tree Preservation Orders be presented to the Planning Committee for consideration.

(The meeting ended at 8.15 pm)