

Planning Committee

Minutes of the meeting held on Wednesday 2 March 2022 at the Town Hall, Royal Leamington Spa at 6.00pm.

Present: Councillor Boad (Chairman); Councillors Ashford, R. Dickson, Falp Jacques, Kennedy, Leigh-Hunt, Morris, Quinney, Tangri and Tracey.

Also Present: Committee Services Officer – Rob Edwards; Legal Advisor – Caroline Gutteridge; Business Manager – Sandip Sahota; and Principal Planning Officer – Dan Charles.

152. Apologies and Substitutes

- (a) There were no apologies for absence made.
- (b) Councillor Falp substituted for the Whitnash Residents Association vacancy.

153. Declarations of Interest

Minute Number 155 - W/21/0862 - St Andrews House, Southam Road, Radford Semele

Councillor Leigh-Hunt declared an interest because the application site was in her Ward and she was addressing the Committee to speak in objection. She would not participate when the Committee discussed the application and made its decision.

154. Site Visits

To assist with decision making, Councillors, Boad, Kennedy, Leigh-Hunt, Morris, and Quinney visited the application site for W/21/0263 – Land North of Bakers Lane, Knowle, Solihull - on Monday 28 February 2022. Councillors Falp, Quinney and Dickson also made independent visits to the site.

The following independent site visits had been undertaken prior to the meeting:

W/21/0862 - St Andrews House, Southam Road, Radford Semele

Councillor Quinney made an independent site visit to this address.

W/21/1204 – 32 Littleton Close, Kenilworth

Councillors Jacques, Quinney, and Dickson made independent site visits to this address.

W/21/1490 - 33 Inchbrook Road, Kenilworth

Councillors Jacques and Dickson made an independent site visit to this address.

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W/21/1846 -27 Keytes Lane, Barford

Councillor Quinney made an independent site visit to this address.

155. **W/21/0862 – St Andrews House, Southam Road, Radford Semele**

The Committee considered an application from Interlock Surveys Ltd for the demolition of an existing office building and the erection of two new four-bedroom dwellings.

The application was presented to Committee because of the number of objections received including an objection from Radford Semele Parish Council.

The officer was of the opinion that the proposed development would deliver additional housing, in a sustainable location, with adequate on-site parking and an acceptable impact on neighbouring amenity. The development would enhance the site by adding landscaping and providing houses of high-quality design and would also provide adequate waste storage arrangements. It was therefore recommended for approval.

An addendum circulated at the meeting advised that further objections have been received from neighbours, and from Radford Semele Parish Council who had reaffirmed their objection.

The following people addressed the Committee:

- Councillor Carter, Parish Councillor, objecting;
- Mr Sabin, objecting;
- Mr Pugh, supporting; and
- Councillor Leigh-Hunt, District Councillor, objecting.

Members raised concerns that the report did not mention whether the proposed development would comply with Policy CC1 – Climate Change Adaptation. They felt that in order for the Committee to potentially approve the application, in light of the Council's Climate Change Action Plan it would be important to have some more details as to how this Policy was addressed in the application. Members also commented that there appeared to be inconsistencies in the marketing report as to the dates when the property was marketed and did not reflect that the Land Registry stated the current owner had bought the property in April 2021, and therefore further clarity would be needed.

Following consideration of the report, presentation, information contained in the addendum and the representations made at the meeting, it was proposed by Councillor Boad and seconded by Councillor Morris that the application should be deferred.

The Committee therefore

Resolved that W/21/0862 be **deferred** to further clarify when the property was marketed, and so that further information could be received that the

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application complies with Policy CC1 - Climate Change Adaptation.

156. **W/21/1204 – 32 Littleton Close, Kenilworth**

The Committee considered an application from Mr Scammell for the erection of a two-storey side and rear extensions and a loft conversion with a rear dormer, raising the ridge of the dwelling.

The application was presented to Committee because of an objection from Kenilworth Town Council.

The officer was of the opinion that the amended proposals did not result in unacceptable impact on the street scene, amenity of neighbouring occupiers including their parking choices, nor did they unacceptably impact protected species. The amended proposals therefore complied with Local Plan Policies BE1, BE1, TR3 and NE2 and the Council's Parking Standards and Residential Design Guide. It was therefore recommended that planning permission should be granted subject to conditions.

The following people addressed the Committee:

- Councillor Jones, Town Councillor, objecting;
- Mr Neill Crossley, objecting;
- Mr Barker, objecting; and
- Professor Branke, objecting.

A motion to refuse the application, contrary to the recommendation in the report, was proposed by Councillor Kennedy, seconded by Councillor Dickson and on being put to a vote was lost.

Following consideration of the report, presentation, information contained in the addendum and the representations made at the meeting, it was proposed by Councillor Jacques and seconded by Councillor Ashford that the application should be granted.

The Committee therefore

Resolved that W/21/1204 be **granted** subject to the following conditions:

- | No. | Condition |
|------------|--|
| (1) | the development hereby permitted shall begin no 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, 02B, 09B, and |

PLANNING COMMITTEE MINUTES (Continued)

- | No. | Condition |
|------------|--|
| | specification contained therein, submitted on 15/12/2021 and approved drawings 06 A, 07 A, 08 A, 10 A, and specification contained therein, submitted on 30/11/2021. |
| | Reason: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029; and |
| (3) | the development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for hedgehogs, reptiles, amphibians, and nesting birds (to include toolbox talks, timing of works, supervision of vegetation clearance and reasonable avoidance measures) has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full. |
| | Reason: To ensure that protected species are not harmed by the development. |

157. **W/21/0263 – Land North of Bakers Lane, Knowle, Solihull**

The Committee considered an application from Mr Smith for the change of use of land to the keeping of horses, the erection of stables, the construction of an all-weather riding arena and laying of hardstanding. A hay barn, part of an earlier submission on the scheme, had been omitted, and hardstanding reduced in size and access provided to the paddock area.

The application was presented to Committee because of the number of objections received including an objection from Lapworth Town Council.

The officer was of the opinion that the proposal was an appropriate form of development within the Green Belt. The scale of the building was considered to be appropriate for the land holding. The proposal raised no objection in design or amenity terms and was considered acceptable in relation to highway safety and impact on protected species.

For the above reasons, the application was recommended for approval subject to conditions.

An addendum circulated at the meeting advised that photographs had been received from the CPRE and had been circulated to Members in advance of the meeting.

The addendum also advised of an additional public response which stated that no more development should be permitted before the existing situation was fully rectified, and a concern raised by a third party on the impact on neighbours. Officers had considered the potential impact and were satisfied

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that due to the separation distance, together with intervening features and the small-scale nature of the specific proposal, the development would not result in material harm to the property.

The following people addressed the Committee:

- Mrs Cooper, objecting; and
- Councillor Illingworth, objecting.

The Legal Advisor advised Members that it was a judgement call for them if they felt the application had such an effect on the openness of the Greenbelt that it should be refused.

Members felt that having taken a site visit to the site, the cumulative effect of the development would lead to the openness of the Greenbelt being undermined.

Following consideration of the report, presentation, information contained in the addendum and the representations made at the meeting, it was proposed by Councillor Falp and seconded by Councillor Dickson that the application should be refused.

The Committee therefore

Resolved that W/21/0263 be **refused** contrary to the recommendation made in the report because of the impact of cumulative development on the openness of the Greenbelt.

(At 8:21pm the meeting was adjourned to allow for a comfort break. The meeting resumed at 8:35pm).

158. W/21/1490 – 33 Inchbrook Road, Kenilworth

The Committee considered an application from Mr Gisbourne for the erection of an additional storey to an existing bungalow, a single storey rear extension, rooflights and chimney along with the rendering of the existing house and the erection of a rear terrace.

The application was presented to Committee because of the number of objections received including an objection from Kenilworth Town Council.

The officer was of the opinion that the development proposal was in keeping with the character and appearance of the property and the area. In addition, the proposals were not considered to present a harmful impact upon the amenity of the neighbouring properties in relation to light, outlook, or privacy, were considered to provide an appropriate amount of parking and were in accordance with the aforementioned policies. The application was therefore recommended for approval.

Councillor Jones, Town Councillor, addressed the Committee speaking in objection.

PLANNING COMMITTEE MINUTES (Continued)

Following consideration of the report, presentation, information contained in the addendum and the representations made at the meeting, it was proposed by Councillor Quinney and seconded by Councillor Jacques that the application should be granted.

The Committee therefore

Resolved that W/21/1490 be **granted** subject to the following conditions:

- | No. | Condition |
|------------|---|
| (1) | development hereby permitted shall begin no 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(s) 5245-41 and specification contained therein, submitted on 30th July 2021. Approved drawing(s) 5245-62A, 5245-63A and specification contained therein, submitted on 6th December 2021.

Reason: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029; and |
| (3) | the rear terrace hereby permitted shall not be occupied unless and until the privacy screen has been erected in accordance with the approved details. The privacy screen shall remain in situ at all times thereafter.

Reason: To protect the amenities of occupants of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029. |

159. **W//21/1846 – 27 Keytes Lane, Barford**

The Committee considered an application from Harrison Projects Ltd for the conversion of an existing garage, the erection of a garden shed and the partial demolition of an existing wall.

The application was presented to Committee because of an objection from Barford, Sherbourne and Wasperton Joint Parish Council.

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The officer was of the opinion that the development proposals were in keeping with the character and appearance of the property and the surrounding conservation area. In addition, the proposals were not considered to cause harm to heritage assets. Moreover, the proposals were not considered to present a harmful impact upon the amenity of the neighbouring properties. The proposal was considered to be in accordance with the policies listed and it was therefore recommended for approval.

An addendum circulated at the meeting advised Members that part of the existing wall would be demolished to accommodate the proposed garden shed, as shown on the existing and proposed plans and elevations for the shed. Conservation and Design did not consider that the partial demolition of the existing wall would be harmful to the character and appearance of the conservation area.

Following consideration of the report, presentation, and information contained in the addendum, it was proposed by Councillor Dickson and seconded by Councillor Tracey that the application should be granted.

The Committee therefore

Resolved that W/21/1846 be **granted** subject to the following conditions:

- | No. | Condition |
|------------|---|
| (1) | the development hereby permitted shall begin no 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(s) 21/BAR/01 and specification contained therein, submitted on 4th October 2021.

Reason: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029; and |
| (3) | prior to the commencement of the development hereby approved the tree protection measures recommended in the Tree Report reference 4256-CWS-01 dated 5 January 2022 prepared by Cotswold Wildlife Surveys Ltd shall be adopted and implemented in a timely fashion. The development thereafter shall be implemented in strict accordance with the approved details, |

PLANNING COMMITTEE MINUTES (Continued)

No.

Condition

and the approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.

144. **Appeals Report**

Members received a report from officers outlining the existing enforcement matters and appeals currently taking place.

Resolved that the report be noted.

The meeting ended at 9:07pm)

CHAIRMAN
29 March 2022