

Planning Committee

Minutes of the meeting held on Tuesday 18 May 2021 in the Town Hall, Royal Leamington Spa at 6.00 pm.

Present: Councillor Boad (Chairman); Councillors Ashford, Cullinan, R. Dickson, Grey, Heath, Jacques, Kennedy, Leigh-Hunt, Morris and Tangri.

Also Present: Committee Services Officer – Mr Edwards; Legal Advisor – Mrs Amphlett; Business Manager – Development Manager – Rob Young; and Planning Officer – Andrew Tew.

1. Apologies and Substitutes

- (a) there were no apologies and
- (b) Councillor Grey substituted for Councillor Murphy.

2. Appointment of Chairman

It was proposed by Councillor Morris and seconded by Councillor Ashford that Councillor Boad be appointed Chairman of Planning Committee.

Resolved that Councillor Boad be elected Chairman of Warwick District Council's Planning Committee for the municipal year 2021/22.

3. Appointment of Vice-Chairman

It was proposed by Councillor Ashford and seconded by Councillor Grey that Councillor Morris be appointed Vice-Chairman of Planning Committee.

Resolved that Councillor Morris be elected Vice-Chairman of Warwick District Council's Planning Committee for the municipal year 2021/22.

4. Declarations of Interest

There were no declarations of interest made.

5. Site Visits

There were no arranged site visits made by the Committee but Councillor Dickson independently visited the following site:

W/20/1947 – Firs Cottage, Firs Lane, Haseley.

6. Minutes

The minutes of the meeting held on 30 March 2021 were taken as read and signed by the Chairman as a correct record.

PLANNING COMMITTEE MINUTES (Continued)

7. **W/20/1464 - Shires Gate Trade Park, Unit 1, Tachbrook Park Drive, Warwick**

The application was removed from the agenda by officers to allow time for the public consultation period to expire.

8. **W/20/1947 – Firs Cottage, Firs Lane, Haseley**

The Committee considered an application from Mr Smith for the proposed erection of stabling and implement/hay store to replace an existing hay store.

The application was presented to Committee because of the number of comments in support when the recommendation was that the application should be refused.

The officer was of the opinion that the proposal constituted inappropriate development within the Green Belt and failed to preserve the openness of the Green Belt by virtue of being of an excessive height, bulk and scale. Furthermore, the development provided an inappropriate 'domestic' design and appearance that increased the visual harm to the character and openness of this rural locality. No very special circumstances had been presented or were considered to exist which would outweigh the harm identified. The development was therefore considered to be contrary to Local Plan policy DS18 and the NPPF.

An addendum circulated prior to the meeting advised that the applicant had written a letter in support of the application to all Members of the Planning Committee.

The following people addressed the Committee:

- Miss Hingley, speaking in support;
- Miss Paton, speaking in support; and
- Mr Ross, speaking in support.

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

The Committee therefore

Resolved that W/20/1947 be **refused** because the site is situated within the Green Belt and the NPPF states that, within the Green Belt, the rural character of the area will be retained and protected. It also contains a general presumption against inappropriate development in Green Belt areas and lists specific forms of development which can be permitted in appropriate circumstances. The proposed development could fall broadly into the category of the provision of appropriate facilities for outdoor recreation. However, the proposal fails to preserve the openness of the Green Belt by virtue of being of

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an excessive height, bulk and scale, and proposes unnecessary uses within the building which would not represent appropriate facilities within the Green Belt. Furthermore, the development provides an inappropriate 'domestic' design and appearance that increases the visual harm to the character and openness of this rural locality.

In the Planning Authority's view, very special circumstances sufficient to justify departing from this Guidance have not been demonstrated. The proposal is therefore considered to be contrary to the NPPF and Warwick District Local Plan 2011 - 2029 policy DS18.

9. W/21/0123 – 1 Mortimer Road, Kenilworth

The Committee considered an application from Mr Butler for the erection of a two-storey side extension, a single storey rear extension and a single storey front extension following the demolition of existing brick sheds.

The application was presented to Committee because the applicant was closely related to an employee of Warwick District Council.

It was considered that the proposals were in keeping with the rest of the property, were an appropriate scale for the dwelling house and were not considered to appear at odds with the street scene. The proposals complied with the WDC Residential Design Guide SPD by introducing a matching roof shape and pitch, adopting appropriate materials and conforming with the aforementioned set down, set back and one metre distance separation.

The development was therefore considered to accord with the guidance set out in the Council's Residential Design Guide SPD, and Policy BE1 of the Warwick District Local Plan.

The proposals would not breach the 45-degree line taken from windows serving habitable rooms of adjacent properties, and as a result the proposals were considered acceptable in terms of impact on light and outlook. Overall it was not considered the scheme would result in material harm through overlooking or loss of privacy to neighbours. The proposed extension was therefore considered not to result in any material harm to the amenity of the neighbouring dwellings and accorded with Policy BE3 of the Local Plan and the Residential Design Guide SPD.

Following consideration of the report and presentation, it was proposed by Councillor Ashford and seconded by Councillor Dickson that the application should be granted.

The Committee therefore

Resolved that W/21/0123 be **granted**, subject to the conditions listed below and a note advising deliveries should not take place half an hour before and half an hour after school hours.

PLANNING COMMITTEE MINUTES (Continued)

- | 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) 054/03, 054/04, 054/05 and specification contained therein, submitted on 11th January 2021 and approved drawing 054/06A and specification contained therein, submitted on 15th April 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; |
| (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 BE1 of the Warwick District Local Plan 2011-2029; |
| (4) | the development hereby permitted 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 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 residential amenity in accordance with Policies BE1, BE3 and TR3 of the Warwick District Local Plan 2011-2029; and |
| (5) | a note advising deliveries should not take place half an hour before and half an hour after school hours. |

10. **Planning 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 6.46pm)

CHAIRMAN
22 June 2021