

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 20 October 2003 at the Town Hall, Royal Leamington Spa at 6.00 p.m.

PRESENT: Councillor Evans (Chair); Councillors Ashford, Mrs Compton, Copping, Ms De-Lara-Bond, Guest, MacKay, Smith and Windybank.

549. DECLARATIONS OF INTEREST

Minute Number 552 W20031255 Land Adjacent to the Railway Line, Common Lane, Kenilworth

Councillor Windybank declared a personal interest because he was a trustee of the Kenilworth to Berkswell Greenway.

Minute Number 553 W20030529 Land at Bread and Meat Close, Friar Street, Warwick District Council

Councillors Ashford, Mrs Compton, Copping, Ms De-Lara-Bond, Evans, Guest, MacKay, Smith and Windybank declared personal interests because the application was on Council land.

Minute Number 557 W20031330 Land off Montgomery Road, Whitnash

Councillors Ashford, Mrs Compton, Copping, Ms De-Lara-Bond, Guest, MacKay, Smith and Windybank declared personal interests because the application was on Council land.

Councillor Evans declared a personal interest because the application was on Council land and because he was on the Action 21 Board.

Minute Number 562 W20031433 57B Warwick Road, Kenilworth

Councillor Windybank declared a personal interest because the applicant was known to him.

550. MAGNOLIA HOUSE, 32-34 KENILWORTH ROAD, LEAMINGTON SPA

The Committee considered an application, from Mr P Akhter, for the conversion of an extension of former nursing home premises to form 19 number self-contained apartments.

The application had been deferred at the Planning Committee meeting on the 29 September 2003, to enable a site visit to take place on the 18 October.

The Head of Planning and Engineering had recommended that the application be granted as amended subject to conditions on access, car parking, landscaping materials and large scale architectural details. However the Committee were of the opinion that the application had inadequate car parking, and was overdevelopment of the site.

RESOLVED that application W20030899 be refused because;

- (1) inadequate car parking
- (2) it would cause harm to the character and appearance of the conservation area and setting of adjacent Listed Buildings; and
- (3) overdevelopment of the site.

(Councillor Mrs Goode addressed the Committee as Ward Councillor)

551. WOODLAND GRANGE, OLD MILVERTON LANE, OLD MILVERTON

The Committee considered an application, from Mr M R Dawson, for the erection of a 2 storey extension to the southern elevation to form a main entrance with reception area and leisure facilities at ground and first floor level, a 3 storey extension to the northern elevation comprising of three ground floor lecture rooms, and three syndicate rooms, 42 additional bedrooms on upper floors and provision of additional office accommodation with restructured roof space above existing ground floor lecture rooms to western elevation.

The application had been deferred at the Planning Committee meeting on the 29 September 2003, to enable a site visit to take place on the 18 October.

RESOLVED that application W20031161 be granted subject to conditions in relation to materials large scale details and landscaping after reference to the Secretary of State as a departure from the development plan and completion of a 106 agreement rescinding part of the 1989 permission.

552. LAND ADJACENT TO THE RAILWAY LINE, COMMON LANE, KENILWORTH

The Committee considered an application, from Orange PCS Limited, for the erection of a 20 metre monopole supporting three antennas one 0.6 metre dish, ten equipment cabinets, enclosure and ancillary telecommunications equipment.

The application had been deferred at the Planning Committee meeting on the 29 September 2003, to enable a site visit to take place on the 18 October.

The Head of Planning & Engineering had recommended that the application be granted subject to conditions for a badger survey, tree and hedgerow protection and retention and bird notes. However the Committee were of the opinion that the application had an adverse visual impact on an area of open natural beauty due to height and location of mast, the visual impact on Highland Road, to SE and across to A429 Coventry Road and it was contrary to ENV3 of the Warwick District Local Plan.

PLANNING COMMITTEE (Continued)

RESOLVED that application W20031255 be refused because;

- (1) Adverse visual impact on area of open natural beauty due to height and location of mast;
- (2) Visual impact on Highland Road, to SE and across to A429 Coventry Road; and
- (3) Contrary to ENV3 of WDLP.

553. LAND AT BREAD AND MEAT CLOSE, FRIAR STREET, WARWICK

The Committee considered an application, from Laing Homes Midlands, for the erection of 80 dwellings with new access from Friar Street and Westgate Close a new footpath link and alteration to the Friar Street/Compton Street junction.

Following a Committee site visit consideration of the application had been deferred at the meeting of the Committee on the 10 September at the request of the applicants who wished to submit amended plans. These had now been received and had been the subject of re consultation with the public and other interested parties. The report had been amended to take account of these changes and the most recently submitted plans were referred to as a further submission within the report.

RESOLVED that application W20030529 be granted subject to conditions on materials, landscaping, large scale details, contaminated land, construction after flood alleviation scheme is implemented, details of foul and surface water drainage, protection of flood plain, protection of ground water, slab levels above flood level, fire fighting water supplies, archaeology, protection of trees, protection of public footpath, detailing of hard surfacing near trees, bird note after completion of a legal agreement to require affordable housing, dedication of public open space and contribution towards offsite provision and contribution towards County Council services.

(Councillor Kinson addressed the Committee as Ward Councillor)

554. LAND REAR OF DONGAN ROAD AND ADJACENT TO PRIORY PARK, WARWICK

The Committee considered the confirmation of a provisional tree preservation order covering a 20 metres wide, woodland strip adjacent to the footpath at the rear of Dongan Road and adjacent to Priory Park, Warwick.

Details of representations against and in support of the order, including a petition of over 400 signatures supporting the order, were set out in the report.

RESOLVED that TPO251 be confirmed without modification.

(Councillor Holland addressed the Committee as ward Councillor and presented a petition of over 400 signatures supporting the order)

PLANNING COMMITTEE (Continued)

555. 56 RUSSELL TERRACE, LEAMINGTON SPA

The Committee considered an application from Newbold Design Limited for the erection of a two-storey building (with additional accommodation in basement and roofspace), incorporating 16 two bedroomed flats after demolition of the existing dwelling and garage.

RESOLVED that determination of planning application W20031096 and conservation area consent W20031282 be deferred to allow for a site visit

556. LAND ADJACENT TO THE BLUNDELLS, ALBION STREET, KENILWORTH

The Committee considered an application from John Goodway for the erection of two blocks of two-storey high flats containing a total of 15 flats after the demolition of the existing buildings.

RESOLVED that determination of planning application W20031333 be deferred to allow for a site visit.

557. LAND OFF MONTGOMERY ROAD, WHITNASH

The Committee considered an outline planning application from Milcel Ltd for a residential development.

RESOLVED that application W20031330 be deferred for six weeks to allow further consultation to take place.

558. ADJOURNMENT OF MEETING

The Chair adjourned the meeting of the Planning Committee held on Monday, 20 October 2003 to Tuesday, 21 October 2003 at 6.00 pm.

(the meeting ended at 10.00 pm.)

RESUMPTION OF ADJOURNED PLANNING COMMITTEE MEETING

Minutes of the adjourned Planning Committee meeting held on Tuesday, 21 October 2003 at the Town Hall, Royal Leamington Spa at 6.00 p.m.

PRESENT: Councillor Evans (Chair); Councillors Ashford, Mrs Compton, Copping, Ms De-Lara-Bond, Guest, MacKay, Smith and Windybank.

559. 14-20 THE PARADE, LEAMINGTON SPA

The Committee considered an application, from Trudson Ltd, for the conversion of upper floors from offices to 16 no. self-contained flats.

RESOLVED that application W20030577 and Listed Building consent W20030578 be deferred for further information on noise, access from rear and windows.

PLANNING COMMITTEE (Continued)

560. THE GREEN BARN, WASPERTON LANE, BARFORD

The Committee considered an application, from J and J Manicom, for the erection of a dwelling for equestrian key worker.

RESOLVED that determination of planning application W20031336, be deferred to allow for a site visit to take place.

(Councillor Butler addressed the Committee as Ward Councillor)

**561. MONTGOMERY EQUESTRIAN CENTRE OLD BUDBROOKE ROAD
BUDBROOKE**

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

RESOLVED that determination of planning application W20031213, be deferred to allow for a site visit to take place.

(Councillor Butler addressed the Committee as Ward Councillor)

562. PLANNING APPLICATIONS

The Committee considered a list of planning applications.

RESOLVED that the planning applications as detailed at Appendix A be approved.

563. APPEALS AND ENFORCEMENT SECTION - MONTHLY REPORT

The Committee considered a report from the Head of Planning and Engineering on appeal decisions for application numbers:-.

W20021883 - 68 Braemar Road, Lillington, Leamington Spa - erection of a two-storey side extension and a single storey rear extension (dismissed).

W20021926 - The Dovecote, Wasperton - erection of a hay/straw barn, adjoining tack room and stables (allowed).

W20021318 - Bakers Barn, Bakers Lane, Lapworth - erection of a barn for storage purposes (after former barn suffering wind damage) (dismissed).

Land adjacent to River Avon at Wasperton - excavation of fishing lake for fishing and associated conservation (dismissed).

W20021516 - 3A Campion Terrace, Leamington Spa - erection of a two-storey dwelling (dismissed).

W20021461 - Lapworth Arabian Stud, Fingerpost Meadow, Pinley, Shrewley - erection of a dwelling (proprietor of the Stud to replace existing mobile home) (dismissed).

W20030482 - 30 Manor Road, Leamington Spa - rear loft extension incorporating new windows (dismissed).

PLANNING COMMITTEE (Continued)

Details of appeals received from the Planning Inspectorate, the Council's performance for the year April 2003 to March 2004 and the Planning Inspectors forthcoming hearings were also set out in the report.

RESOLVED that the report be noted.

564. DEVELOPMENT CONTROL STATISTICS FOR APRIL TO JUNE 2003

The Committee considered a report from the Head of Planning and Engineering on notification which had been received from the ODPM of the Development Control statistics for the quarter April to June 2003. The figures for Warwick District Council and the remaining districts were also attached as an appendix to the report.

RESOLVED that the Council's performance be noted.

(the meeting ended at 8.45 pm.)