

NOTE: THIS SUMMARY IS NOT THE FORMAL MINUTES OF THE PLANNING COMMITTEE. IT IS INTENDED TO GIVE EARLY NOTICE OF THE DECISIONS TAKEN.

Part A - General

1. **Emergency Procedure**
2. **Substitutes** – These will be detailed in the minutes
3. **Declarations of Interest** - These will be detailed in the minutes of the meeting.
4. **Minutes** – This will be recorded in the minutes of the meeting.

Part B - Planning Applications

5. W08/1717 – 2-24 KENILWORTH STREET, ROYAL LEAMINGTON SPA

This item was WITHDRAWN because confirmation had been received that the council could proceed with completing the Section 106 Agreement and issuing the planning permission.

6. W10/0034 – SANDALL HOUSE FARM, NARROW LANE, LOWSONFORD

This item was GRANTED in accordance with the officers' recommendations.

7. W10/0035 – SANDALL HOUSE FARM, NARROW LANE, LOWSONFORD

This item was ADJOURNED to the following evening, to allow for clarification over the exact extent of the track covered by the conditions.

8. W10/1659 – TREHARROCK, VALLEY ROAD, ROYAL LEAMINGTON SPA

This item was REFUSED contrary to the officers recommendations for the following reasons:

Lack of parking facilities (contrary to DP8)

Scale, height and massing of building in relationship to the neighbouring dwellings (contrary to DP1);

Lack of safe access for larger vehicles with inadequate manoeuvring space (contrary to DP6);

The outside amenity space is insufficient and inadequate living environment (contrary to DP2);

The proposal is incompatible with the neighbouring church and the street scene (contrary to DP1).

10. W11/0527 – 17 CHURCH HILL, BISHOPS TACHBROOK

This item was GRANTED contrary to the officers recommendations because members felt it respected the listed building to which it was related and the design would preserve or enhance the setting of the listed building and the conservation area.

11. W11/0528 LB – 17 CHURCH HILL, BISHOPS TACHBROOK

As per the information in the addendum, as the proposed building was not to be connected to the Listed Building, Listed Building Consent was not required. The application for Listed Building consent has therefore, been withdrawn.

14. W11/0947 – ARLES COTTAGE, SNITTERFIELD LANE, NORTON LINDSEY, WARWICK

This item was GRANTED in accordance with the officers' recommendations.

URGENT ITEM – W02/1472 – PORTOBELLO WORKS, EMSCOTE ROAD, WARWICK

This item was GRANTED in accordance with the officer's recommendation.

The Chairman adjourned the meeting on 20 March until the subsequent evening. Below is the Summary of decisions relating to the applications considered on the reserve night on 21 March 2012 but formed part of the published agenda for 20 March 2012

9. W11/0259 – 26 LEAM TERRACE, ROYAL LEAMINGTON SPA

The application was refused contrary to recommendation in the report because there would be insufficient car parking spaces which is contrary to the Council's Parking Standards and the use has a detrimental impact on the amenity of the neighbouring properties.

In addition the Committee authorised enforcement action with a compliance period of 6 months to cease the use.

16. W11/1339 – 20-24 HIGH STREET AND 2-4 SWAN STREET, WARWICK

The application was refused contrary to the recommendation in the report because the layout of parking would have an unacceptable impact on the safe and satisfactory access by vehicles and pedestrians, principally commercial vehicles to the site particularly impacting on pedestrian use and therefore contrary to DP1 (A H and K), DP6, SPD vehicle parking standards particularly section 8, and DP8 (E).

17. W11/1451 – MORTIMER HOUSE, 52 KENILWORTH ROAD, ROYAL LEAMINGTON SPA

The application be refused contrary to the recommendation of the report because the application is contrary to DAP8 clause 9.34 and 9.35 because it adversely affects important views and open spaces within the conservation area.

21. W12/0040 – GUYS CROSS NURSING HOME, 120-122 COVENTRY ROAD, WARWICK

The application be REFUSED contrary to the recommendation of the report because the application is contrary to DP2 through effect on amenity of the neighbour through the location and orientation of the shelter.

That enforcement action be authorised but suspended for three months to enable discussions between parties, followed by a compliance period of 1 month to remove the shelter.

18. W11/1457 – MORTIMER HOUSE, 52 KENILWORTH ROAD, ROYAL LEAMINGTON SPA

The application was GRANTED in accordance with the recommendation in the report subject to an additional condition as outlined in the officers addendum that no gates shall be attached to the gate piers, hereby approved.

19. W11/1416 CA – MORTIMER HOUSE, 52 KENILWORTH ROAD, ROYAL LEAMINGTON SPA

The application was GRANTED in accordance with the recommendation in the report.

7. W10/0035 – SANDALL HOUSE FARM, NARROW LANE, LOWSONFORD (Adjourned Item)

Having been ADJOURNED from the previous evening, the application was GRANTED in accordance with the recommendation in the report.

12. W11/0804 – 2 CHURCH STREET, BARFORD, WARWICK

The application was GRANTED in accordance with the recommendation in the report.

13. W11/0805 CA – 2 CHURCH STREET, BARFORD, WARWICK

The application was GRANTED in accordance with the recommendation in the report.

15. W11/1337 LB – 40 TREDINGTON PARK, HATTON PARK, WARWICK

The application was GRANTED in accordance with the recommendation in the report.

20. W11/1668 – NORTH LEAMINGTON SCHOOL, PARK ROAD, ROYAL LEAMINGTON SPA

The application was GRANTED in accordance with the recommendation in the report subject to the additional condition regarding the removal of permitted development on plots 28, 29 and 30.

22. W12/0140 – 144 PARADE, ROYAL LEAMINGTON SPA

The application was GRANTED in accordance with the recommendation in the report.

Part C – Other Planning Matters

23. PROPOSED REVISION TO THE CONSERVATION AREA ADVISORY FORUM REPORT

The recommendations in the report was agreed subject to a minor alteration to the remit.

24. APPEAL UPDATE REPORT

The report was noted.