

PLANNING COMMITTEE

Minutes of the meeting held on Monday 14 February 2005 at the Town Hall, Royal Leamington Spa at 6.00 p.m.

PRESENT: Councillor Ashford (Chair), Councillors Mrs Compton, Copping, Ms De Lara Bond, Gill, Kinson, Mrs Knight, MacKay and Windybank.

(Councillor Gill substituted for Councillor Evans).

731. DECLARATIONS OF INTEREST

Minute Number 741a – W2004/2252 – St. Nicholas Park, Banbury Road, Warwick

Councillors Ashford, Mrs Compton, Copping, Ms De Lara-Bond, Gill, Kinson, Mrs Knight, MacKay and Windybank declared personal interests because it was Warwick District Council land.

Minute Number 751 – W2004/2086 – 80 Stratford Road, Warwick

Councillors Ashford and MacKay declared a personal interest because the applicant was an employee of Warwick District Council and known to them.

Minute Number 738 – W2004/0505 Gog Brook Farm, Hampton Road, Warwick

Councillor Mrs Compton declared a personal interest because she was a County Councillor and Warwickshire County Council may financially benefit from this application.

Minute Number 741 – W20042253 – Land adjacent, Stratford Road, Warwick

Councillor Mrs Compton declared a personal interest because she was a County Councillor and Warwickshire County Council may financially benefit from this application.

Minute Number 741b W2004/2251 – South West Warwick Development, Land Adjacent, Narrow Hill Meadow, Warwick

Councillor Mrs Compton declared a personal interest because she was a County Councillor and Warwickshire County Council may financially benefit from this application.

Minute Number 733 W2004/2194 land adjacent to Gymnasium, Kings High School for Girls, Smith Street, Warwick, CV34 4HJ

Councillor Kinson declared a personal prejudicial interest because he was a Governor of Kings High School for Girls and left the room whilst it was considered.

Minute Number 734 W2004/2193CA Kings High School, Warwick

Councillor Kinson declared a personal prejudicial interest because he was a Governor of Kings High School for Girls and left the room whilst it was considered.

Minute Number 747 W2004/2048 – Land rear of 4-6 Woodcote Road, Leamington Spa

Councillor Copping declared a personal prejudicial interest because the applicants were his neighbours and left the room whilst it was considered.

Minute Number 743 W2004/1068 – Stoneleigh Park, Stoneleigh Road, Stoneleigh, Kenilworth

Councillor MacKay declared a personal interest because he was Ward Councillor for the application.

Minute Number 753 W2004/1229 Stoneleigh Deer Park, Stareton Lane, Stoneleigh, Kenilworth

Councillor MacKay declared a personal interest because he was Ward Councillor for the application.

Councillor Mrs Compton declared a personal interest because she was a member of Warwickshire Rural Community Council which are based at Stoneleigh Deer Park.

Minute Number 751 W2004/2137 2 Hodnett Close, Kenilworth

Councillor Windybank declared a personal interest because the applicants are known to him.

732. 66-70 LEAMINGTON ROAD, KENILWORTH

The Committee considered an application from, Cala Homes Midlands Limited, for the erection of six dwellings and associated works (including the demolition of no. 66).

The Head of Planning and Engineering had recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) H5 - Infilling within the Towns (Warwick District Local Plan 1995)
(DW) ENV3A - Sustainable Development and Energy Conservation (Warwick District Local Plan 1995)
UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version).

The following addressed the Committee on this application:

Councillor T Martin	Town Council
Mr R Newbold	Objector
Mr R Belamy	Applicant

After considering the report from the Head of Planning and Engineering and the representations from members of the public, the Committee were of the opinion that the application should be refused because would result in the creation of an unacceptable vehicular access onto Leamington Road, Kenilworth.

RESOLVED that application W2004/2212 be REFUSED for the following reasons:

- (1) The proposal would result in the creation of an unacceptable vehicular access onto Leamington Road, which would be seriously detrimental to road safety by reasons of:
 - It would provide the absolute minimum in terms of highway visibility standards and still represents a very real threat to road safety;
 - It failed to take into account that this stretch of road had been identified by the Police Road Safety Unit as a route with a record of high proportion of personal injury collisions;
 - It failed to recognise that local residents had confirmed an unacceptably high record of traffic incidents of all types; and
- (2) The proposal would be contrary to the provisions of District-Wide Policy ENV3 of the Warwick District Local Plan 1995 and Policy DP6 of the Warwick District Local Plan 1996-2011 (first deposit version).

733. LAND ADJACENT TO GYMNASIUM, KINGS HIGH SCHOOL FOR GIRLS, SMITH STREET, WARWICK.

The Committee considered an application from Warwick Independent Schools, for the erection of a classroom block, sixth form centre and reconstruction of part of front boundary wall.

The following addressed the Committee:

Dr L Hall	Objector
Mr R Wood	Applicant
Councillor R Smith	Ward Councillor

The Head of Planning and Engineering had recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) ENV3A - Sustainable Development and Energy Conservation (Warwick District Local Plan 1995)
(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
(DW) ENV7 - Demolition of Non-Listed Buildings within Conservation Areas (Warwick District Local Plan 1995)
(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)
(DW) ENV9 - Design Guidance for New Development within Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV10 - Detailed Planning Applications within Conservation Areas (Warwick District Local Plan 1995)
(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)
(DW) ENV22 - Evaluation of the Archaeological Effects of Development Proposals (Warwick District Local Plan 1995)
(DW) ENV22A - Archaeological Investigations in Advance of Development (Warwick District Local Plan 1995)
The 45 Degree Guideline (Supplementary Planning Guidance).

RESOLVED that application W2004/2194 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990,
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing nos. 2072-01D, -02D, -03D, -04D, .06 and .07, and specification contained therein, received on 10th December 2004 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3,
- (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 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 ENV8 of the Warwick District Local Plan,
- (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 ENV3 of the Warwick District Local Plan,

- (5) No development shall take place until the applicant has secured the implementation of a written programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the District Planning Authority. **REASON** : To ensure any items of archaeological interest are adequately investigated, recorded and if necessary, protected, in order to satisfy the requirements of Policy ENV22 of the Warwick District Local Plan; and
- (6) The use hereby permitted shall not commence until the applicant has submitted and the planning authority has approved in writing a School Travel Plan and any measures proposed to be carried out in that plan before the use commences have been implemented. Following commencement of the use, the measures (and any variations) so approved shall continue to be implemented in full at any time when the use is being carried on. The plan shall:
- (a) Specify targets for the proportion of pupils and staff travelling to and from the site by foot, cycle, public transport, shared vehicles and other modes of transport which reduce emissions and the use of non-renewable fuels;
 - (b) Set out measures designed to achieve those targets together with timescales and arrangements for their monitoring, review and continuous improvement;
 - (c) Identify a member of staff using the site with overall responsibility for the plan and a scheme for involving pupils and staff in its implementation and development. **REASON** : To minimise the number of motor vehicles coming to the school, reduce congestion, and minimise vehicle impacts on the environment in accordance with Policy (DW) ENV3 of the Warwick District Local Plan 1995.

734. **PLANNING APPLICATION**

The Committee considered a list of planning application:

RESOLVED that the planning applications at appendix "C" be agreed.

735. **LAND REAR OF 31 CLARENDON SQUARE, LEAMINGTON SPA**

The Committee considered an application from Crabb Curtis & Co (Homes) Ltd, for the erection of 3 dwellings.

The Head of Planning and Engineering had recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)
(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)
(DW) H5 - Infilling within the Towns (Warwick District Local Plan 1995)
(DW) IMP1 - Infrastructural and Community Requirements Associated with Major Development (Warwick District Local Plan 1995)
(DW) IMP2 - Meeting the Needs of People with Disabilities (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP5 - Density (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP8 - Parking (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP14 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011 First Deposit Version)
SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)
UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version).

The following addressed the Committee on this application:

Mr E Du Gard	Objector
Councillor Crowther	Ward Councillor

After considering the report from the Head of Planning and Engineering and the representations of members of the public, the Committee were of the opinion that the application should be refused because policy (DW) ENV3 of the Warwick District Local Plan 1995 required all development proposals to achieve a high standard of design, harmonising with their surroundings whilst Policy (DW) ENV6 states Conservation Areas would be protected from development which would have a detrimental effect upon their character or appearance and Policy (DW) ENV8 required new development in Conservation Areas to achieve a high standard of design appropriate to the special historic or architectural character of the area. In addition, Policy (DW) ENV11 states applications to alter or extend Listed Buildings in such a way as to adversely affect their character would normally be refused whilst Policy (DW) ENV12 states the setting of Listed Buildings would be protected. These policies were reflected by Policies DP1, DP2, DAP6 and DAP10 of the Warwick District Local Plan 1996-2011 (first deposit version); and the application site comprised the walled rear garden to number 31 Clarendon Square, a Grade II Listed Building. The proposal would entail the lowering of existing ground levels, the partial demolition of an existing "listed" garden wall and the erection of 3 new dwellings and a new garden wall, gate and steps which would link onto the "listed" garden wall.

RESOLVED that application W2004/2160 be REFUSED for the following reasons:

- (1) Three, 2 bedroomed dwellings would constitute an excessive development on this site of limited size, resulting in an unacceptably cramped development which would have an unneighbourly, overbearing effect on the outlook from neighbouring properties; and
- (2) The development would neither preserve nor enhance the character or appearance of either the Conservation Area or that of the Listed Building, number 31 Clarendon Square or its setting, by reason of the proposed siting and design of the 3 dwellings, in particular the use of “cat-slide” roofs to the south elevations of the dwellings.

736. LAND REAR OF 31 CLARENDON SQUARE, LEAMINGTON SPA

The Committee considered an application, from Crabb Curtis & Co (Homes) Ltd, for the erection of three dwellings.

The Head of Planning and Engineering had recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)
DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

The following addressed the Committee on this item:

Mr E Du Gard	Objector
Councillor Crowther	Ward Councillor

After considering the report from the Head of Planning and Engineering and the representations of members of the public, the Committee were of the opinion that the application should be refused because policy (DW) ENV3 of the Warwick District Local Plan 1995 required all development proposals to achieve a high standard of design, harmonising with their surroundings whilst Policy (DW) ENV6 states Conservation Areas would be protected from development which would have a detrimental effect upon their character or appearance and Policy (DW) ENV8 required new development in Conservation Areas to achieve a high standard of design appropriate to the special historic or architectural character of the area. In addition, Policy (DW) ENV11 states applications to alter or extend Listed Buildings in such a way as to adversely affect their character would normally be refused whilst Policy (DW) ENV12 states the setting of Listed Buildings would be protected. These policies were reflected by Policies DP1, DP2, DAP6 and DAP10 of the Warwick District Local Plan 1996-2011 (first deposit version); and the application site comprised the walled rear garden to number 31 Clarendon Square, a Grade II Listed Building. The proposal would entail the lowering of existing ground levels, the partial

demolition of an existing “listed” garden wall and the erection of 3 new dwellings and a new garden wall, gate and steps which would link onto the “listed” garden wall.

RESOLVED that application W2004/2160 be REFUSED for the following reasons:

- (1) Three, 2 bedroomed dwellings would constitute an excessive development on this site of limited size, resulting in an unacceptably cramped development which would have an unneighbourly, overbearing effect on the outlook from neighbouring properties; and
- (2) The development would neither preserve nor enhance the character or appearance of either the Conservation Area or that of the Listed Building, number 31 Clarendon Square or its setting, by reason of the proposed siting and design of the 3 dwellings, in particular the use of “cat-slide” roofs to the south elevations of the dwellings.

737. LAND AT FAIRWAY RISE, R/O 15 KNOWLE HILL, KENILWORTH

The Committee considered an application from J Brooks for the erection of two detached dwellings.

The Head of Planning and Engineering recommended that the application be granted subject to conditions as he considered it complied with the following Policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
Distance Separation (Supplementary Planning Guidance)
DP6 - Access (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP5 - Density (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)
PPG1 – General Principles (Government Guidance)
PPG3 – Housing (Government Guidance)
GD3 – Overall Development Strategy (Warwickshire County Structure Plan 1996-2011)
H1 – Provision of Housing Land (Warwickshire County Structure Plan 1996-2011)

The following addressed the Committee on this item:

Councillor Mrs F Bunker
Mr Storey
Mr R Bailey
Councillor Shilton

Town Council
Objector
Applicant
Ward Councillor

RESOLVED that application W2004/1787 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990,
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 4411/02B, 04A, 05A, 06B, 07A, 08 and 09, and specification contained therein, submitted on 12 October 2004 and 8 December 2004, unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3,
- (3) 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 ENV3 of the Warwick District Local Plan,
- (4) No development shall be carried out on the site which is the subject of this permission, until details of the methods of construction, including cross sections, of the dwellings, garages and access road/turning areas, including areas and specification for 'no-dig' method of construction have been submitted to and approved in writing by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan,

- (5) No development shall take place until details of the exact line and depth of the proposed foul and surface water drainage pipes and other trenched services required to service the development have been submitted to and approved by the local planning authority. The installation of the services shall be in accordance with the approved details. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan,
- (6) No work of any kind shall be begun on the site until the protective fence(s) around the trees identified as being retained on the approved plans, have been erected and the fencing has been confirmed in writing to be acceptable by the District Planning Authority. Within the approved fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no site huts, no fires lit and no excavation of trenches for drains, service runs or for any other reason. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan,
- (7) A landscaping scheme, 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 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 5837:1991. 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 Policy ENV3 of the Warwick District Local Plan,

- (8) Details of the means of disposal of storm water from the development, including reasoning for such a scheme in the form of a geological and ground investigation shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced and the development shall not be carried out other than in strict accordance with such approved details. **REASON** : To ensure satisfactory provision is made for the disposal of storm water to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan; and
- (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), no development shall be carried out which comes within Parts 1 and 2 of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : This site is of a restricted size and configuration and is in close proximity to trees and other dwellings. It is considered appropriate therefore to retain control over future development to ensure that the residential amenity of this locality is protected in accordance with the provisions of District-Wide Policy ENV3 of the Warwick District Local Plan.

738. GOG BROOK FARM, HAMPTON ROAD, WARWICK

The Committee considered an application from Taylor Woodrow Developments Ltd, for the variation to condition 13 of planning permission W941419 to read “no more than 700 dwellings of the south-west Warwick development, including those forming earlier phases already permitted shall be occupied until the Warwick Town Centre Traffic Management Scheme has been completed”.

Variation to condition 14 of planning permission W941410 to read: “no more than 700 dwellings of the south-west Warwick development, including those forming earlier phases already permitted, shall be built until a northern link road access to the A429 Stratford Road, has been completed, in accordance with details to be submitted in writing to the District Planning Authority”.

The Head of Planning and Engineering had recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 – Development Principles (Warwick District Local Plan 1995)
(DW) RL5 – Open Space within New Residential Development (Warwick District Local Plan 1995)

(DW) H4 – Preparation of Development Briefs (Warwick District Local Plan 1995)

SC1 – Securing a Greater Choice of Housing (Warwick District Local Plan 1996 – 2011 First Deposit Version)

(DW) ENV3A – Sustainable Development and Energy Conservation (Warwick District Local Plan 1995)

UAP1 – Directing New Housing (Warwick District Local Plan 1996 – 2011 First Deposit Version)

The following addressed the Committee on this application:

Mr J MacKay	Objector
Mr T Bateman	Applicant

RESOLVED that application W2004/0505 be GRANTED subject to the following conditions:

- (1) No more than 700 dwellings of the South West Warwick development, including those forming earlier phases already permitted shall be occupied until the Warwick Town Centre Traffic Management Scheme has been completed,
- (2) No more than 700 dwellings of the South West Warwick development, including those forming earlier phases already permitted, shall be built until a northern link road access to the A429 Stratford Road has been completed, in accordance with details to be submitted in writing to the District Planning Authority,
- (3) All other outstanding conditions on W941410 remain applicable; and
- (4) Warwickshire County Council be informed that Warwick District Council would wish to see the funds made available to the County as a result of lifting the “cap” on housing development in South West Warwick, to be utilised in any future Warwick Town Centre Traffic Management Scheme for the reduction of the intrusive effects of traffic on the historic streets of Warwick.

739. KENILWORTH HOUSE, KENILWORTH ROAD, LEAMINGTON SPA

The Committee considered an application from Micro Design Group for the demolition of existing site buildings and erection of 42 residential units with associated car parking and landscaping.

The following addressed the Committee on this item:

Councillor I Jermond	Town Council
Mr D Keyte	Objector
Mr Adams	Objector
Mr N Hood	Applicant
Councillor Mrs Goode	Ward Councillor

RESOLVED that application W2004/1121 and W2004/1296CA be DEFERRED to allow for a site visit to be undertaken as the Committee felt it would be of significant benefit to them when considering the application.

740. ADJOURNMENT OF MEETING

The Chair adjourned the meeting of the Planning Committee held on Monday 14 February 2005 to Tuesday 15 January 2005 at 6.00 pm

(The meeting ended at 10.20 pm)

RESUMPTION OF ADJOURNED PLANNING COMMITTEE MEETING

Minutes of the adjourned Planning Committee meeting held on Tuesday 15 February 2005 at the Town Hall, Royal Leamington Spa at 6.00 pm.

PRESENT: Councillor Ashford (Chair), Councillors Mrs Compton, Copping, Ms De Lara Bond, Gill, Kinson, Mrs Knight, MacKay and Windybank.

(Councillor Gill substituted for Councillor Evans).

741. LAND ADJACENT TO STRATFORD ROAD, WARWICK

The Committee considered an application from Taylor Woodrow Developments Ltd, for the construction of a single carriageway link road accessed from the A429 to the existing south west Warwick development spine road.

The following addressed the Committee on this application:

Mr M Hope	Objector
Mr T Bateman	Applicant

RESOLVED that application W2004/2253 be DEFERRED whist Warwickshire County Council Highways be reconsulted and requested to comment on the acceptability of the impact of the proposed junction arrangement on the accesses to the commercial activities to the south of the Stratford Road opposite to the proposed junction as a public speaker had referred to a heavy level of usage of a commercial site which it was considered would be adversely affected by the proposed junction layout.

741a. ST NICHOLAS PARK BANBURY ROAD, WARWICK

The Committee considered an application from Taylor Woodrow Development Ltd and Warwick District Council, for site remediation and re construction of sports pitches.

The Head of Planning and Engineering had recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

(DW) ENV2 - Areas of Restraint (Warwick District Local Plan 1995)
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) RL1 - Protection of Open Space Defined on the Proposals Map (Warwick District Local Plan 1995)
(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

RESOLVED that application W2004/2252 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown in the approved Planning Report, and specification contained therein, dated December 2004 (except for the layout of pitches on drawing number 04-0107/101) unless first agreed otherwise in writing by the District Planning Authority. **REASON**: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3;
- (3) No development shall be carried out on the site which is the subject of this permission, until details of finished levels 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 prevent flooding and to protect the character of the Conservation Area in accordance with Policies (DW) ENV3 and ENV6;
- (4) No work of any kind shall be begun on the site until the protective fence(s) around the trees identified as being retained on the approved plans, have been erected and the fencing has been confirmed in writing to be acceptable by the District Planning Authority. Within the approved fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no site huts, no fires lit and no excavation of trenches for drains, service runs or for any other reason. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan;

- (5) The development hereby permitted shall not commence unless and until two weeks notice in writing of the start of works shall have been given to the Warwickshire Museum as the nominated representative of the District Planning Authority. During the construction period the developer shall afford access at all reasonable times to representatives of the Museum and shall allow them to observe the excavations and record items of interest and finds. **REASON** : To ensure any items of archaeological interest are adequately investigated, recorded and if necessary, protected, in order to satisfy the requirements of Policy ENV22 of the Warwick District Local Plan;
- (6) No development shall be carried out on the site which is the subject of this permission, until a detailed Remediation Method Statement has been submitted to and approved by the District Planning Authority, which shall include:-
- (a) The method for removing and/or treating contaminated soil.
 - (b) the quantities of soil to be dealt with by the various means.
 - (c) Methods to minimise the potential for noise, dust nuisance, and traffic impacts on the locality.
 - (d) Means to ensure that the site works will be controlled to ensure that controlled waters are not contaminated during the course of the works or in the future.
- The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure that there is no pollution of the water environment in accordance with Policy (DW) ENV3 of the Warwick District Local Plan 1995;
- (7) All fuels, hydraulic fluids and other liquids shall be stored at least 20 m from any tree in a secure area with a suitable bund to prevent contamination by spillage. **REASON** : To ensure that there is no pollution of the water environment in accordance with Policy (DW) ENV3 of the Warwick District Local Plan 1995;
- (8) All excavation works within a distance from a retained tree of less than 12 times its stem diameter, measured at 1.5 m above ground level, shall be undertaken by hand. **REASON** : To ensure that the retained trees are protected in accordance with Policy (DW) ENV3 of the Warwick District Local Plan; and

- (9) That the remediation and reinstatement of sports pitches at this site be accepted as discharging the sports pitch requirement at South West Warwick in accordance with Policy RL5 of the Local Plan (to be the subject of a Grampian Condition restricting future developments at South West Warwick until such times as these works are completed). Such a condition to be applied to applications W20010813, W20000465 and W20020474 already the subject of resolution to grant. **REASON :** To ensure appropriate timing/delivery of this requirement.

741b. **SOUTH WEST WARWICK DEVELOPMENT, LAND ADJACENT, NARROW HALL MEADOW, WARWICK**

The Committee considered an application from, Taylor Woodrow Developments Ltd, for the construction of a local centre.

The Head of Planning and Engineering had recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) H4 - Preparation of Development Briefs (Warwick District Local Plan 1995)
(DW) IMP1 - Infrastructural and Community Requirements Associated with Major Development (Warwick District Local Plan 1995)
(DW) ENV3A - Sustainable Development and Energy Conservation (Warwick District Local Plan 1995)

RESOLVED that application W2004/2251 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON :** To comply with Section 91 of the Town and Country Planning Act 1990;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing numbers 1218/SK/501D, /502D and /503A, and specification contained therein, received on 21st January 2005 unless first agreed otherwise in writing by the District Planning Authority. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3;

- (3) The roads and footways hereby permitted shall not be designed or constructed other than in accordance with the requirements and standard specifications of the Highway Authority as set out in "Transport and Roads for Developments - The Warwickshire Guide 2001", together with any published amendments to it. **REASON** : To ensure compliance with the Council's standards;
- (4) No development shall be carried out on the site which is the subject of this permission, until details of a mechanical wheel wash facility adjacent to the access 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 that mud and debris are not deposited on the public highway; and
- (5) A Grampian Condition be imposed on applications W20010813, W2000465 and W20020474 stating the following. No more than 750 dwellings shall be occupied on the South West Warwick development until the northern link road is completed and available for use by public vehicles. **REASON** : To ensure the appropriate timing/delivery of the northern link road.

742. PORTOBELLO WORKS, EMSCOTE ROAD, PORTOBELLO, WARWICK

The Committee considered an application from Gladedale Homes, for the residential development for 210 dwellings.

The Head of Planning and Engineering had recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
Distance Separation (Supplementary Planning Guidance)

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

SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP5 - Density (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

The following addressed the Committee on this item:

Mr J Buckingham
Mr J Buttal
Councillor Gifford

Objector
Applicant
Ward Councillor

After considering the report from the Head of Planning and Engineering and the representations of members of the public the Committee were of the opinion that the application should be refused because policy (DW) ENV3 of the Warwick District Local Plan 1995 requires all development proposals to achieve a high standard of design, harmonising with their surroundings which was reflected by policies DP1 and DP2 of the Warwick prominent riverside location overlooking the open “semi-rural” gap between Warwick and Royal Leamington Spa and adjoining by the Portobello Bridge and Rockmill, Grade II listed buildings.

RESOLVED that application W2004/2176 be REFUSED because the proposed contemporary design failed to properly respect its context, with its excessive mass and bulk the proposed development would compete with rather than compliment its setting and its use of a wholly and emphatically rectilinear form with a rendered finish would appear very incongruous in this location. It would have a sharpness and hardness to its character which would emphasise its intrusive alien nature which would not be mitigated by adequate landscaping.

743 **STONELEIGH PARK, STONELEIGH ROAD, STONELEIGH, KENILWORTH**

The Committee considered an application from the Royal Agricultural Society of England for the development and refurbishment of Stoneleigh Park to provide exhibition, hotel and conference facilities, showground facilities, a business innovation park, visitor centre, leisure and ancillary retail and catering facilities, a National Equine Centre and livestock facilities, together with a new access road and bridge, landscaping, parking, circulation works, an equine bridge and highway improvements.

The Head of Planning and Engineering had recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

(DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)

(DW) EMP6 - Design and Landscaping of New Industrial Premises (Warwick District Local Plan 1995)

(DW) EMP9 - National Agricultural Centre, Stoneleigh (Warwick District Local Plan 1995)

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

(DW) ENV22A - Archaeological Investigations in Advance of Development (Warwick District Local Plan 1995)

(DW) ENV27 - Ecological Development (Warwick District Local Plan 1995)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) RL10 - The Development of the Local Rights of Way Network (Warwick District Local Plan 1995)

(DW) C2 - Diversification of the Rural Economy (Warwick District Local Plan 1995)

(DW) S2 - Resistance to further Out-Of-Town Retailing (Warwick District Local Plan 1995)

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

(DW) ENV18 - Historic Parks and Gardens (Warwick District Local Plan 1995)

(DW) ENV22 - Evaluation of the Archaeological Effects of Development Proposals (Warwick District Local Plan 1995)

(DW) ENV26 - The Implementation of Tree Planting Schemes (Warwick District Local Plan 1995)

DP6 - Access (Warwick District Local Plan 1996 - 2011 First Deposit Version)

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

DP10 - Flooding (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP11 - Drainage (Warwick District Local Plan 1996 - 2011 First Deposit Version)

SC10 - Sustainable Transport Improvements (Warwick District Local Plan 1996 - 2011 First Deposit Version)

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

DP9 - Pollution Control (Warwick District 1996 - 2011 First Deposit Version)

(DW) ENV25 - Development of a Long-Term Tree Management Programme (Warwick District Local Plan 1995)

DP3 - Natural Environment (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP4 - Archaeology (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

RAP10 - Safeguarding Rural Roads (Warwick District 1996 - 2011 First Deposit Version)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)

DAP4 - Protecting Nature Conservation and Geology (Warwick District 1996 - 2011 First Deposit Version)

DAP13 - Protecting Historic Parks and Gardens (Warwick District 1996 - 2011 First Deposit Version)

SSP2 - Major Developed Sites (Warwick District 1996 - 2011 First Deposit Version)

SSP3 - Stoneleigh Park (Warwick District 1996 - 2011 First Deposit Version)

RAP7 - Directing New Employment (Warwick District 1996 - 2011 First Deposit Version)

Warwickshire Structure Plan 1996-2011: policy GD.7- Previously-developed sites.

Warwickshire Structure Plan 1996-2011: policy T1- Transport Objectives.

West Midlands Regional Spatial Strategy-

- RR1 (Rural Renaissance)
- PA14 (Economic Development and the rural economy)
- PA15 (Agriculture and farm diversification)
- PA3 (Hi-Technology corridor)
- PA4 (Development relating to Higher/Further education and research establishments and incubator units).

The following addressed the Committee on this item:

Dr D Clarke	Parish Council
Mr W Blagburn	Objector
Mr P Weatherhead	Applicant

RESOLVED that application W2004/1068 be GRANTED subject to the following conditions:

- (1) This permission is granted under the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995, on an outline application and the further approval of the District Planning Authority shall be required to the undermentioned matters hereby reserved before any development is commenced:-

- (a) the siting, design and external appearance of the proposed development,
- (b) details of the access arrangements,
- (c) details of landscaping.

REASON : To comply with Section 92 of the Town and Country Planning Act 1990,

- (2) In the case of the reserved matters specified above, application for approval, accompanied by all detailed drawings and particulars, must be made to the District Planning Authority not later than the expiration of eight years beginning with the date of this permission. **REASON**: To comply with Section 92 of the Town and Country Planning Act 1990,

- (3) The development to which this permission relates must be begun not later than the expiration of ten years from the date of this permission or within the expiration of two years from the final approval of all reserved matters, whichever is the later. **REASON** : To comply with Section 92 of the Town and Country Planning Act 1990,

- (4) The reserved matters referred to in conditions 1 to 3 above shall closely follow the principles set out in the illustrative drawings nos. 1925LO/06a and 1925LO/14 and in all other respects shall be in broad accordance with all the other plans, specifications and documents which were submitted with the outline application. **REASON** : To ensure that the development is in conformity with the outline details submitted and does not, therefore, have an unacceptable impact on issues of acknowledged importance,

- (5) The occupants of the retail space shall be limited to retail activity which is ancillary to the main purpose of the food, farming and countryside visitor centre and educational/training and leisure facilities. In particular, no motorcars, bulky electrical goods, carpets, bulky DIY goods and building materials, flat pack furniture, kitchen units and bathroom equipment shall be sold from the retail space. **REASON** : To ensure that the development is in conformity with the outline details submitted and does not, therefore, have an unacceptable impact on issues of acknowledged importance,
- (6) The market hall shall not exceed 2,000 sq.m. and shall only be let to individual traders in units of space not exceeding 50 sq. metres, unless otherwise agreed in writing by the District Planning Authority. No other individual retail unit (outside the market area) shall exceed 465 sq.m. unless otherwise agreed in writing by the District Planning Authority. **REASON** : To retain control over the retail use of the site in accordance (principally) with policies GD1, GD6 and TC1 of the Warwickshire Structure Plan 1996-2011 and ENV1, S1 and S2 of the Warwick District Local Plan, 1995,
- (7) The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the District Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the District Planning Authority. **REASON** : In the interests of fire safety,
- (8) No development shall be carried out on the site pursuant to this permission, until details of the proposed method of attenuating surface water run-off (including full design details and all necessary calculations) 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 that satisfactory provision is made for surface water run-off,
- (9) There shall be no development or raising of ground levels within the floodplain of the River Avon. **REASON** : To ensure no loss in floodplain storage or interruption to flood flow routes,

- (10) There must be no new buildings, structures (including gates, walls and fences) or raised ground levels within 8 metres of the top of any bank of watercourses, inside or along the boundary of the site, unless agreed otherwise in writing by the Local Planning Authority. **REASON** : To maintain access to the watercourse for maintenance or improvements and provide for overland flood flows,
- (11) There shall be no storage of any materials including soil within that part of the site liable to flood as shown on the attached plan on drawing no. EA1. **REASON** : To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity,
- (12) No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed. **REASON** : To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal,
- (13) No development approved by this permission shall be commenced until a scheme for the improvement and/or extension of the existing sewage disposal works has been agreed with the Sewerage Undertaker to the satisfaction of the Local Planning Authority. No buildings (or uses) hereby permitted shall be occupied (or commenced) until such improvements and/or extensions have been commissioned to the reasonable satisfaction of the Local Planning Authority. **REASON** : To prevent pollution of the water environment,
- (14) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor. **REASON** : To prevent pollution of the water environment,

(15) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund. Please refer to the Oil Storage Regs 2001.
REASON : To prevent pollution of the water environment,

(16) Development approved by this planning permission shall not be commenced unless:-

(a) Desk top study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information, and, using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

(b) A site investigation has been designed for the site using the information obtained from the desk top study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken relating to receptors associated with the proposed new use, those uses that will be retained (if any) and other receptors on and off the site that may be affected, and
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

(c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment undertaken.

(d) A Method Statement detailing the remediation requirements, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to the remediation being carried out on the site

REASON : To ensure that the proposed site investigations and remediation will not cause pollution of the environment or harm to human health,

- (17) No development shall be carried out on the site pursuant to this permission, until details of a phasing scheme (showing the intended date for commencement and completion for all parts of the site) 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 that the phasing of the work does not harm issues of acknowledged importance,
- (18) No development shall take place pursuant to this permission until the applicant has secured the implementation of a written programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the District Planning Authority. **REASON :** To ensure any items of archaeological interest are adequately investigated, recorded and if necessary, protected, in order to satisfy the requirements of Policy ENV22 of the Warwick District Local Plan,
- (19) No development shall be carried out on the site pursuant to this permission, until details of the route to be used for all construction traffic (which shall not be through Stoneleigh village) 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 protect the amenity of the occupiers of properties in the vicinity, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan,

- (20) No development shall be carried out on the site which is pursuant to this permission, until details of a satisfactory construction access route on the west of the site 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 protect the amenity of the occupiers of properties in the vicinity, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan,
- (21) No development shall be carried out on the site which is pursuant to this permission, until details of a satisfactory signage scheme 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 protect the amenity of the occupiers of properties in the vicinity, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan,
- (22) The highway alterations (as listed in the note below) shall be constructed in accordance with a phasing plan to be produced as part of the addendum Transport Assessment to be approved by the relevant Highway Authorities. The phasing plan shall take account of the necessity to implement individual highway alterations in response to (or prior to) reaching identified thresholds or phases of development on the site. **REASON** : In the interests of highway safety, and in accordance with the requirements on policy ENV3 of the Warwick District Local Plan, 1995,
- (23) No external lighting or sound amplification or public address system shall be installed on any external wall or roof of any building or in any open-air location comprised in the application site other than in accordance with details first submitted to and approved in writing by the District Planning Authority. **REASON** : To protect the amenity of the occupiers of nearby properties, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan,

- (24) No development shall be carried out on the site which is pursuant to this permission, until details of a traffic noise mitigation scheme 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 protect the amenity of the occupiers of nearby properties, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan,
- (25) No development shall be carried out on the site which pursuant to this permission, until details of a method of working to minimise the environmental impact of construction and development works 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 protect the amenity of the occupiers of nearby properties, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan,
- (26) No fireworks shall be displayed or firearms used or demonstrated anywhere within the site other than in accordance with details first submitted to and approved in writing by the District Planning Authority. (The details shall include the types of firework or firearm to be used, the location of the use and their hours of use.) **REASON** : To protect the amenity of the occupiers of nearby properties, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan,
- (27) No use of any part of the site for purposes of events, displays or other types of public occasion shall take place, until details of a noise control protocol have been submitted to and approved by the District Planning Authority. The use shall not take place otherwise than in full accordance with such approved details. **REASON** : To protect the amenity of the occupiers of nearby properties, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan,

- (28) All public events held pursuant of this permission shall be related to agriculture and other uses associated with livestock, food production, equine activities or other rural pursuits, unless otherwise agreed in advance (in writing) by the District Planning Authority. **REASON** : To ensure that the development is in conformity with the outline details submitted and does not, therefore, have an unacceptable impact on issues of acknowledged importance and to retain control over the use of the site in accordance (principally) with policies GD1, GD6 of the Warwickshire Structure Plan 1996-2011,
- (29) No building work shall commence on site prior to the implementation of junction improvement at the C32 Stoneleigh Road junction with the A46, generally in accordance with drawing number Cz-8014 (Issue 5 by ARUP) and subject to detailed design to the satisfaction of the Highways Agency. **REASON** : To enable the A46 trunk road to continue to be an effective part of the national system of routes for through traffic, in accordance with Section 10 (2) of the Highways Act 1980 by avoiding disruption to flow on that route by traffic expected to be generated by the development, and to protect the interests of road safety on the trunk road,
- (30) No development hereby permitted at Stoneleigh Park shall be first occupied until the applicants have secured implementation of junction improvement at the A46/A452 "Thickthorn Junction", generally in accordance with drawing number Cz-8002a, (Issue 1 by ARUP) and subject to detailed design to the satisfaction of the Highways Agency. **REASON** : To enable the A46 trunk road to continue to be an effective part of the national system of routes for through traffic, in accordance with Section 10 (2) of the Highways Act 1980 by avoiding disruption to flow on that route by traffic expected to be generated by the development, and to protect the interests of road safety on the trunk road,

- (31) No development hereby permitted at Stoneleigh Park shall be first occupied until the applicants have secured implementation of junction improvement at the A429/Stoneleigh Road/Gibbett Hill junction, generally in accordance with drawing number Cz-8013 (Issue 1 by Arup) and subject to detailed design in consultation with the Highways Agency and the local Highway Authorities. **REASON** : To enable the A46 trunk road to continue to be an effective part of the national system of routes for through traffic, in accordance with Section 10 (2) of the Highways Act 1980 by avoiding disruption to flow on that route by traffic expected to be generated by the development, and to protect the interests of road safety on the trunk road; and
- (32) No building work shall commence on site prior to the implementation of the junction improvement at the B4115/ Stoneleigh Road Junction (which links the A46 road) generally in accordance with drawing number Cz-8011, (Issue 2 by Arup) and subject to detailed design in consultation with the Highways Agency and the local Highway Authorities. **REASON** : To enable the A46 trunk road to continue to be an effective part of the national system of routes for through traffic, in accordance with Section 10 (2) of the Highways Act 1980 by avoiding disruption to flow on that route by traffic expected to be generated by the development, and to protect the interests of road safety on the trunk road.

744 **REAR OF 12 AMHERST ROAD, KENILWORTH**

The Committee considered an application from Applestone Homes Ltd, for the erection of a detached dwelling.

The Head of Planning and Engineering had recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) H5 - Infilling within the Towns (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)

The following addressed the Committee on this item:

Councillor Illingworth	Town Council
Mr Botherway	Objector
Mr M Jones	Applicant
Councillor Mrs Blacklock	Ward Councillor

After considering the report from the Head of Planning and Engineering and the representations of members of the public the Committee were of the opinion that the application should be refused because policy (DW) ENV3 of the Warwick District Local Plan 1995 requires all development proposals to achieve a high standard of design, harmonising with their surroundings. This is reflected by policies DP1 and DP2 of the Warwick District Local Plan 1996-2011 (First Deposit Version). The proposal is therefore contrary to the aforementioned policies.

RESOLVED that application W2004/0032 be REFUSED because the proposed dwelling would constitute an unacceptable overdevelopment of this site by reason of its size mass and bulk being out of proportion with the size of the plot and furthermore, its design would fail to harmonise with the immediate neighbourhood and has not properly respected its context.

745. QUICKS SITE, STATION APPROACH, LEAMINGTON SPA

The Committee considered an application from Miller Homes & Quicks Finance Ltd, for the demolition of all existing buildings and redevelopment for 3 linked buildings to provide 183 apartments, alterations to access and associated works, including construction of decked car parks.

The Head of Planning and Engineering had recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) H17 - Lower-Cost Housing in the Towns (Warwick District Local Plan 1995)
(DW) H5 - Infilling within the Towns (Warwick District Local Plan 1995)
(DW) H1 - Level of New Housing Provision 1989-2001 (Warwick District Local Plan 1995)
DP6 - Access (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP8 - Parking (Warwick District Local Plan 1996 - 2011 First Deposit Version)
SC9 - Affordable Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
(DW) ENV3A - Sustainable Development and Energy Conservation (Warwick District Local Plan 1995)
DP3 - Natural Environment (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP5 - Density (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

Warwickshire Structure Plan 1996-2011

GD1 - Overriding Purpose
GD3 - Overall Development Strategy
GD5 - Development Location Priorities
TC1 - Town Centre Uses

National Policy Guidance

PPG 3 -Housing
PPG 6 - Town Centres and Retail Developments
PPG13 - Transport
PPG 15 - Planning and the Historic Environment
PPG 23 - Planning and Pollution Control
PPG 24 - Planning and Noise

The following addressed the Committee on this item:

Mrs T Newby	Objector
Mr Dee	Objector
Mr Mortimer	Objector
Mr T Bateman	Applicant
Councillor Gifford	Ward Councillor

After considering the report from the Head of Planning and Engineering and representations of members of the public the Committee were of the opinion that the application should be refused because policy (DW) ENV3 of the Warwick District Local Plan 1995 requires all development proposals to achieve a high standard of design, harmonising with their surroundings. This is reflected by policies DP1 and DP2 of the Warwick District Local Plan 1996-2011 (First Deposit Version). The proposal is therefore, contrary to the aforementioned policies.

RESOLVED that application W2004/1281 be REFUSED because the proposed development would constitute an unacceptable overdevelopment of the site which by reason of its excessive height (accentuated by its elevated position above Station Approach) and the density of the development would have an overpowering bulk and mass being both un-neighbourly and seriously detrimental to the character and appearance of this locality.

746. ADJOURNMENT OF MEETING

The Chair adjourned the meeting of the Planning Committee held on Tuesday 15 February 2005 to Thursday 17 February 2005 at 6.00 pm

(The meeting ended at 10.15 pm)

RESUMPTION OF ADJOURNED PLANNING COMMITTEE MEETING

Minutes of the adjourned Planning Committee meeting held on Thursday 17 February 2005 at the Town Hall, Royal Leamington Spa at 6.00 pm.

PRESENT: Councillor Ashford (Chair), Councillors Mrs Compton, Copping, Ms De Lara Bond, Gill, Kinson, Mrs Knight, MacKay and Windybank.

(Councillor Gill substituted for Councillor Evans).

747. LAND AT REAR OF 4-6 WOODCOTE ROAD, LEAMINGTON SPA

The Committee considered an application from Mr M Stiles for the erection of a two storey detached house and construction of new vehicular access onto College Drive.

The following addressed the Committee on this item:

Miss S Southern	Objector
Mr Johnson	Objector
Councillor Mrs Goode	Ward Councillor

RESOLVED that application W2004/2048 be DEFERRED to allow for a site visit to be undertaken as the Committee felt it would be of significant benefit to them when considering the application.

748. 15 BEVERLEY ROAD, LEAMINGTON SPA

The Committee considered an application, from A C Lloyd for the demolition of existing house and erection of a detached block of 9 apartments.

The Head of Planning and Engineering recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

National Statements of Planning Policy

Planning Policy Guidance Note 1: *General Principles*

Planning Policy Guidance Note 3: *Housing*

Planning Policy Guidance Note 13: *Transport*

Warwickshire Structure Plan 1996-2011

Policy GD.1 (overriding purpose)

Policy GD.3 (overall development strategy)

Policy GD.4 (strategic constraints)

Policy GD.5 (development location priorities)

Policy ER.1 (natural and cultural environmental assts)

Policy H.1 (provision of housing land)

Policy H.3 (greenfield land for housing)

Policy T.1 (transport objectives)

Policy T.4 (the impact of development on the transport system)

Policy T.5 (influencing transport choice)

Warwick District Local Plan 1995

Policy (DW) ENV3 (Development Principles)

Policy (DW) H5 (Infill development)

NB. Planning Committee on 28th January 2002 resolved that policies H22 (on housing density) and T7 (car parking) were not in conformity with the Warwickshire Structure Plan.

Warwick District Local Plan 1996-2011 (First Deposit Version)

Policy DP1 (Layout and Design)

Policy DP2 (Amenity)

Policy DP3 (Natural Environment)

Policy DP5 (Density)

Policy DP6 (Access)

Policy DP8 (Parking)

Policy UAP1 (Directing New Housing Development).

Policy SCP1 (Securing a Greater Choice of Housing)

Distance Separation (Supplementary Planning Guidance)

The 45 Degree Guideline (Supplementary Planning Guidance)

Distance Separation (Supplementary Planning Guidance)

The 45 Degree Guideline (Supplementary Planning Guidance)

The following addressed the Committee on this item:

Mr I Smith

Objector

Mr A Clark

Applicant

Councillor Gifford

Ward Councillor

RESOLVED that application W2004/2206 be GRANTED subject to the following conditions:

- (1) This permission is granted under the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995, on an outline application and the further approval of the District Planning Authority shall be required to the undermentioned matters hereby reserved before any development is commenced:-

- (a) the design and external appearance of the proposed 12 dwellings,

- (b) details of landscaping.

REASON : To comply with Section 92 of the Town and Country Planning Act 1990;

- (2) In the case of the reserved matters specified above, application for approval, accompanied by all detailed drawings and particulars, must be made to the District Planning Authority not later than the expiration of three years beginning with the date of this permission. **REASON** : To comply with Section 92 of the Town and Country Planning Act 1990;

- (3) The development to which this permission relates must be begun not later than the expiration of five years from the date of this permission or within the expiration of two years from the final approval of all reserved matters, whichever is the later.
REASON : To comply with Section 92 of the Town and Country Planning Act 1990;
- (4) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) 000090/01B and specification contained therein, deposited with the District Planning Authority on 8th December 2004 unless first agreed otherwise in writing by the District Planning Authority.
REASON: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3;
- (5) 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 ENV3 of the Warwick District Local Plan;
- (6) The landscaping scheme submitted as part of the application hereby permitted shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted. 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 5837:1991. 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 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 Policy ENV3 of the Warwick District Local Plan;

- (7) The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the District Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the District Planning Authority.
REASON: In the interests of fire safety, and to secure a satisfactory development in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan;
- (8) No development shall be carried out on the site which is the subject of this permission, until details of provision for storage of refuse have been submitted to and approved by the District Planning Authority and the development shall not be carried out otherwise than in full accordance with such approved details. **REASON:** To protect the amenities of occupiers of the site and the character and appearance of the locality, in accordance with Policy ENV3 of the Warwick District Local Plan;
- (9) No development shall be carried out on the site which is the subject of this permission, until details of existing and proposed ground levels of the development, including the finished floor levels of the dwelling(s) 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 protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan;
- (10) No development shall be carried out on the site which is the subject of this permission, until satisfactory details of boundary treatment have been submitted to and approved by the District Planning Authority and the development shall not be carried out otherwise than in full accordance with such approved details. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan;

- (11) The development hereby permitted shall not be brought into use until all parts of existing accesses to Lillington Road, not included in the proposed means of access, have been permanently closed and reinstated in accordance with details approved in writing by the District Planning Authority. **REASON:** In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan;
- (12) The roads and footways serving the development hereby permitted shall not be designed or constructed other than in accordance with the requirements and standard specifications of the Highway Authority as set out in "Transport and Roads for Developments - The Warwickshire Guide 2001", together with any published amendments to it. **REASON:** To ensure compliance with the Council's standards and to achieve highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan; and
- (13) The development hereby permitted shall not be brought into use until the proposed means of access has been constructed in strict compliance with details approved in writing by the District Planning Authority. **REASON:** In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan and to ensure that the works do not adversely affect the existing ash tree immediately to the north of the proposed access.

749. **1 BERTIE TERRACE, LEAMINGTON SPA**

The Committee considered an application, from Hazelmark Properties for the conversion of existing house into 1 mews dwelling, five flats and new detached dwelling.

The following addressed the Committee on this item:

Mr M Skinner	Objector
Mr M Steeds	Applicant

RESOLVED that application W2004/2122 be **DEFERRED** to allow for a site visit to be undertaken as the Committee felt it would be of significant benefit to them when considering the application.

750. 1 BERTIE TERRACE, LEAMINGTON SPA

The Committee considered an application from Hazelmark Properties for the conversion of existing house into 1 mews dwelling, five flats and new detached dwelling.

The following addressed the Committee on this item:

Mr M Skinner	Objector
Mr M Steeds	Applicant

RESOLVED that application W2004/2123LB be DEFERRED to allow for a site visit to be undertaken as the Committee felt it would be of significant benefit to them when considering the application.

751. PLANNING APPLICATIONS

The Committee considered a list of planning applications:

RESOLVED that the planning applications at appendix "D" be agreed.

752. ADJOURNMENT OF MEETING

The Chair adjourned the meeting of the Planning Committee held on Thursday 17 February 2005 to Thursday 24 February 2005.

(The meeting ended at 10.00 pm)

RESUMPTION OF ADJOURNED PLANNING COMMITTEE MEETING

Minutes of the adjourned Planning Committee meeting held on Thursday 17 February 2005 at the Town Hall, Royal Leamington Spa at 6.45 pm.

PRESENT: Councillor Ashford (Chair), Councillors Compton, Ms De-Lara-Bond, Kinson, Mrs Knight, MacKay and Windybank.

Councillor Gill acted as substitute for Councillor Evans

(Apologies of absence was received from Councillors Copping and Gill).

753. STONELEIGH DEER PARK, STARETON LANE, STONELEIGH

The Committee considered an application, from Pettifer Estates Ltd, for approval of reserved matters in respect of Conditions 1(a), (siting, design and external appearance of buildings), 1(b) (access arrangements) and 1(e) (landscaping) imposed in the outline permission W2000396 for the redevelopment of the site for business purposes (Class B1(a) and (b)).

The Head of Planning and Engineering recommended that the application be granted subject to conditions as he considered that it complied with the following policies:

(DW) EMP6 - Design and Landscaping of New Industrial Premises (Warwick District Local Plan 1995)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
 (DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)
 (DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
 (DW) ENV18 - Historic Parks and Gardens (Warwick District Local Plan 1995)
 DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
 DP3 - Natural Environment (Warwick District Local Plan 1996 - 2011 First Deposit Version)
 DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)
 DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)
 DAP13 - Protecting Historic Parks and Gardens (Warwick District 1996 - 2011 First Deposit Version)
 SSP2 - Major Developed Sites (Warwick District 1996 - 2011 First Deposit Version)
 RAP7 - Directing New Employment (Warwick District 1996 - 2011 First Deposit Version)
 (DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)
 Warwickshire Structure Plan 1996-2011: policy GD.7- Previously-developed sites.

RESOLVED that reserved matters 1(a) part, and 1(b), be approved, subject to the following conditions :

- (1) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) LO012PA, LO13PA, LO14PA, LO15IA, L181PB, L182PA, L581PA, L582PA, STO/01/E/01D, 00-367-S01A, and specification contained therein, submitted on 11 January 2005 and February 1 2005 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3;
- (2) The existing trees and shrubs shall be retained in accordance with BS 5837 : 1991 and shall not be felled, lopped, topped or pruned without the previous written consent of the District Planning Authority. Any trees removed without consent, or dying or being severely damaged or becoming seriously diseased within five years of planting, shall be replaced with trees of such size and species as may be agreed with the District Planning Authority. 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 Policy ENV3 of the Warwick District Local Plan;

- (3) A planting scheme 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., incorporating a phasing plan for its implementation. Such approved scheme shall be completed, in phases linked with the implementation of the development hereby permitted, and any trees/shrubs 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. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan;
- (4) No development shall take place until details of all external facing materials have been submitted to and approved by the District Planning Authority. 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 ENV3 of the Warwick District Local Plan;
- (5) No lighting shall be installed on any external wall or roof of any building or within the open land comprised in the application site other than in accordance with details first submitted to and approved in writing by the District Planning Authority. **REASON** : To protect the visual amenity of this part of the Green Belt, and to satisfy the requirements of Policy ENV1, ENV3 and ENV 18 of the Warwick District Local Plan;

- (6) Prior to the commencement of the development hereby permitted, details of the surface treatment of all car parking areas, pedestrian paths and vehicle roadways shall have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.
REASON : To protect the character of the Deer Park environment in accordance with the requirements of Policy ENV3 and ENV 18 of the Warwick District Local Plan; and
- (7) Details of arrangements for access for emergency vehicles to all parts of the site shall be submitted to and approved by the Planning Authority before development commences and the agreed details implemented before the first occupation of any buildings. **REASON** :In the interests of Highway safety, in accordance with policy ENV 3 of the Warwick District Local Plan 1995-2011.

754. **73 WARWICK STREET, LEAMINGTON SPA**

The Committee considered an application, from Alveston Developments Ltd, for part demolition of the existing building, the construction of alterations and extensions to provide retails storage and fire escape in basement, retail on ground floor with 18 flats above.

The Head of Planning and Engineering recommended that the application be granted subject to conditions as he considered that it complied with the following polices:

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)
 (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
 (DW) S10 - Protection of Existing Retail Floorspace within Town Centres (Warwick District Local Plan 1995)
 (DW) S3 - Additional Retail Development in Town Centres (Warwick District Local Plan 1995)
 (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
 (DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)
 (DW) H5 - Infilling within the Towns (Warwick District Local Plan 1995)
 (DW) S5 - Changes of Use Within Retail Areas (Warwick District Local Plan 1995)
 DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
 DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
 TCP2 - Directing Retail Development (Warwick District 1996 - 2011 First Deposit Version)

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

(LTC) H3 - Residential use of upper floors

Relevant Government Guidance is contained in PPG3 (Housing), PPG6 (Town Centre), PPG13 (Transport), PPG15 (Planning and the Historic Environment) and PPG24 (Planning and Noise)

RESOLVED that subject to the satisfactory conclusion of a legal Section 106 agreement to secure the provision of monies as requested by the County Council as set out above, planning permission be GRANTED, as amended, subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990;
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing nos. 860/20F, 21F, 22J, 24H, 25J, 33C and 40A, and specification contained therein, unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3;
- (3) No development shall be carried out on the site which is the subject of this permission, until large scale details of balconies, dormers, parapets, external fire escape and covered fire escape route leading thereto, render detailing, 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 an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan;

- (4) Samples of all external facing materials including details of render and colour thereof 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 ENV3 of the Warwick District Local Plan;
- (5) No external lighting shall be installed on any external wall or roof of any building or within the open land comprised in the application site other than in accordance with details first submitted to and approved in writing by the District Planning Authority. **REASON** : To protect the amenity of the occupiers of nearby properties, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan;
- (6) No development shall be carried out on the site which is the subject of this permission, until details of provision for storage of refuse have been submitted to and approved by the District Planning Authority and the development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To protect the amenities of occupiers of the site and the character and appearance of the locality, in accordance with Policy ENV3 of the Warwick District Local Plan and;
- (7) No development shall be carried out on the site which is the subject of this permission, until satisfactory details of a noise insulation scheme to minimise transmission, both noise transmission within the building (between flats and between the retained retail area and the flats) and of airborne noise have been submitted to and approved by the District Planning Authority and the development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : In the interests of the amenities of future occupiers of the building;

755. 149 KINROSS ROAD, LILLINGTON

The Committee considered a report from the Head of Planning and Engineering which sought approval of enforcement action for the removal the dormer window on the side elevation.

RESOLVED that enforcement action to ensure that the whole of the dormer window, including the hipped roof and side walls are removed and that the hipped roof of the side extension is continued to the apex in matching roof materials, be authorised.

756. WEIGHT TO ATTACH TO POLICY SC9 ON AFFORDABLE HOUSING IN THE WARWICK DISTRICT LOCAL PLAN (1996-2011) – FIRST DEPOSIT VERSION

The committee received a report from Planning and Engineering on how policy SC9 of the local plan should be implemented.

RESOLVED that the content of the report be noted

757. RE-REGISTERING TO SPEAK AT PLANNING COMMITTEE

The Committee considered a report from Committee Services, on the results of the investigation by Committee Services into the requirement for members of the public and Councillors to re register to speak on the night of the meeting.

RESOLVED that

- (1) the content of the report be noted; and
- (2) the current arrangements for re registering on the day of the meeting be continued.

(The meeting ended at 7.50pm)