

**PLANS SUB-COMMITTEE (Continued)**

# **PLANS SUB-COMMITTEE**

Minutes of the meeting held on Tuesday 29 February 2000 at the Town Hall, Royal Leamington Spa at 6.00 pm.

**PRESENT:** Councillor Tamlin (Chair); Councillors Butler, Caborn, Mrs Compton, Crowther, Davis, Evans, Guest, Kent, Kirton, Mrs Pavier, Thomas

## **PART I**

(Matters not the subject of powers delegated to the Sub-Committee by the Council)

NIL

## **PART II**

(Matters delegated to the Sub-Committee by the Council)

665. **BANNER HILL FARM, ROUNCIL LANE, KENILWORTH**

It was reported that the application for the erection of two storey office building and extension and alterations to the abattoir, for Mr S Wood and Mrs A Wood, had been withdrawn by the applicants.

**RESOLVED** that the withdrawal of application number W991127 be noted.

666. **EMSCOTE LAWN, EMSCOTE ROAD, WHARF STREET, WARWICK**

The Sub-Committee considered an application for the residential development of 160 dwellings and conversion of Emscote Lawn into two apartments and five houses for Wilcon Homes Midlands Limited.

This application had been deferred from the meeting of the Sub-Committee held on 8 February 2000 to enable Members to make a site visit.

Councillor Mrs Hodgetts, ward councillor, attended the meeting and addressed the Sub-Committee on this item.

**RESOLVED** that

- (1) planning permission and listed building consent for application numbers W991324/5LB be granted, as amended, subject to conditions on materials, large-scale architectural details, car parking, access, boundary treatment both to plots and to the site overall, landscaping, protection of TPO trees, cycleway provision, noise insulation to dwellings, and fire hydrants;
- (2) prior to any permission being issued, a Section 106 Agreement be concluded to cover social housing and contributions to transport facilities and enhanced sports facilities off-site;
- (3) the maintenance arrangements for the open spaces at the site be addressed, either by a planning condition or a clause within the Section 106 Agreement; and
- (4) in the event of the Sports England holding objection not being withdrawn, the application be referred to the Secretary of State as required by the Playing Fields Direction 1998.

667. **KING EDWARD VII MEMORIAL HOSPITAL, BIRMINGHAM ROAD, HATTON**

An application had been submitted for a residential development, approximately 73 dwellings including the conversion of existing building, for Bovis Homes Limited.

**RESOLVED** that consideration of outline permission for application number W990059 be deferred so that a site visit can take place.

668. **41 RUSSELL STREET, LEAMINGTON SPA**

The Sub-Committee considered a report on the non-compliance with the approved plans (W971047) in the construction of a flat roofed rear two-storey extension, with roof balcony and attic entrance, and the unauthorised alterations to the front elevation involving the removal of sash windows on the first and second floors and the installation of french doors, safety posts and top opening window.

**RESOLVED** that enforcement action be authorised to

- (1) require the demolition of the unauthorised flat roof rear extension in its entirety, and return the rear of the building

to its pre-1997 size, or to modify the extension by constructing a pitched roof in full accordance with the requirements of the planning permission (W971047), granted on 20 October 1997; and

- (2) require on the first floor elevation the removal of the first floor safety posts and the replacement of the first and second floor windows with wooden sliding sash windows.

669. **18 HIGH STREET, LEAMINGTON SPA**

The Sub-Committee considered a report on the unauthorised installation of boarding on a permanent basis on the ground floor front elevation of the premises at 18 High Street, Leamington Spa.

**RESOLVED** that enforcement action be authorised to secure the removal of the boarding and the restoration of a satisfactory shop frontage to the High Street, with a compliance period of two months.

670. **PLANNING APPLICATIONS**

(Councillors Guest and Kirton left the meeting before the consideration of this item).

The Sub-Committee considered a list of planning applications.

**RESOLVED** that the Sub-Committee, subject to the terms of Minute 621/77 and 562/98 authorise the determination of applications in accordance with Appendix "B".

(The meeting ended at 8.30 pm)

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**APPENDIX "B" MINUTE NO. 670**

**PLANNING APPLICATIONS**

W20000018 LEAMINGTON SPA FULL	102, KINROSS ROAD, LEAMINGTON SPA. Erection of extension at first floor to bedroom and rebuilding of garage.
DECISION:	GRANTED subject to conditions on materials and drainage works.
W20000023 WHITNASH FULL	REAR OF TACHBROOK ROAD, HEATHCOTE ROAD, WHITNASH. Erection of 131 dwellings (Plots 157-287) (Phases 3 (in part), 4 and 5 - amendment to W960999).
DECISION:	GRANTED as amended subject to materials, landscaping, screenwalls/

	fences; retention of garaging/ parking/ hardstanding; highway conditions, restrictions on permitted development rights for means of enclosure; for extensions/ alterations to dwellings fronting private drives, and for Plot 164 (no windows in front or side elevations).
W20000024 LEAMINGTON SPA FULL	25, QUARRY STREET, LEAMINGTON SPA. Erection of first floor rear extension.
DECISION:	GRANTED, subject to conditions on amended plans and materials.
W20000033 HASELEY FULL	UNIT 1, HASELEY HALL BARNS, BIRMINGHAM ROAD, HASELEY. Increased number of openings and increase of height to additional storey (amendment to planning permission W980770)
DECISION:	GRANTED, subject to conditions on the use of matching materials, and large scale details.
W20000044 KENILWORTH SECTION 63	13, BROOKE ROAD, KENILWORTH. Continued use of dwelling for business (Class B1) and residential purposes until 31 May 2000.
DECISION:	GRANTED, until 31 May 2000.
W20000045 KENILWORTH OUTLINE	5, BROOKE ROAD, KENILWORTH. Erection of 1 dwelling after reduction in size of original dwelling; construction of new vehicular access.
DECISION:	Deferred for slides and further consultation.
W20000061 LEAMINGTON SPA FULL	7, CLARENDON PLACE, LEAMINGTON SPA. Change of use of ground floor offices to funeral directors and sub-division of room to create lobby and chapel of rest.
DECISION:	GRANTED, subject to conditions restricting the use of the premises.
W20000063 BISHOPS TACHBROOK FULL	11, LISLE GARDENS, BISHOPS TACHBROOK. Erection of a two storey side extension.
DECISION:	GRANTED as amended subject to matching materials.
W20000076 WARWICK FULL	MYTON SCHOOL, (LAND AT REAR), MYTON ROAD, WARWICK. Use of land to create 2 football pitches, after drainage and levelling.
	GRANTED subject to drainage condition and protection of the plantation

	area.
W20000081 NORTON LINDSEY FULL	LAND AT JUNCTION OF WARDS HILL, MAIN STREET, WARWICK ROAD, WOLVERTON ROAD, NORTON LINDSEY. Change of use and conversion of orchard into a Village Green.
DECISION:	GRANTED subject to landscaping details.
W20000084 LEAMINGTON SPA FULL	11, UNION ROAD, LEAMINGTON SPA. Change of use of first floor flat to storage.
DECISION:	REFUSED: Unacceptable loss of residential accommodation detrimental to character and amenity of this predominantly residential area.
W20000094 KENILWORTH FULL	R/O 71/73, SCHOOL LANE, KENILWORTH. Approval of Reserved Matters of planning permission W990149 for erection of detached dwelling and double garage; construction of new vehicle access.
DECISION:	APPROVED subject to materials, landscaping, access and visibility splay conditions.
W20000118/ 119LB LEAMINGTON SPA FULL	THE GARDEN HOUSE, CLARENDON CRESCENT, LEAMINGTON SPA. Provision of an entrance canopy and new entrance doors; insertion of a replacement window in side elevation and erection of a lean-to greenhouse against garden wall.
DECISION:	GRANTED planning permission and listed building consent, subject to conditions on large scale details and materials.  (Councillors Butler, Caborn, Mrs Compton, Crowther, Davis, Evans, Kent, Tamlin and Thomas declared non-pecuniary, substantial interests in this item and granted themselves dispensation as over half the Sub-Committee were affected).
W991378 KENILWORTH ADVERTISEMENTS	114A, ALBION STREET, KENILWORTH. Display of non-illuminated sign to side of shop (retrospective application).
DECISION:	REFUSED as detrimental to the street scene.
W991547 OLD MILVERTON FULL	WYNDRUSH, KENILWORTH ROAD, OLD MILVERTON. Conversion of attached double garage to form lounge, including installation of 2 bay windows; erection of a first floor extension above existing garage, and two-storey rear extension comprising playroom at basement level and conservatory

	above; erection of a detached double garage to front.
DECISION:	GRANTED as amended subject to matching materials.
W991583 BUBBENHALL FULL	25, HOME CLOSE, BUBBENHALL. Ground and first floor side extension.
DECISION:	GRANTED.
W991590 LEEK WOOTTON FULL	ALL SAINTS C of E SCHOOL, WARWICK ROAD, LEEK WOOTTON. Erection of a classroom extension.
DECISION:	GRANTED, as amended, after reference to the Secretary of State as a Departure from the Development Plan.