

# PLANNING COMMITTEE

Minutes of the meeting held on Tuesday 8 March 2005 at the Town Hall, Royal Leamington Spa at 6.00 p.m.

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

## 801. DECLARATIONS OF INTEREST

Minute Number 804 - W2004/2048 Land rear of 4-6 Woodcote Road, Leamington Spa

Councillor Copping declared a personal and prejudicial interest in this item because the applicant was his neighbour and left the room whilst it was considered.

Minute Number 809 - W2004/2253 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 814 – W960454 – Variation to Section 106 Agreement, Coventry Airport

Councillor MacKay declared a personal interest in the item as wished to speak on this item as Ward Councillor

Minute Number 818 – W2004/0181 Warwickshire County Council Depot, Montague Road, Warwick

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

## 802. KENILWORTH HOUSE, KENILWORTH ROAD, LEAMINGTON SPA

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

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:

### **National Statements of Planning Policy**

Planning Policy Guidance Note 1: *General Principles*

Planning Policy Guidance Note 3: *Housing*

Planning Policy Guidance Note 13: *Transport*

Planning Policy Guidance Note 15: *Planning and the Historic Environment*

## **PLANNING COMMITTEE MINUTES (Continued)**

### **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.2  
Policy H.3 (greenfield land for housing)  
Policy H.4  
Policy T.1 (transport objectives)  
Policy T.2  
Policy T.4 (the impact of development on the transport system)  
Policy T.5 (influencing transport choice)  
Policy T.10

### **Warwick District Local Plan 1995**

Policy (DW) ENV3 (Development Principles)  
Policy (DW) ENV6 (Protection of Conservation Areas)  
Policy (DW) ENV8 (New Development within Conservation Areas)  
Policy (DW) H5 (Infill development)  
Policy (DW) H17 (Affordable Housing)

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 DAP10 (Protection of Conservation Areas)  
Policy UAP1 (Directing New Housing Development).  
Policy SCP1 (Securing a Greater Choice of Housing)  
Policy SC2 (Protecting Employment Land and Buildings)

Distance Separation (Supplementary Planning Guidance)

The 45 Degree Guideline (Supplementary Planning Guidance)

The following addressed the Committee on this application:

Mr R Hardy	Objector
Mr N Hood	Applicant
Councillor Mrs Goode	Ward Councillor

**PLANNING COMMITTEE MINUTES (Continued)**

**RESOLVED** that application W2004/1121 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(s) 021C,022B,023B,024B,025C,051B,052B,053B,054,055,and 101A,and specification contained therein, submitted on 9th and 17th 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) 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;

## PLANNING COMMITTEE MINUTES (Continued)

- (4) The car parking areas hereby permitted shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in accordance with details which have previously been approved by the District Planning Authority. **REASON** : To ensure that adequate parking facilities are available, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan;
- (5) Vehicular access to the site from the public highway Kenilworth Road shall not be made other than at the position identified on the approved drawing number 021/Rev.B. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan;
- (6) The vehicular access to the site shall not be used until visibility splays have been provided to the public highway carriageway with an 'x' distance of 2.4 metres and 'y' distances of 70 metres. No structure, erection, trees or shrubs exceeding 0.6 metres in height above the adjoining highway carriageway shall be placed, allowed to grow or be maintained within the visibility splays so defined. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan;
- (7) The vehicular access for the development hereby permitted shall not be constructed in such a manner as to reduce the effective capacity of any highway drain or ditch. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan;
- (8) The development hereby permitted shall not be brought into use unless there is available vehicular turning space within the site so that refuse vehicles are able to enter and leave the public highway in a forward gear. Such area shall thereafter be kept available for that purpose. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan;
- (9) The development hereby permitted shall not be brought into use until the proposed means of access to the site and the internal access roads have been provided and shall not be less than 5.5 metres in width at any point. **REASON** : To enable 2 vehicles to pass one another when entering and leaving the highway in

## PLANNING COMMITTEE MINUTES (Continued)

the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan;

- (10) 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;
- (11) 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;
- (12) 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;
- (13) No development shall be carried out on the site which is the subject of this permission, until details of a bat survey in respect of the remaining buildings on the site have been submitted to and approved by the District Planning Authority and any required mitigation measures identified as a result of the survey agreed and implemented. **REASON** :To safeguard any protected species which may be present;
- (14) 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

## PLANNING COMMITTEE MINUTES (Continued)

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;

- (15) 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. The details shall include the final specification and finish of the unfinished wall fronting Kenilworth Road.

**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;

- (16) No lighting shall be fixed to the external walls or roof(s) of the building(s) hereby permitted or on any open land within the site, without the written consent of the District Planning Authority.

**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; and

- (17) 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.

### 803. **KENILWORTH HOUSE, KENILWORTH ROAD, LEAMINGTON SPA**

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

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:

#### **National Statements of Planning Policy**

Planning Policy Guidance Note 15: *Planning and the Historic Environment*  
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)  
(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

**PLANNING COMMITTEE MINUTES (Continued)**

(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)  
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)  
DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

The following addressed the Committee:

Mr R Hardy	Objector
Mr N Hood	Applicant
Councillor Mrs Goode	Ward Councillor

**RESOLVED** that application W2004/1296CA be GRANTED.

**804. LAND 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 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)  
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
Distance Separation (Supplementary Planning Guidance)  
UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
PPG 3 Housing

The following addressed the Committee on this item:

Councillor Mrs Goode      Ward Councillor

After considering the report from the Head of Planning and Engineering and the representation from the Ward Councillor, the Committee were of the opinion that the application should be refused because it was unneighbourly and out of character with the layout of the College Road Estate.

**RESOLVED** that application W2004/2048 be refused because it is unneighbourly and out of character with the layout of College Park Estate.

**805. LLWYN, WASPERTON ROAD, WASPERTON, WARWICK**

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

The following addressed the Committee on this application:

## PLANNING COMMITTEE MINUTES (Continued)

Mr M Metcalfe	Parish Councillor
Mr M Weaver	Objector
Mr K Williams	Applicant
Councillor Mrs C Sawdon	Ward Councillor

**RESOLVED** that application W2005/0089 be DEFERRED to allow for a report including details of previous refusal and the plans of the previous application.

### 806. **METALLIC PROTECTIVES & BENFORDS PREMISES, CAPE ROAD, THE CAPE, WARWICK**

The Committee considered an application from Laing Homes Midlands for the part submission of details (siting, design and external appearance) under W2002/1691 (Condition 1A) for the erection of 196 dwellings and associated works.

The following addressed the Committee on this item:

Mrs S Southorn	Objector
Councillors Mrs M McFarland	Ward Councillor

**RESOLVED** that application W2004/2170 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.

### 807. **1 BERTIE TERRACE, LEAMINGTON SPA**

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

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)

(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) H13A - The Re-Use of Empty Residential Property (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)



## PLANNING COMMITTEE MINUTES (Continued)

DP14 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011 First Deposit Version)

TCP10 - Protecting the Residential Role of Town Centres (Warwick District 1996 - 2011 First Deposit Version)

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

**RESOLVED** that application W2004/2122 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 421-09 and specification contained therein, submitted on 30th November 2004 and approved drawings 421-05C, 06C, 07C, 08A, 09 and 10A and specification contained therein, submitted on 24th January 2005 and 24th 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) 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), railings (including means of installation), rooflights, dormer windows, 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) No development shall be carried out on the site which is the subject of this permission, until details of the following matters have been submitted to and approved by the District Planning Authority:
  1. the pile and beam system of foundations to be used in the construction of the proposed detached dwelling;
  2. proposed works to the ash tree adjacent to the eastern boundary of the site;
  3. the proposed bin store;

## PLANNING COMMITTEE MINUTES (Continued)

4. the proposed courtyard boundary wall,
  5. the metal spiral staircase;
  6. external vents and grills, and;
  7. any proposed tv aerials and satellite dishes;
- The development shall not be carried out otherwise than in full accordance with such approved details.

**REASON** : Insufficient details were submitted for these matters to be fully and properly considered in respect of the approval hereby granted;

- (5) All window frames shall be constructed in timber, painted and not stained, and be of a sliding sash type set in reveals of 75mm from the face of the building. **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;
- (6) All rainwater goods for the development hereby permitted shall be metal and no development on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority. **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;
- (7) No development shall take place until details of all external facing, roofing and surfacing 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 an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan;
- (8) 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 of airborne noise between apartments and the neighbouring property at 2 Bertie Terrace 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 and neighbouring residents of 2 Bertie Terrace; and
- (9) The use of the detached dwelling hereby permitted shall not be occupied until all parts of the existing access to Gulistan Road, not included in the proposed means of access, has been

## PLANNING COMMITTEE MINUTES (Continued)

permanently closed and the public highway features, including the kerb line have been reinstated in accordance with details to be approved in writing by the District Planning Authority in consultation with the Highway Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan.

### 808. 1 BERTIE TERRACE, LEAMINGTON SPA

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

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) 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) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

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

(DW) ENV15 - Encouragement of full use of Listed Buildings (Warwick District Local Plan 1995)

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

DAP9 - Restoration of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

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

**RESOLVED** that application W2004/2123LB be GRANTED subject to the following conditions:

- (1) The works hereby permitted must be begun not later than the expiration of five years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- (2) The works hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 421-09 and specification contained therein, submitted on 30th November 2004 and approved drawings 421-05C, 06C, 07C, 08A and 10A and specification contained therein, submitted on 24th 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 works in accordance with Local Plan Policy ENV3;

## PLANNING COMMITTEE MINUTES (Continued)

- (3) No works shall be carried out on the site which is the subject of this permission, until large scale details of doors, architraves, windows (including a section showing the window reveal, heads and cill details), railings (including means of installation, staircase bannisters, spindles and newel posts, rooflights, dormer windows, cornices, skirting boards, picture rails, eaves, verges and rainwater goods at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The works shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995;
- (4) No works shall be carried out on the site which is the subject of this permission, until details of fireplaces, the proposed boundary courtyard wall, metal spiral staircase, extraction vents, grills and any proposed television aerials and satellite dishes have been submitted to and approved by the District Planning Authority. The works shall not be carried out otherwise than in full accordance with such approved details. **REASON** : Insufficient details were submitted for these matters to be fully and properly considered in respect of the approval hereby granted;
- (5) No works shall take place until details of all external facing and surfacing 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 a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995;
- (6) All rainwater goods for the development hereby permitted shall be metal and no development on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995; and
- (7) No works 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 of airborne noise between the proposed dwellings and neighbouring property at 2 Bertie Terrace have been submitted to and approved by the District Planning Authority and

## **PLANNING COMMITTEE MINUTES (Continued)**

such works shall not be carried out otherwise than in full accordance with such approved details.

**REASON** : To ensure a high standard of design and treatment for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.

### **809. LAND ADJACENT, STRATFORD ROAD, WARWICK**

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

**RESOLVED** that application W2004/2253 be **DEFERRED** to allow for the views of the Highways Authority.

### **810. LAND REAR OF 22 LLEWELLYN ROAD, LEAMINGTON SPA**

The Committee considered an outline application from Greywell Property Limited, for the excavation of the site to reduce ground level by 2.5 metres; the erection of 14 two bedroom apartments in 3 two and two and a half storey detached buildings with 14 parking spaces; and the demolition of single storey garage attached to 22 Llewellyn Road to form an access road.

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:

#### **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)

**Supplementary Planning Guidance**

The 45 Degree Guideline  
Distance Separation

After considering the report from the Head of Planning and Engineering the Committee were of the opinion that the application should be refused because it was a contrived form of overdevelopment that was contrary to Local Plan policies ENV3, DP1 and DP2.

**RESOLVED** that application W2004/1596 be REFUSED because it was considered to be a contrived form of overdevelopment contrary to Local Plan policies ENV3, DP1 and DP2.

**811. 94-96 PARADE, LEAMINGTON SPA**

The Committee considered an application from Atlantic Property Developments PLC, for the partial redevelopment to create 20 apartments on the second and third floors together with retail (Class A1) use at basement, ground and first floors.

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)  
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
(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)  
UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
UAP3 - Directing New Retail Development (Warwick District 1996 - 2011 First Deposit Version)  
TCP2 - Directing Retail Development (Warwick District 1996 - 2011 First Deposit Version)  
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

## **PLANNING COMMITTEE MINUTES (Continued)**

DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

SC9 - Affordable Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)

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

DP14 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP8 - Upper Floors within Listed Buildings and Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

(DW) ENV16 - Retention and Re-Establishment of Access to Upper Floors (Warwick District Local Plan 1995)

### **National Policy Guidance**

PPG1 - General Principles

PPG3 - Housing

PPG6 - Town Centres and Retail Developments

PPG15 - Planning and the Historic Environment.

### **Warwickshire Structure Plan 1996-2011**

GD3 - Overall Development Strategy

GD5 - Development Location Priorities

H2 - Affordable Housing

TC1 - Town Centre Uses.

**RESOLVED** that application W2004/2073 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 3151PL(90)02, 3151PL(99)11A, 3151PL(99)12B, 3151PL(99)13C, 3151PL(99)14C, 3151PL(99)15C, 3151PL(99)16C and 3151(99)17C and specification contained therein, submitted on 19 November 2004, 3 December 2004 and 21 February 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) Prior to the commencement of the development hereby permitted, a detailed structural survey/report demonstrating the method in which the frontages of Parade and Regent Street are to be supported and refurbished during the demolition, shall be submitted to and approved in writing by the District Planning Authority. The

## PLANNING COMMITTEE MINUTES (Continued)

development shall not be carried out otherwise than in strict accordance with such approved details. **REASON:** To ensure an appropriate method of support is exercised to ensure the retention of the frontages onto Parade and Regent Street, in accordance with the requirements of Policies ENV6 and ENV8 of the Warwick District Local Plan 1995;

- (4) No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, dormer windows, windows (including a section showing the window reveal, heads and cill details), shopfront, 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;
- (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) All doors and windows shall be constructed of timber and painted, not stained. **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;
- (7) Prior to the commencement of the development hereby permitted, details of a scheme for the dismantling and potential re-use of the staircase balustrade within the retail units shall be submitted and approved in writing by the District Planning Authority. The development shall not be carried out other than in strict accordance with such approved details. **REASON:** In the opinion of the District Planning Authority, the balustrade to the staircase within the building is considered to be of significant historic interest and therefore every effort should be made to seek its continued use within the re-development of the building and to satisfy the objectives of Local Plan Policies ENV6 and ENV8 of the Warwick District Local Plan



## PLANNING COMMITTEE MINUTES (Continued)

1995;

- (8) The use of the access for service vehicles shall be restricted to the hours between 7am and 7pm Monday to Friday, 7am and 5pm on Saturdays and not on Sundays or Bank Holidays .**REASON** : To protect the amenities of surrounding properties, 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 satisfactory details of a noise insulation scheme to minimise transmission of airborne noise from the retail units 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 residential amenities in accordance with Policy ENV3 of the Warwick District Local Plan 1995.
- (10) Details of any air conditioning, ventilation and flue extraction systems including particulars of noise levels shall be submitted to and approved by the Local Planning Authority before any works commence on site. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To protect the amenities of surrounding properties, in accordance with Policy ENV3 of the Warwick District Local Plan; and
- (11) No development shall be carried out on the site which is the subject of this permission, until details of provision for storage of domestic and commercial 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 to ensure proper arrangements are made for its collection.

### 812. **WARWICK PRINTING COMPANY LTD, THEATRE STREET, WARWICK**

The Committee considered a report from Cala Homes Midlands Ltd for the erection of 14 apartments with associated parking.

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)

## PLANNING COMMITTEE MINUTES (Continued)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

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

**RESOLVED** that application W2004/2292 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. C81:370/101 Rev B, /102 Rev. B, /103 Rev C, /201 Rev. E, /202 Rev. B and /203 Rev. C and specification contained therein, received on 23/12/2004, and 25/2/2005 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) 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 large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges, grilles, gates 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;
- (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.

## **PLANNING COMMITTEE MINUTES (Continued)**

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 satisfactory details of a noise insulation scheme to minimise transmission 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;
- (7) The vehicular access to the site shall not be used until visibility splays have been provided to the public highway carriageway with an 'x' distance of 2.4 metres and 'y' distances of 70 metres to the north and 55 metres to the south. No structure, erection, trees or shrubs shall be placed, allowed to grow or be maintained within the visibility splays so defined. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan; and
- (8) The car parking areas shown on the approved plans shall be constructed prior to occupation of the development and thereafter be permanently retained for parking purposes for the development hereby permitted. **REASON** : To ensure that adequate parking facilities are retained for use in connection with the development, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.

### **813. BARNs AT LOWER FOSSE FARM, FOSSE WAY, RADFORD SEMELE, LEAMINGTON SPA**

The Committee considered an application from Mr J Foden, for the refurbishment and change of existing barns and outbuildings to bi-commercial and live/work units.

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:

#### **National Statements of Planning Policy**

Planning Policy Guidance Note 1: General Policies and Principles.

## PLANNING COMMITTEE MINUTES (Continued)

Planning Policy Statement 7: Sustainable Development in Rural Areas.  
Planning Policy Guidance Note 13: Transport

### **Warwickshire Structure Plan 1996-2011**

Policy RA.4: Conversion of existing Rural Buildings

### **Warwick District Local Plan 1995**

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)  
(DW) EMP4 - Employment Development in the Rural Areas of the District  
(Warwick District Local Plan 1995)  
(DW) C3 - Criteria for the Conversion of Rural Buildings (Warwick District Local  
Plan 1995)

### **Warwick District Local Plan 1996-2011 First Deposit Draft**

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First  
Deposit Version)  
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP3 - Natural Environment (Warwick District Local Plan 1996 - 2011 First  
Deposit Version)  
DP6 - Access (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011 First Deposit  
Version)  
RAP1 - Development within Rural Areas (Warwick District 1996 - 2011 First  
Deposit Version)  
RAP2 - Directing New Housing (Warwick District 1996 - 2011 First Deposit  
Version)  
RAP7 - Directing New Employment (Warwick District 1996 - 2011 First Deposit  
Version)  
RAP8 - Converting Rural Buildings (Warwick District 1996 - 2011 First Deposit  
Version)  
DAP5 - Trees, Woodlands and Hedgerows (Warwick District 1996 - 2011 First  
Deposit Version).

**RESOLVED** that application W2004/1744 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 LFF/01/A, 02/A, 03/A, 04, 05, 07, 11/A and 12/A and specification contained therein, submitted on 20 September 2004, approved drawings LFF/08/B, 09/A and 10/B and specification contained therein, submitted on 14 December 2004 and approved drawings LFF/06A and 13/A and specification contained therein, submitted on 21 February 2005 unless first agreed otherwise in writing by the

## PLANNING COMMITTEE MINUTES (Continued)

District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policy (DW) ENV3;

- (3) The offices/workshops hereby approved shall be used solely for purposes within the meaning of Class B1 of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order. **REASON** : For the avoidance of doubt and to safeguard the amenities of neighbouring residents of the farmhouse and bungalow, 'Frizmore', and future residents of the first floor flats of barns numbered 2, 3 and 4 on the approved plans, in accordance with Policy (DW) ENV3 of the Warwick District Local Plan 1995;
- (4) The flats on the first floors of the barns numbered 2, 3 and 4 on the approved plans shall not be occupied other than in conjunction with the corresponding offices/workshops on the ground floors of these premises. **REASON** : The site occupies an isolated rural location where there is a general presumption against new residential development. The scheme proposed on this site has been granted planning permission on the basis of the proposed flats being occupied in association with employment activity as live/work units which would be sustainable in this location. The development is, therefore, considered to comply with Policies ENV3A and C3 in the Warwick District Local Plan 1995;
- (5) The building identified as 'Dutch Barn' to the north of the barns numbered 3 and 4 on the approved plans shall not be used for operational agricultural storage. **REASON** : To safeguard the amenities of future residents of the first floor flats of the barns numbered 3 and 4 on the approved plans, in accordance with Policy (DW) ENV3 of the Warwick District Local Plan 1995;
- (6) No development shall be carried out on the site which is the subject of this permission, until a schedule of the proposed works of conversion and a corresponding method statement 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 rural character and appearance of the barns is protected, in accordance with Policy (DW) C3 of the Warwick District Local Plan 1995;

## PLANNING COMMITTEE MINUTES (Continued)

- (7) 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 that the rural character and appearance of the barns is protected, in accordance with Policy (DW) C3 of the Warwick District Local Plan 1995;
- (8) No development shall be carried out on the site which is the subject of this permission, until details of the following matters 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:
1. any flues, vents or extraction grilles, air conditioning units, external lighting, television aerials or satellite dishes.
- REASON** : Inadequate details were submitted for these matters to be fully and properly considered in respect of the approval hereby granted and to ensure that the rural character and appearance of the barns is protected, in accordance with Policy (DW) C3 of the Warwick District Local Plan 1995;
- (9) No development shall take place until a photographic record of the buildings subject of the application has first been undertaken in accordance with a brief to be first agreed in writing by the District Planning Authority in consultation with the Warwickshire Museum. The record so obtained shall be deposited with the Museum prior to work commencing. **REASON:** To ensure a record is made of the structure which is part of the built heritage of the District;
- (10) Samples of all external facing and surfacing 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 (DW) ENV3 of the Warwick District Local Plan 1995;
- (11) Development shall not be commenced until there has been submitted to the District Planning

**PLANNING COMMITTEE MINUTES (Continued)**

Authority a survey report on the extent to which any part or the whole of the application site is contaminated by toxic or other noxious materials and on the remedial measures required to deal with the hazards. No development shall be commenced until all toxic or obnoxious materials have been removed or otherwise treated in accordance with details which have been approved in writing by the District Planning Authority. **REASON** : To protect the health and safety of future occupiers;

- (12) There shall not be any direct vehicular access made or maintained to the site between the existing north-eastern access to the site and the B4455 Fosse Way. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995;
- (13) The gradient of the south-western vehicular access into the site shall not be steeper at any point than 1 in 15 for a distance of 16.0 metres into the site, as measured from the near edge of the public highway carriageway. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.
- (14) The development hereby permitted shall not be occupied until the existing south-western vehicular access to the site from the B4455 Fosse Way has been widened to 5.5 metres for a distance of 16.0 metres into the site, as measured from the near edge of the public highway carriageway.  
**REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995;
- (15) Gates provided at the entrance to the site shall not be hung so as to open to within 16.0 metres of the near edge of the public highway carriageway. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.
- (16) The south-western vehicular access to the site from the B4455 Fosse Way shall not be used until it has been provided with 7.5 metre kerbed radius turnouts on each side. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995;

## PLANNING COMMITTEE MINUTES (Continued)

- (17) The widening of the south-western vehicular access to the site shall not be constructed in such a manner as to reduce the effective capacity of any highway drain, ditch or to permit surface water to run off the site onto the public highway. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.
- (18) The south-western vehicular access to the site shall not be used until visibility splays have been provided to the public highway carriageway with an 'x' distance of 4.5 metres and 'y' distances of 215.0 metres. No structure, erection, trees or shrubs exceeding 0.6 metres in height above the adjoining highway carriageway shall be placed, allowed to grow or be maintained within the visibility splays so defined. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.
- (19) The development hereby permitted shall not be occupied before the verge crossing has been laid out and constructed to the standard specification of the Highway Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.
- (20) The development hereby permitted shall not be occupied until space is provided within the site for the parking and loading/unloading of vehicles in accordance with details to be submitted to and approved by the District Planning Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995;
- (21) The development hereby permitted shall not be occupied before the vehicular access serving the site has been surfaced with bound materials to the approval of the District Planning Authority for a minimum of 16.0 metres into the site, as measured from the near edge of the public highway carriageway, and in such manner that extraneous material is not spread onto the public highway by the wheels of vehicles leaving the site. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995;



- (22) The new hedge planting 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 hedging removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by hedging 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 (DW) ENV3 of the Warwick District Local Plan 1995; and
- (23) Prior to the commencement of the development hereby permitted, a plan to show the layout and surface treatment of car parking spaces to serve the development shall have been submitted to and approved by the District Planning Authority. The car parking spaces shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in full accordance with the approved plan. **REASON** : To ensure that adequate parking facilities are available, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.

**814. VARIATION TO SECTION 106 AGREEMENT, COVENTRY AIRPORT**

The Committee considered a variation to a Section 106 Agreement from Coventry Airport.

The application to which this agreement related was granted in June 1998 for the Parcellforce development. The current proposal was a request from an airport – based company, Rangemile Ltd, to continue to operate with a further dispensation from the terms of the S106 Agreement as previously agreed by Planning Committee.

The following addressed the Committee on this item:

Councillor MacKay                      Ward Councillor

**RESOLVED** that :

- (1) No objections be raised to the operation of Rangemile Ltd without compliance with the 9000kg requirement and undertake not to take any action to secure such compliance for a period of 12 months expiring at the end of March 2006; and
- (2) That consideration be given to potential alternative methods of control over the impact of ground base aircraft operations within the “Red Area” and a

## **PLANNING COMMITTEE MINUTES (Continued)**

report be made back to the Planning Committee in due course.

### **815. PLANNING APPLICATIONS**

The Committee considered a list of planning applications:

**RESOLVED** that the planning applications at appendix "A" be agreed.

### **816. ADJOURNMENT OF MEETING**

The Chair adjourned the meeting of the Planning Committee held on Tuesday 8 March 2005 to Thursday 10 March at 6.00 pm

(The meeting ended at 10.00 pm)

### **RESUMPTION OF ADJOURNED PLANNING COMMITTEE MEETING**

Minutes of the adjourned Planning Committee meeting held on Thursday 10 March 2005 at the Town Hall, Royal Leamington Spa at 6.00 pm.

**PRESENT:** Councillor Evans (Chair), Councillors Ashford, Mrs Compton, Copping, Kinson, Mrs Knight, MacKay and Windybank.

### **817. RESIDENTIAL DESIGN GUIDE**

The Committee considered a report from Planning & Engineering on the draft Design Guide for Residential Properties in Warwick District and sought approval for public consultation.

**RESOLVED** that

- (1) the residential design guide be approved for public consultation.
- (2) the consultation pack should include a guidance letter and basic response form; and
- (3) copies should be distributed to all Libraries within the district, Kenilworth Connection, Warwick Connection and the Town Hall.

### **818. PLANNING APPLICATIONS**

The Committee considered a list of planning applications:

**RESOLVED** that the planning applications at appendix "B" be agreed.

### **819. APPEALS AND ENFORCEMENT SECTION – MONTHLY REPORT – JANUARY – FEBRUARY 2005**

The Committee considered a report from the Head of Planning Engineering notifying them of the appeal decisions, details of appeals received from the

**PLANNING COMMITTEE MINUTES (Continued)**

Planning Inspectorate, the Council's performance for the year April 2004 – March 2005 and the Planning Inspector's forthcoming hearings.

**RESOLVED** that the report be noted.

(The meeting ended at 8.16 pm)

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