

PLANNING COMMITTEE

Minutes of the meeting held on Monday 24 January 2005 at the Town Hall, Royal Leamington Spa at 6.00 p.m.

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

Councillor Mrs Begg acted as substitute for Councillor Copping and Councillor Mrs Blacklock substituted for Councillor Ms De-Lara-Bond.

658. DECLARATIONS OF INTEREST

Minute Number 669 – W2004/1997 Former Council Depot, Saltisford, Warwick

Councillors Ashford, Mrs Begg, Mrs Blacklock, Mrs Compton, Evans, Kinson, Mrs Knight, MacKay and Windybank declared a personal interest because the land was owned by Warwick District Council.

Minute Number 665 – W2004/1904 – 86 Coppice Road, Whitnash

Councillor Mrs Compton declared a personal interest because she was a County Councillor and the application was on County Highways land.

Minute Number 662 – W2004/2194 land adjacent to Gymnasium, Kings High School for Girls, Smith Street, Warwick

Councillor Kinson declared a personal prejudicial interest because he was a Governor for the school and Ward Councillor and left the room whilst it was considered.

Minute Number 671 – W2004/2193CA Kings High School for Girls, Warwick

Councillor Kinson declared a personal prejudicial interest because he was a Governor for the school and Ward Councillor and left the room whilst it was considered.

Minute Number 671 – W2004/2174 46 Warwick Place, Leamington Spa

Councillor Mrs Begg declared a personal prejudicial interest as the owner of the neighbouring property was well known to her and left the room whilst it was considered.

Minute Number 671 – W2004/1893 Meeting Room, Mill Hill, Baginton

Councillor MacKay declared a personal interest in this item as he had attended meetings and functions at the venue.

659. MINUTES

The minutes of the meeting held on 6 December 2004 and 4 January 2005 were taken as read and signed by the Chair as a correct record.

PLANNING COMMITTEE (Continued)

660. 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 following addressed the Committee on this application:

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

RESOLVED that application W2004/2212 be DEFERRED for further information from Warwickshire County Council Highways Department

- 1) giving a full explanation as to why they were prepared to relax the standard on a dangerous section of road (from 2.4 m to 2.0 m);
- 2) to consider a suggestion from Kenilworth Society that there should be no right turn in or out; and
- 3) Information on pruning, how it would be organised and guaranteed was also required.

661. 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 following addressed the Committee:

Councillor G Illingworth	Town Council
Mr D Storey	Objector
Mr R Baily	Applicant
Councillor D Shilton	Ward Councillor

RESOLVED that application W2004/1787 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.

662. 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 and sixth form centre and the reconstruction of part of front boundary wall.

The following addressed the Committee on this application:

Dr L Hall	Objector
Mr R Wood	Applicant
Councillor J Holland	Ward Councillor

PLANNING COMMITTEE (Continued)

RESOLVED that application W2004/2194 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.

663. 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 following addressed the Committee on this item:

Mr E Du Gard	Objector
Councillor Crowther	Ward Councillor

RESOLVED that application W2004/2160 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.

664. 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 following addressed the Committee on this item:

Mr E Du Gard	Objector
Councillor Crowther	Ward Councillor

RESOLVED that application W2004/2160LB 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.

665. PLANNING APPLICATIONS

The Committee considered a list of planning applications:

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

666. ADJOURNMENT OF MEETING

The Chair adjourned the meeting of the Planning Committee held on Monday 24 January 2005 to Tuesday 25 January 2005 at 6.00 pm

(The meeting ended at 9.50 pm)

PLANNING COMMITTEE (Continued)

RESUMPTION OF ADJOURNED PLANNING COMMITTEE MEETING

Minutes of the adjourned Planning Committee meeting held on Tuesday 25 January 2005 at the Town Hall, Royal Leamington Spa at 6.00 pm.

PRESENT: Councillor Evans (Chair), Councillors Ashford, Mrs Begg, Mrs Blacklock, Kinson, Mrs Knight, MacKay and Windybank.

Councillor Mrs Begg acted as substitute for Councillor Copping and Councillors Mrs Blacklock substituted for Councillor Ms De-Lara-Bond)

(An apology of absence was received from Councillor Mrs Compton).

667. INCLUDING JANDENE AT REAR, 44-46 LILLINGTON ROAD, LEAMINGTON SPA

The Committee considered an application, from Cala Homes Midlands Limited, for the erection of 13 dwellings and one apartment (over garages) with associated works after the demolition of three dwellings.

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) 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) H5 – Infilling within the Towns (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)
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)
PPG13 – Transport (Government guidance)
PPG15 – Planning and the Historic Environment (Government guidance)
GD1 – Overriding purpose (Warwickshire Structure Plan 1996-2011)
GD3 – Overall development strategy (Warwickshire Structure Plan 1996-2011)
H2 – Affordable housing (Warwickshire Structure Plan 1996-2011)
T1, T4, T5 – Traffic (Warwickshire Structure Plan 1996-2011)
T10 – Developer contributions (Warwickshire Structure Plan 1996-2011)

PLANNING COMMITTEE (Continued)

ER1 – Natural and cultural environmental assets (Warwickshire Structure Plan 1996-2011)

N.B. Planning Committee on 28th January 2002 resolved that policies H22 (on housing density) and T7 (car parking) in the Warwick District Local Plan 1995 were not in conformity with the Warwickshire Structure Plan.

PPG3 – Housing (Government guidance)

PPG1 – General principles (Government guidance).

RESOLVED that application W2004/1949 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 details hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing numbers 2045/01A, 02A, 03A, 04A, 05A, 06A, 07, 08A, 09, 10A, 11 and 12A deposited with the District Planning Authority on 4th November 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 provision for storage of refuse have been submitted to and approved by the District Planning Authority and 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;

- 5) Notwithstanding the details contained in the submitted application, 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 with 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;
- 6) Notwithstanding the details contained in the submitted application, 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;
- 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 which is the subject of this permission, until large scale details of dormer windows, chimneys, rooflights, porch canopies, bay window parapets, 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 a high standard of design and appearance for this site which adjoins a Conservation Area and to satisfy Policy ENV6 of the Warwick District Local Plan 1995;
- 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 Part 1 of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON:** The site is of a restricted size and configuration and is in close proximity to other dwellings and their gardens. 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;
- 10) The vehicular access to the site from Lillington Road shall not be used until it has been provided with 7.5 m kerbed radius turnouts on each side. **REASON:** In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan;
- 11) The vehicular access to the site shall not be less than 5 metres wide for a distance of 10 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 ENV3 of the Warwick District Local Plan;
- 12) The dwellings hereby permitted shall not be occupied 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

- 13) 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.

668. 99-101 AND LAND R/O 97, 103-107 (ODDS) LILLINGTON ROAD AND DORM HOUSE, SANDY LANE, LEAMINGTON SPA

The Committee considered an application, from Countrywide Homes Limited, for the outline planning application for a residential development for 12 dwellings and access road (amended) (re-submission of W2004/1294).

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) ENV3 – Development Principles (Warwick District Local Plan 1995)
(DW) H5 – Infilling within the Towns (Warwick District Local Plan 1995)
DP6 – Access (Warwick District Local Plan 1996 – 2011 First Deposit Version)
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)
DP5 – Density (Warwick District Local Plan 1996 – 2011 First Deposit Version)
DP2 – Amenity (Warwick District Local Plan 1996 – 2011 First Deposit Version)
GD1 – Overriding purpose (Warwickshire Structure Plan 1996-2011)
GD3 – Overall Development Strategy
T1, T4, T5 – Traffic
T10 – Developer Contributions (Warwickshire Structure Plan 1996-2011)
ER1 – Natural and cultural environmental access (Warwickshire Structure Plan 1996-2011)
PPG1 – General Principles (Government Guidance)
PPG3 – Housing (Government Guidance)
PPG13 – Transport (Government Guidance).

PLANNING COMMITTEE (Continued)

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.

669. FORMER COUNCIL DEPOT, SALTISFORD, WARWICK

The Committee considered an application, from Shepherd Development Co, for the development of site with two and three storey office buildings.

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

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

(DW) EMP5 – Employment Development in Urban Areas (Warwick District Local Plan 1995)

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

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

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

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

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

UAP2 – Directing New Employment Development (Warwick District 1996 – 2011 First Deposit Version)

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

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

RESOLVED that application W2004/1997 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) 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 setting of the listed buildings is protected, in accordance with policy ENV12 of the Warwick District Local Plan, 1995;

- 3) 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 buildings and sections through the site between Plots 1 and 4 and 1 and 2 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;

- 4) Development shall not be commenced until:
- a) A desk-top study identifying previous site uses, potential contaminants 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 undertaken and approved in writing by the local planning authority;
 - b) if deemed necessary as a result of the desk study, a site investigation has been designed, using the information obtained from the desk-top study and any diagrammatical representations (conceptual model), and has been submitted to an approved in writing by the local planning authority;
 - c) the site investigation has been undertaken in accordance with details approved and a risk assessment has been produced;
 - d) a method statement detailing the remediation requirements using the information obtained from the site investigations has been approved in writing by the local planning authority. **REASON:** To identify contamination which may pose a risk to the environment or harm to human health;
- 5) If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with. **REASON:** To ensure that the development complies with approved details in the interests of protection of Controlled Waters;

- 6) 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;

- 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) 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;

PLANNING COMMITTEE (Continued)

- 9) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 01-069/0069/c, /135,/136, /137, /138, /139 and specification contained therein, submitted on 8 November 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;
- 10) There shall be no buildings, structures (including gates, wall and fences) or raised ground levels with 5 metres of each side of the existing Saltisford Brook culvert, unless agreed otherwise in writing by the District Planning Authority. **REASON:** To maintain access to the watercourse for maintenance or improvements and provide for overland flood flows;
- 11) Floor levels shall be set at least 600mm above the modeled 1 in 100 year (plus climate change) flood level of 55.553 metres above Ordnance Datum. **REASON:** To prevent the development from flooding.
- 12) No construction works on the B1 offices hereby permitted shall be commenced until the flood alleviation works in relation to the Saltisford Brook have been carried out to the satisfaction of the District Planning Authority in accordance with previously approved details. **REASON:** To ensure satisfactory provision is made for disposal of storm water so as to prevent any additional flooding in the locality;
- 13) All remediation works detailed in the method statement shall be undertaken and a report submitted to the local planning authority providing verification that the works have been carried out in accordance with the approved details. **REASON:** To protect controlled waters by ensuring that the works have been carried out in accordance with the approved details;
- 14) No development shall be carried out on the site which is the subject of this permission, until details of a scheme for the provision of foul drainage 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 pollution, in accordance with the requirements of policy ENV3 of the Warwick District Local Plan, 1995;

PLANNING COMMITTEE (Continued)

- 15) Prior to being discharged into any watercourse, surface water sewer or soak away 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. Road water shall not pass through the interceptor. **REASON:** To prevent pollution of the water environment;
- 16) Service vehicles shall only have access to the site between 0700-1900 hours Monday to Friday, on Saturday from 0700 to 1300 hours and not at any time on Sundays or Bank Holidays. **REASON:** to protect the amenities of adjoining proposed dwellings, in accordance with policy ENV3 of the Warwick District Local Plan, 1995; and
- 17) The level of noise from plant and equipment, measured one metre from the nearest noise sensitive facade(s), shall not increase the background noise level. **REASON:** To protect amenity of adjoining properties in accordance with Policy ENV3 of Warwick District Local Plan 1995.

670. OAKTREES, THE CUMSEY, PINLEY GREEN, ROWINGTON

The Committee considered a report which sought confirmation of Tree Preservation Order 271 at Oaktrees, The Cumsey, Pinley Green, Rowington.

RESOLVED that Tree Preservation Order number 271, be confirmed.

671. PLANNING APPLICATIONS

The Committee considered a list of planning applications:

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

672. APPEALS AND ENFORCEMENT – MONTHLY REPORT – DECEMBER 2004

The Committee considered a report from the Head of Planning and Engineering notifying them of the appeal decisions, details of appeals received from the Planning Inspectorate, the Council's performance for the year April 2004 to March 2005 and the Planning Inspector's forthcoming hearings.

RESOLVED that the report be noted.

(The Meeting ended at 9.50 pm)