

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday 29 May 2007 at the Town Hall, Royal Leamington Spa at 6.00 p.m.

PRESENT: Councillors Barrott, Mrs Blacklock, Mrs Bunker, Dhillon, Doody, Edwards, Illingworth, Kinson and MacKay.

Apologies were received from Councillor De-Lara-Bond who was substituting for Councillor Copping.

Councillor Doody substituted for Councillor Rhead.

56. APPOINTMENT OF CHAIRMAN

RESOLVED that Councillor MacKay be appointed as Chairman of the Committee for the ensuing year.

57. APPOINTMENT OF VICE CHAIRMAN

RESOLVED that Councillor Illingworth be appointed as Vice Chairman of the Committee for the ensuing year.

58. DECLARATIONS OF INTEREST

Minute Number 59 – W07/0646 TC – Highway Verge, Crackley Lane, Kenilworth

Councillor Illingworth declared a personal and prejudicial interest because he had previously determined the application as Chairman of Kenilworth Town Council Planning Committee and left the room when the application was considered.

Councillor Mrs Blacklock declared a personal interest because the application site was very close to her ward boundary, many of the objectors were known to her and she also visited the Parliament Piece area regularly.

Councillor Mrs Bunker declared a personal interest because she was Ward Councillor for the application site.

Minute Number 61 – W07/0219 – Home Farm, 33 Whitnash Road, Whitnash

Councillor Illingworth declared a personal interest because the applicant was known to him and he had previously employed him.

Minute Number 62 – W07/0238LB – Home Farm, 33 Whitnash Road, Whitnash

Councillor Illingworth declared a personal interest because the applicant was known to him and he had previously employed him.

PLANNING COMMITTEE MINUTES (Continued)

Minute Number 70 – W05/2014 – 47 Malthouse Lane, Kenilworth

Councillor Illingworth declared a personal and prejudicial interest because he had previously determined the application as Chairman of Kenilworth Town Council Planning Committee and left the room when the application was considered.

Minute Number 72 – W07/0443 – Fernhill Farm, Rouncil Lane, Kenilworth

Councillor Illingworth declared a personal and prejudicial interest because not only was the applicant a former Warwick District Councillor but he had also previously determined the application as Chairman of Kenilworth Town Council Planning Committee and left the room when the application was considered.

Councillors Mrs Blacklock, Mrs Bunker, Doody, Kinson and MacKay all declared a personal interest because the applicant was a former Warwick District Councillor.

Minute Number 73 – W07/0471 – The Cottage, Church Lane, Budbrooke, Warwick

Councillor Barrott declared a personal interest because the applicant was an ex-work colleague.

Minute Number 76 – W07/0476 – 24 Thickthorn Close, Kenilworth

Councillor Illingworth declared a personal and prejudicial interest because he had previously determined the application as Chairman of Kenilworth Town Council Planning Committee and left the room when the application was considered.

Minute Number 79 – W07/0595 – Land Rear of 22 Llewellyn Road, Royal Leamington Spa

Councillor Barrott declared a personal and prejudicial interest because the applicant was a current work colleague and was aware of the application prior to being elected as a Warwick District Councillor and left the room when the application was considered.

59. **HIGHWAY VERGE, CRACKLEY LANE, KENILWORTH**

The Committee considered an application from O2 UK LTD for the installation of a 15m high telecommunications monopole with shrouded antennas and an equipment/meter cabinet.

The application was presented to Committee because of the number of objections and an objection had been received from Kenilworth Town Council.

The Head of Planning and Engineering had recommended that the application be approved because he felt 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)

PLANNING COMMITTEE MINUTES (Continued)

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

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

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

The Committee considered the additional information on the application which had been circulated as part of the addendum.

The following people addressed the Committee:

Councillor N Vincett Town Council (Objecting)

Mr J Rignall Objector

Mr I Waterson Supporter

Councillor D Shilton Ward Councillor (Objecting)

Following consideration of the officers' report, presentation and addendum along with the submissions by the public addressing the Committee, the Committee were of the opinion that the application should be not approved against the recommendation of the Head of Planning and Engineering.

RESOLVED that, application W07/1646TC be NOT APPROVED because the site of the proposed mast and associated equipment is within an environmentally sensitive location within a Green Belt and Special Landscape Area and close to an historic part of the Kenilworth Conservation Area, "Parliament Piece" which is also a Scheduled Ancient Monument. In the opinion of the District Planning Authority, the development proposed on this site would have a detrimental effect on the character and appearance of this area and would also harm the setting of the nearby Conservation Area.

60. **LEAMINGTON FOOTBALL CLUB, HARBURY LANE, BISHOP'S TACHBROOK**

The Committee considered an application from Leamington Football Club for a proposed function room and ancillary facilities; new terrace and covered stands; and alterations to car park.

The application was presented to Committee because the number of objections received.

The Head of Planning and Engineering had recommended that the application be granted because he felt that it complied with the following policies:

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

(DW) RL12 - Recreation Development within the Countryside (Warwick District Local Plan 1995)

RAP13 - Directing New Outdoor Leisure and Recreation Development (Warwick District 1996 - 2011 Revised Deposit Version)

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

PLANNING COMMITTEE MINUTES (Continued)

DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

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

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

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

DP8 - Parking (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

DP9 - Pollution Control (Warwick District 1996 - 2011 Revised Deposit Version)
(DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)

The Committee considered the additional information on the application which had been circulated as part of the addendum.

The following people addressed the Committee:

Mr K Bates Objector

Mr D Hucker Supporter

Councillor B Kirton Ward Councillor (Supporting)

Following consideration of the officers' report, presentation and addendum along with the submissions by the public addressing the Committee, the Committee were of the opinion that the application should be granted.

RESOLVED that application W06/0077 be GRANTED, subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) 3516/1/2A, 3516/1/3B, 3516/1/4A, 3516/1/5, 3516/1/6 & 3516/1/7, and specification contained therein, submitted on 10 January 2006, 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) a landscaping scheme for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. 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. **REASON :** To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan;
- (5) the Travel Plan submitted as part of this application shall be implemented in strict accordance with the approved details unless agreed otherwise in writing by the District Planning Authority. **REASON :** In the interests of highway safety, in accordance with Policy ENV3 of the Warwick District Local Plan 1995;
- (6) a list giving all of the dates and kick-off times of the Football Club's future fixtures shall be maintained on the Football Club's official website at all times, unless some other form of publicity is agreed in writing by the District Council. No fixtures shall take place unless they have been publicised in accordance with this condition at least 3 days prior to the match.
REASON: To give the District Council the opportunity to monitor noise from the ground;

- (7) prior to the commencement of the development hereby permitted a plan to show the layout and surface treatment of the car and coach park, together with suitable turning areas, shall have been submitted to and approved by the District Planning Authority. The car and coach park 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 ENV3 of the Warwick District Local Plan; and
- (8) none of the new spectator seating and standing areas hereby permitted shall be used unless and until secure permanent park and ride facilities have been introduced in accordance with the Green Travel Plan referred to in Condition 5. No more than 1400 spectators shall be permitted to enter the ground unless the approved park and ride facilities are operating in accordance with the approved details. **REASON:** In the interests of highway safety, in accordance with Policy ENV3 of the Warwick District Local Plan.

61. HOME FARM, 33 WHITNASH ROAD, WHITNASH

The Committee considered a partially retrospective application from Mr & Mrs J Shokar for the demolition of existing outbuilding; erection of single storey extensions to rear; insertion of dormer window to front roofslope; insertion of two dormer windows to front of existing garages; formation of upstand to existing well and retention of existing timber gates to front entrance.

The application was presented to Committee because an objection from Whitnash Town Council had been received.

The determination of the application was deferred at Planning Committee on the 30 April 2007, to enable a site visit to take place on 19 May 2007.

The Head of Planning and Engineering had recommended that the application be granted because he felt 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) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

PLANNING COMMITTEE MINUTES (Continued)

(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised
Deposit Version)

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

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

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

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

The following people addressed the Committee:

Councillor B Kirton Ward Councillor (Objecting)

Following consideration of the officers' report and presentation, information within the addendum and the Ward Councillor, the Committee were of the opinion that the application be granted in line with the Officer's recommendation.

RESOLVED that application W07/0219 be GRANTED, subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) 4544/02E & 4544/03, and specification contained therein, submitted on 9 February 2007 and 3 April 2007, unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3;

- (3) no development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges, the dormer windows 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 Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995;
- (4) samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details.
REASON : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995;
- (5) the bottom half of the dormer windows hereby permitted in the roof of the garage shall be obscure glazed and retained as such at all times thereafter. **REASON**: To protect the amenity of the occupiers of nearby properties; and
- (6) the gates hereby permitted at the entrance to the site shall not open outwards towards the public highway. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.

62. HOME FARM, 33 WHITNASH ROAD, WHITNASH

The Committee considered a partially retrospective application from Mr & Mrs J Shokar for the demolition of an existing outbuilding; the erection of single storey extensions to rear; the insertion of dormer window in front roofslope and internal alterations.

The application had been submitted to the Committee because an objection had been received from Whitnash Town Council.

PLANNING COMMITTEE MINUTES (Continued)

The determination of the application was deferred at Planning Committee on the 30 April 2007, to enable a site visit to take place on 19 May 2007.

The Head of Planning and Engineering had recommended that the application be granted because he felt 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) 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)

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

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

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

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

The following people addressed the Committee:

Councillor B Kirton Ward Councillor (Objecting)

Following consideration of the officers' report and presentation, information within the addendum and the Ward Councillor, the Committee were of the opinion that the application be granted.

RESOLVED that application W07/0238LB be GRANTED subject to the following conditions:

- (1) The works hereby permitted must be begun not later than the expiration of three years from the date of this consent. **REASON:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) 4544/02E & 4544/03, and specification contained therein, submitted on 9 February 2007 and 3 April 2007, unless first agreed otherwise in writing by the District Planning Authority. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3;

- (3) no development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges, the dormer window, rainwater goods, internal wood panelling and the balustrade and handrail 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 Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995;
- (4) no works shall take place until a method statement for the installation of the ensuite has been submitted to and approved in writing by the local planning authority. **REASON** : To ensure that the proposed installation and any pipework does not damage the Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995;
- (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 a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995; and
- (6) no works shall take place until details of the materials to be used for the balustrade, handrail and wood panelling 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.

63. 17 MOORHILL ROAD, WHITNASH

The Committee considered an application from Mr B S Gill for the erection of a two storey rear extension, car port and single storey side extension.

PLANNING COMMITTEE MINUTES (Continued)

The application had been submitted to the Committee because an objection had been received from Whitnash Town Council.

The determination of the application was deferred at Planning Committee on the 30 April 2007, to enable a site visit to take place on 19 May 2007.

The Head of Planning and Engineering had recommended that the application be granted and believed the following policies to be relevant to the application:
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

The Committee considered additional information in the officers' addendum which had been received after the publication of the agenda.

The following people addressed the Committee:

Mrs J Murphy	Objecting
Councillor B Kirton	Ward Councillor (Objecting)

After considering the officers' report and presentation, along with the information contained within the addendum and representations from those addressing the Committee, the Committee felt that the determination of the application should be refused against the recommendation of the Head of Planning and Engineering.

RESOLVED that application W07/0451 be REFUSED because it would be overdevelopment by reason of its bulk, it is detrimental to the street scene and it does not harmonise with the surrounding area.

64. **WOODSIDE FARM, HASELEY KNOB, HASELEY**

The Committee considered an application from Mr D Craddock for the erection of a temporary dwelling.

The application was presented to Committee due to the request by former Councillor Mrs. Compton and an objection had been received from the Parish Council.

The Head of Planning and Engineering had recommended that the application be granted because he felt that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) H10 - Criteria for Permitting Agricultural Dwellings (Warwick District Local Plan 1995)
(DW) H11 - Siting of Agricultural Dwellings (Warwick District Local Plan 1995)
(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)
(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
(DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)

PLANNING COMMITTEE MINUTES (Continued)

The following people addressed the Committee:

Mr D Craddock	Applicant
Councillor Mrs Gallagher	Ward Councillor (Objecting)

After considering the officers' report and presentation, along with the representations from those addressing the Committee, the Committee felt that the determination of the application should be refused against the Officer's recommendation.

RESOLVED that application W07/0371 be REFUSED because there is inadequate justification for dwelling on agricultural grounds, especially given the limited size of the land holding in applicant's ownership.

65. **24 THICKTHORN CLOSE, KENILWORTH**

The Committee considered an application from Mr and Mrs G L Mexson for the erection of a pitched roof to side passageway, rear conservatory and dormer extension.

The application had been submitted to the Committee because an objection had been received from Kenilworth Town Council.

The determination of the application was deferred at Planning Committee on the 30 April 2007, to enable a site visit to take place on 19 May 2007.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

The Committee considered additional information in the officers' addendum which had been received after the publication of the agenda.

The following people addressed the Committee:

Councillor N Vincett	Town Council (Objecting)
Mr G Mexson	Applicant

After considering the officers' report and presentation, along with the representations from those addressing the Committee, the Committee felt that the determination of the application should be granted in line with the Officer's recommendation.

RESOLVED that application W07/0476 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved amended drawings 1A, 2A, 3A, 4A, and specification contained therein, submitted on 16th April, 2007 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; and
- (3) all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **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.

66. 27 DUNBLANE DRIVE, CUBBINGTON

The Committee considered an application from Mr Bahi for the erection of a ground floor front garage and porch extension, first floor side extension and two storey rear extension.

The application had been presented to Committee because an objection had been received from the Cubbington Parish Council.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

The following people addressed the Committee:
Councillor C Cleaver Parish Council (Objecting)

PLANNING COMMITTEE MINUTES (Continued)

During the meeting the Committee felt that they could not determine the application because of the poor visibility of the plans. It was requested that the Planning Officer re-print the plans and circulate paper copies to the Committee on the reserve night of Wednesday 30 May 2007.

The Committee agreed not to determine this application until the reserve night to allow for the circulation of the plans.

67. **32 STEPHENSON CLOSE, MILVERTON, ROYAL LEAMINGTON SPA**

The Committee considered an application from Mr I Tabor for the erection of a detached double garage with first floor room above.

This application is being presented to Committee because an objection from the Town Council had been received.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
The 45 Degree Guideline (Supplementary Planning Guidance)
Distance Separation (Supplementary Planning Guidance)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

The following people addressed the Committee:

Ms C Davison Objector

After considering the officers' report and presentation, along with the representations from those addressing the Committee, the Committee were of the opinion that the application be deferred to allow for a site visit to take place as they felt it would be of significant benefit to them when determining the application.

RESOLVED that application W07/0557 be DEFERRED to allow for a site visit to take place as they felt it would be of significant benefit to them when determining the application.

68. **ADJOURNMENT OF MEETING**

The Chair adjourned the meeting of the Planning Committee held on Tuesday 29 May 2007 to Wednesday 30 May 2007 at 6.00pm.

(The meeting ended at 10.00pm)

RESUMPTION OF ADJOURNED PLANNING COMMITTEE MEETING

Minutes of the adjourned Planning Committee meeting held on Wednesday 30 May 2007 at the Town Hall, Royal Leamington Spa at 6.00 pm.

PLANNING COMMITTEE MINUTES (Continued)

PRESENT: Councillor MacKay (Chair); Councillors Barrott, Mrs Blacklock, Mrs Bunker, Dhillon, Doody, Edwards, Illingworth and Kinson.

69. **27 DUNBLANE DRIVE, CUBBINGTON**

This application decision had been deferred from the first night by the Committee to allow for circulation of plans to the Committee.

The Committee considered an application from Mr Bahi for the erection of a ground floor front garage and porch extension, first floor side extension and two storey rear extension.

The application had been presented to Committee because an objection had been received from the Cubbington Parish Council.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:

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

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

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

Councillor C Cleaver who objected to the application on behalf of Cubbington Parish Council had addressed the Committee on the first night.

The Committee considered the application after further copies of the plans were supplied at the meeting and they agreed that the application should be granted.

RESOLVED that application W07/0476 be GRANTED subject to the following conditions:

- (1) the development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing (501-01B), and specification contained therein, submitted on 16th April, 2007 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) all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **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
- (4) the first floor window in the side elevation of the extension hereby permitted shall be obscure glazed and retained as such at all times thereafter. **REASON :** To protect the amenity of the occupiers of nearby properties.

70. 47 MALTHOUSE LANE, KENILWORTH

This item was withdrawn from the agenda by the Head of Planning and Engineering to allow for public speaking at the next Planning Committee meeting.

71. 3A SWAN STREET, LEAMINGTON SPA

The Committee considered an application from SMP Developments for the erection of six dwellings after demolition of existing buildings.

The application was presented to Committee because an objection had been received from the Royal Leamington Spa Town Council.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:

(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) ENV7 - Demolition of Non-Listed Buildings within Conservation Areas (Warwick District Local Plan 1995)

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

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

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

DP8 - Parking (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

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

Supplementary Planning Document (Managing Housing Supply)

Distance Separation (Supplementary Planning Guidance)

Draft Parking Standards (Supplementary Planning Document)

PLANNING COMMITTEE MINUTES (Continued)

After considering the officer's report and presentation and the additional information circulated within the addendum, the Committee were of the opinion that the application should be granted in line with the officer's recommendation.

RESOLVED that application W07/0291 be GRANTED subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved Drawing Nos. R06/07/P/01B and R06/07/P/02B, and specification contained therein, deposited with the District Planning Authority on 4th May 2007 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, together with a specification of the rendered frontage to Swan Street (including the proposed colour) shall be submitted to and be approved in writing by the District Planning Authority before any constructional works are commenced. The development shall not be carried out otherwise than in strict accordance with the approved details. **REASON** : To ensure an appropriate standard of design in the Conservation Area and to satisfy Policy 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 conservation rooflights, parapets, render relief work, boundary walls, gates, balconies, bin and bike stores, 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;
- (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 a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995. (LB) / To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan. (CA);
- (7) no external lighting shall be fixed to the external walls, roofs, or within the curtilage of the development hereby permitted otherwise than in strict accordance with details first submitted to and approved in writing by the District Planning Authority. **REASON** : To protect the amenity of local residents in accordance with Policy ENV3 of the Warwick District Local Plan 1995;

- (8) a landscaping scheme for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. 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. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan;
- (9) notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Parts 1 and 2 of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : Having regard to the restricted size and configuration of this site it is considered necessary to retain control over future development in the interests of protecting the amenity of nearby residents in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan 1995;
- (10) no flues, vents or pipes shall be fixed to or installed in any external wall of the development hereby permitted facing towards any one of the boundaries of the site. **REASON** : Having regard to the restricted size and configuration of this site it is considered necessary to retain control over future development in the interests of protecting the amenity of nearby residents in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan 1995; and

- (11) the development hereby permitted shall not be brought into use until all parts of existing accesses to Swan Street, 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.

72. FERNHILL FARM, ROUNCIL LANE, KENILWORTH

The Committee considered an application from Mr A Cockburn for the erection of a rear single storey extension after demolition of existing conservatory.

The application was presented to Committee as the applicant was a former elected member of Warwick District Council.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:

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

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

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

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

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

(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995).

After considering the officer's report and presentation, the Committee were of the opinion that the application should be granted in line with the officer's recommendation.

RESOLVED that application W07/0371 be GRANTED subject to the following conditions:

- (1) the development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;

- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) 4557/02, and specification contained therein, submitted on 16th March 2007 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; and
- (3) all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **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.

73. THE COTTAGE, CHURCH LANE, BUDBROOKE, WARWICK

The Committee considered an application from Mr M Roberts for the erection of single storey rear extension.

The application was presented to Committee because an objection had been received from Budbrooke Parish Council.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:

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

(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

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

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

RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 Revised Deposit Version)

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

After considering the officer's report and presentation, the Committee were of the opinion that the application should be granted in line with the officer's recommendation.

RESOLVED that application W07/0471 be subject to the following conditions:

- (1) the development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004; and
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s), and specification contained therein, submitted on 9th May 2007 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.

74. OCTOBER HOUSE, MILL LANE, LITTLE SHREWLEY

The Committee considered an application from Mr and Mrs Eddy for the demolition of existing single storey buildings, erection of a two storey and single storey side and rear extension and repositioning of oil tank.

The application was presented to Committee because an objection had been received from Shrewley Parish Council.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:

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

(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

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

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

RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 Revised Deposit Version)

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

After considering the officer's report and presentation, the Committee were of the opinion that the application should be granted in line with the officer's recommendation.

RESOLVED that application W07/0475 be GRANTED subject to the conclusion of a 106 Agreement to ensure that only either W07/0475 or W07/0479 are implemented (i.e. no mixing/matching) and subject to the following conditions:

- (1) the development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004; and
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing numbers 1271/PL102 and /PL104, and specification contained therein, received on 21st March 2007 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.

75. OCTOBER HOUSE, MILL LANE, LITTLE SHREWLEY

The Committee considered an application from Mr & Mrs Eddy for the demolition of existing single storey buildings, erection of a two storey and single storey side extension and repositioning of oil tank.

The application was presented to Committee because an objection had been received from Shrewley Parish Council.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:

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

(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

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

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

RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 Revised Deposit Version)

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

After considering the officer's report and presentation, the Committee were of the opinion that the application be granted in line with the officer's recommendation.

RESOLVED that application W07/0479 be GRANTED subject to the conclusion of a 106 Agreement to ensure that only either W07/0475 or W07/0479 are implemented (i.e. no mixing/matching) and subject to the following conditions:

- (1) the development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004; and
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing numbers 1271/PL202 & /PL204, and specification contained therein, received on 21st March 2007 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.

76. **24 THICKTHORN CLOSE, KENILWORTH, CV8 2AF**

The Committee considered an application from Mr & Mrs G L Mexson for the erection of a pitched roof to side passageway, rear conservatory and dormer extension.

The application was deferred at Planning Committee on the 30 April 2007 to enable a site visit to take place on 19 May 2007.

The application was presented to Committee because an objection had been received from Kenilworth Town Council.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995).
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

After considering the officer's report and presentation, the Committee were of the opinion that the application should be granted in line with the officer's recommendation.

RESOLVED that application W07/0476 be GRANTED subject to the following conditions:

- (1) the development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved amended drawings 1A, 2A, 3A, 4A, and specification contained therein, submitted on 16th April, 2007 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; and
- (3) all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **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.

77. 2 GIFFARD TERRACE, LAPWORTH STREET, BUSHWOOD

The Committee considered a retrospective application from Mr & Mrs Head for the erection of side extension and front bay window, with new vehicular access.

This application is being presented to Committee because an objection had been received from Rowington Parish Council.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:

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

(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

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

RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 Revised Deposit Version)

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

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

PLANNING COMMITTEE MINUTES (Continued)

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

After considering the officer's report and presentation, the Committee were of the opinion that the application should be granted in line with the officer's recommendation.

RESOLVED that application W07/0476 be GRANTED subject to the following conditions:

- (1) the development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 1151 01A and specification contained therein, submitted on 16 May 2007, 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; and
- (3) 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 windows other than those expressly authorised by this permission, shall be placed at any time in the north elevation of the extension. **REASON** : To retain control over future development so that the residential amenity of adjoining occupiers is protected.

78. **40 HAMILTON ROAD, RADFORD SEMELE**

The Committee considered an application from Mr & Mrs Marron for the demolition of an existing detached rear garage and the erection of single storey first floor side and rear extensions.

The application was presented to Committee because an objection had been received from Radford Semele Parish Council.

PLANNING COMMITTEE MINUTES (Continued)

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:

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

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

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

The 45 Degree Guideline (Supplementary Planning Guidance)

After considering the officer's report and presentation, the Committee were of the opinion that the application should be granted in line with the officer's recommendation.

RESOLVED that application W07/0559 be GRANTED subject to the following conditions:

- (1) the development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing number 1361-01C and specification contained therein, submitted on 4 April 2007 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; and
- (3) all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **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.

79. **LAND REAR OF 22 LLEWELLYN ROAD, ROYAL LEAMINGTON SPA**

The Committee considered an application from Greywell Property Ltd for the widening of access road including demolition of garage and creation of parking spaces.

The application was presented to Committee because of the number of objections received.

PLANNING COMMITTEE MINUTES (Continued)

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:

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

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

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

DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

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

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

DP8 - Parking (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

After considering the officer's report and presentation and the additional information circulated in the addendum, the Committee were of the opinion that the application should be granted in line with the officer's recommendation.

RESOLVED that application W07/0595 be GRANTED subject to the following conditions:

- (1) the development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) 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;
- (3) the vehicular access shall not be used until a turning area has been provided within the site so that 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;

- (4) the vehicular access shall be widened to not less than 5 metres for a distance of 7.5 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;
- (5) the vehicular access to the site shall not be used in connection with the development until it has been surfaced with a bound material for a distance of 7.5 metres into the site, as measured from the near edge of the public highway carriageway in accordance with details to be approved in writing by the District Planning Authority. **REASON** : In the interests of highway safety, in accordance with Policy ENV3 of the Warwick District Local Plan 1995; and
- (6) the development hereby permitted shall not be occupied before the verge crossing has been laid out to the satisfaction of the District Planning Authority, in consultation with the Highway Authority. **REASON**: In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.

80. 24 MORRIS DRIVE, WHITNASH

The Committee considered an application from Ms M Mullahy for the demolition of existing porch and erection of a single storey porch and garage extension.

The application was presented to Committee because an objection had been received from the Royal Leamington Spa Town Council.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:

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

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

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

After considering the officer's report and presentation, the Committee were of the opinion that the application should be granted in line with the officer's recommendation.

RESOLVED that application W07/0607 be GRANTED subject to the following conditions:

- (1) the development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 001, and specification contained therein, submitted on 13th April 2007 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; and
- (3) all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **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.

81. THE SPINNEY, WESTON LANE, WESTON-UNDER-WETHERLEY

The Committee considered a retrospective application from Mr P Harris for the erection of pitched roof over accommodation ancillary to main house.

The application was presented to Committee because an objection had been received from Weston-Under-Wetherley Parish Council.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:

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

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

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

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

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

RAP2 - Directing New Housing (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING COMMITTEE MINUTES (Continued)

After considering the officer's report and presentation and the additional information circulated in the addendum, the Committee were of the opinion that the application should be granted in line with the officer's recommendation.

RESOLVED that application W07/0609 be GRANTED subject to the permission authorises the use of the structure as ancillary accommodation to the main house known as The Spinney, Weston Lane and shall not be construed as permitting the erection of a separate dwelling unit. **REASON:** The site is within the designated Green Belt and outside of an identified growth village and therefore, to allow a separate dwelling unit would be contrary to the objectives of Policy RAP2 of the Warwick District Local Plan 1996-2011 (revised deposit version).

82. **150 LANDOR ROAD, WHITNASH**

The Committee considered an application from Mr & Mrs D Jordan for the erection of a replacement garage, two storey rear extension and loft conversion with a side and front dormer window.

The application was presented to Committee because an objection had been received from the Royal Leamington Spa Town Council.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995).
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

After considering the officer's report and presentation, the Committee were of the opinion that the application should be granted in line with the officer's recommendation.

RESOLVED that application W07/0611 be GRANTED subject to the following conditions:

- (1) the development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;

- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 06.214.01, and specification contained therein, submitted on 17th April 2007 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) all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **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
- (4) the east facing dormer window in the proposed loft conversion hereby permitted shall be non-opening and obscure glazed and retained as such at all times thereafter. **REASON:** To protect the amenity of the occupiers of nearby properties.

83. PETROL FILLING STATION, 383 BIRMINGHAM ROAD, BUDBROOKE

The Committee considered an application from T Mobile (UK) Ltd for the installation of a 15 metre high monopole with three integral antennas, and installation of one and relocation of another radio equipment cabinet and associated works.

The application was presented to Committee because of the number of objections received from Budbrooke Parish Council and the former Chair of Planning Committee.

The Head of Planning and Engineering believed the application complied with following policies and recommended that the application be granted:

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

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

(DW) ENV30 - Protection of Canal Corridors (Warwick District Local Plan 1995)

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

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

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

SC8 - Telecommunications (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

PLANNING COMMITTEE MINUTES (Continued)

After considering the officer's report and presentation and the additional information circulated within the addendum, the Committee were of the opinion that the application should be approved in line with the officer's recommendation.

RESOLVED that application W07/0650TC be APPROVED and no further details required.

(The meeting ended at 8.50pm)