

PLANS SUB-COMMITTEE

Minutes of the meeting held on Monday 20 March 2000 at the Town Hall, Royal Leamington Spa at 6.00 pm.

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

Councillor Short - Vice-Chairman of the Council (ex officio)

728. MINUTES

The minutes of the meetings held on 20 December 1999, 17 January and 8 February 2000, having been printed and circulated were taken as read and signed by the Chair as a correct record.

PART I

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

NIL

PART II

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

729. KING EDWARD VII MEMORIAL HOSPITAL, BIRMINGHAM ROAD, HATTON

(Councillor Butler declared a non-pecuniary, non-substantial interest in this item).

The Sub-Committee considered a written report on an application for residential development, (approximately 73 dwellings including conversion of existing building), for Bovis Homes Limited.

This application had been deferred from the meeting of the Sub-Committee held on 29 February 2000 to enable Members to make a site visit.

RESOLVED that outline planning permission for application number W990059 be granted subject to standard outline conditions and additional conditions on tree protection, drainage, development to be in broad conformity with indicative plan, single storey development on lower part of site as shown on plan 103B, provision of cycleway, provision of emergency access after

completion of a legal agreement to ensure the provision of 30% housing and off-site infrastructure contributions and maintenance of open space, bat and bird notes and a condition to control the schedule of demolition and restoration to form gardens and open space areas.

730. 1 SCHOOL LANE, RADFORD SEMELE

The Sub-Committee considered a report on an application for the change of use of six flats to a childrens day nursery for children 0-4 years, the provision of an enclosed outdoor play area, and alterations to existing vehicular access and parking area for Ms Jones.

RESOLVED that planning permission for application number W20000086 be deferred for a site visit.

(Councillor Doody, Ward Councillor, attended the meeting and addressed the Sub-Committee on the above item).

731. HEATHCOTE HOME FARM, HEATHCOTE LANE, WARWICK

The Sub-Committee considered a written report on an application for Phase I of Warwick Gates Business Park comprising three B1 offices with ancillary support facilities, comprising Health and Fitness Club and Day Nursery, estate road, infrastructure services, cycleway link, structural and plot landscaping (amended layout), for J J Gallagher Limited.

RESOLVED that planning permission for application number W991420 be granted as amended subject to conditions on site levels/finished floor levels, large-scale details, materials, landscaping, external storage, external lighting, use motorcycle/cycle/car parking, footway/cycleway construction, construction of access roads, highway, drainage, details of bus shelter, and central landscape feature including "focal point" element, installation of external plant and machinery, refuse disposal, fire hydrants and a condition on linkage of occupancy between B1 uses and supporting leisure facilities, and subject to ratification of the Planning Brief by Council on 19 April 2000.

732. 38 WARWICK STREET, 1/3 WINDSOR STREET, LEAMINGTON SPA

The Sub-Committee considered a written report on an application for the erection of a restaurant and 24 apartments with associated car parking at ground floor (after demolition of existing buildings) for Property and General (Dev) Limited and Charles Church.

RESOLVED that planning permission and Conservation Area consent in respect of application number W991579/80CA be granted as amended subject to conditions on large-scale details, materials, drainage, contamination, sound attenuation, fume extraction/air conditioning equipment, external storage, car/cycle parking, access, fire hydrants, boundary treatment and demolition.

733. **36 CASTLE HILL, KENILWORTH**

The Sub-Committee considered a written report on an application for alterations to front and rear elevations. First floor rear extension and internal works, including the introduction of metal beams for structural stability purposes, (retrospective application), for Mr and Mrs W Pink.

RESOLVED that Listed Building Consent and planning permission in respect of application number W20000096/97LB be granted subject to conditions requiring that all windows which are replaced are made of timber and that phasing of work is to be agreed.

734. **PLANNING APPLICATIONS**

The Sub-Committee considered a list of planning applications.

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

735. **APPEALS AND ENFORCEMENTS SECTION - MONTHLY REPORT - FEBRUARY 2000**

The Head of Planning reported on planning appeal decisions in respect of application numbers W990468 - 2 Lapworth Street, Lawsonford - retention of roof light to bedroom (retrospective application) (Allowed), W990643 - The Stables, The Cumsey, Pinley Green, Rowington conversion of a stable block into holiday let (Dismissed), W990427/428LB - Village Green, Vicarage Road, Stoneleigh - erection of extensions to Chestnut Cottage and the Old Post Office (after demolition of existing extensions and out buildings) and the erection of two new dwellings to the rear (Dismissed) and W991132 - Half-Penny House, Coffee Pott Lane, Off Green Lane, Little Shrewley - erection of rear two storey gymnasium/bathroom extension (Dismissed).

Details of the Council's appeal performance for the year April 1999 to March 2000 and forthcoming hearings and public inquiries were also set out in the report.

RESOLVED that the report be noted.

(The meeting ended at 9.50 p.m)

APPENDIX "G"

MINUTE NO. 734

PLANNING APPLICATIONS

W20000013 WARWICK FULL	WORKS - 23/25, MILLERS ROAD, WARWICK. The use of land by entrance 2 for the retail sale of hot and cold food/drink from a mobile catering trailer. (retrospective application) DRASONS TRANSPORT
DECISION:	GRANTED subject to 12 months temporary condition, resiting of catering van within an agreed timescale and hours of operation 7.00 a.m. - 8.00 p.m. Monday - Saturday.
W20000020 WARWICK FULL	PLOT 7, WARWICK TECHNOLOGY PARK, GALLOWS HILL, WARWICK. Erection of an office building. COLOR ESTATES LIMITED
DECISION:	GRANTED, as amended, subject to conditions on materials, landscaping, layout of car parking, disposal of surface and foul water.
W20000045 KENILWORTH OUTLINE	5, BROOKE ROAD, KENILWORTH. Erection of 1 dwelling after reduction in size of original dwelling; construction of new vehicular access. C WHEATLEY
DECISION:	GRANTED, as amended, subject to standard outline conditions.
W20000066 WARWICK FULL	J. SAINSBURY, SHIRES RETAIL PARK, WARWICK. Extension to supermarket to provide new restaurant, customer facilities and preparation area (amended design). SAINSBURYS SUPERMARKETS LTD
DECISION:	GRANTED, subject to condition on materials.
W20000113 ROWINGTON FULL	BENS COTTAGE, MANOR LANE, CLAVERDON, ROWINGTON. Change of use from farm offices to 1 holiday let dwelling. MR A PEARCE
DECISION:	GRANTED subject to conditions on garaging and restriction on permitted development rights.

W20000121 LEAMINGTON SPA VAR. OF CONDITION	BINSWOOD NURSERY, 52, BINSWOOD AVENUE, LEAMINGTON SPA. Variation of condition 2 of p.p. W881667 to increase the number of children from 30 to 39 and extension of hours from 0800-1800 hours on a permanent basis. EDWINA LIGHTFOOT
DECISION:	GRANTED, subject to a condition controlling the number of children playing outdoors and the outdoor playing times.
W20000126 LEAMINGTON SPA FULL	20, SQUIRHILL PLACE, LEAM TERRACE, LEAMINGTON SPA. Erection of rooftop conservatory to provide access stairway to tower. MR AND MRS WOOKEY
DECISION:	GRANTED, subject to conditions on large-scale architectural details and materials.
W20000136 WARWICK ADVERTISEMENTS	HILTON HOTEL, STRATFORD ROAD, WARWICK. Display of 2 freestanding part internally illuminated signs, 1 non-illuminated plaque sign, 1 part internally illuminated fascia sign and 2 internally illuminated sets of letters/logos. HILTON INTERNATIONAL
DECISION:	GRANTED signs 1 to 5, subject to no sign being situated in the Highway extent. REFUSED sign 6, detrimental to highway safety and visual amenity.
W20000138 KENILWORTH FULL	INCHFORD HOUSE, 28, CASTLE ROAD, KENILWORTH. Erection of a side 2 storey study/bedroom extension and garage/porch extension to front. DR AND MRS A W COE
DECISION:	GRANTED, as amended, subject to sample materials and drainage condition
W20000150 WHITNASH FULL	24, BOLYFANT CRESCENT, WHITNASH. Erection of a first floor side extension. MR B THUROGOOD AND MISS C O'DONNELL
DECISION:	GRANTED as amended subject to matching materials.
W20000157 WARWICK FULL	66, SALTISFORD, WARWICK. Conversion of rear warehouse building to create 8 flats, change of use of existing building fronting Saltisford to form office (class B1) and provision of car parking and 2m high railings and vehicular access onto Albert Street. KAD (FLOORS AND ROOFS) LTD
DECISION:	GRANTED, as amended, subject to conditions on materials, use of obscure glazing, retention of opaque panels (to ensure privacy), layout of parking, provision of binstores, provision of fire hydrants, contaminated land survey, landscaping, bat and bird notes.
W20000162 KENILWORTH FULL	74, WARWICK ROAD, KENILWORTH. Erection of a 2 storey office extension. B DHESE SQ

DECISION:	GRANTED. (Councillor Davis declared a non-pecuniary, non-substantial interest in this application).
W20000164 KENILWORTH VAR. OF CONDITION	43, HIGH STREET, KENILWORTH. Variation of Condition 1 of Planning Permission W950469 for erection of a detached dwelling and garage. P TISDALE
DECISION:	GRANTED. (Councillor Davis declared a non-pecuniary, non-substantial interest in this application).
W20000165 LEAMINGTON SPA FULL	9, LILLINGTON ROAD, LEAMINGTON SPA. Erection of a single and two storey rear extension; provision of a front portico, entrance gates, brick piers and dwarf wall with iron railings. MR T COATES
DECISION:	GRANTED as amended subject to large-scale details of iron railings.
W20000172 LEEK WOOTTON FULL	BUNGALOW, R/O BROADLANDS, HILL WOOTTON ROAD, LEEK WOOTTON. Erection of a rear conservatory and installation of rooflights to the rear elevation. MONOCODE LTD
DECISION:	GRANTED.
W20000181 BUDBROOKE FULL	40, OLD BUDBROOKE ROAD, HAMPTON MAGNA, BUDBROOKE. Erection of a 2 storey side extension. MRS G HODGETTS
DECISION:	GRANTED subject to drainage conditions.
W20000186 NORTON LINDSEY FULL	KERRY, WOLVERTON ROAD, NORTON LINDSEY. Raise roof to provide first floor and construction of tiled roof to garage. MR AND MRS EVANS
DECISION:	GRANTED subject to sample materials and retention of obscure glazing.
W20000187 HASELEY FULL	NATIONAL CANINE DEFENCE LEAGUE, HONILEY ROAD, HASELEY. Erection of a temporary training building. NATIONAL CANINE DEFENCE LEAGUE
DECISION:	GRANTED for four years. (Councillor Kent declared a non-pecuniary, non-substantial interest in this application).

<p>W20000218 LEAMINGTON SPA FULL</p>	<p>R/O, 74, HADDON ROAD, LEAMINGTON SPA. Erection of single storey garage. MRS M C WRIGHT</p>
<p>DECISION:</p>	<p>GRANTED: subject to conditions on materials, access, and use to be restricted solely to housing private car and ancillary domestic storage.</p>
<p>W990744 HUNNINGHAM FULL</p>	<p>ELMS FARM, HUNNINGHAM. Conversion of farm buildings to 2 no. dwellings. MR AND MRS D BARNES</p>
<p>DECISION:</p>	<p>REFUSED On grounds of harm to: 1. The openness and rural character of the Green Belt and Special Landscape Area; 2. The rural setting of the site and character of the buildings; 3. Future residents' amenities; and, 4. The impact of the conversion works on the character and appearance of Barn 2, the site, the Green Belt and Special Landscape Area within which it is located.</p>