

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday 21 June 2006 at the Town Hall, Royal Leamington Spa at 6.00 p.m.

PRESENT: Councillors Tamlin (Chair), Ashford, Mrs Blacklock, Mrs Bunker, Mrs Compton, Ms De-Lara-Bond, Kinson & Mrs Knight.

151. DECLARATIONS OF INTEREST

Minute Number 152 – Warwick Racecourse, Hampton Street, Warwick

Councillors Ashford, Mrs Blacklock, Mrs Bunker, Mrs Compton, Ms De-Lara-Bond, Kinson, Knight and Tamlin declared personal interests in this item as part of the application site was on Warwick District Council Land.

Minute Number 154 – Land off, Lower Avenue, Leamington Spa

Councillors Ashford, Mrs Blacklock, Mrs Bunker, Mrs Compton, Ms De-Lara-Bond, Kinson, Knight and Tamlin declared personal interests in this item because of Warwick District Council land ownership near to this site, the land comprising the Yew Walk and the ownership of land within Station Approach.

152. WARWICK RACECOURSE, HAMPTON STREET, WARWICK

The Committee considered an application from Warwick Racecourse for the erection of a two storey restaurant and offices.

This application was subject of a site visit on 19 June 2006.

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

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 addressed the Committee on this item:

Mr J Goddard

Applicant

RESOLVED that application W2006/0405 be GRANTED subject to the following conditions:

PLANNING COMMITTEE MINUTES (Continued)

- (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 drawings 239.0419.SK147/1, SK150PA/3, SK151PA/2, & SK159/1 and specification contained therein, submitted on 7 March and 12 May, 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) No development shall be carried out on the site which is the subject of this permission, until details of foul and surface water drainage works 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 proper facilities are made available, in accordance with policy ENV3 of the Warwick District Local Plan, 1995;
- (5) No development shall be carried out on the site which is the subject of this permission, until details of a fume extraction system and any air conditioning system to be installed 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 surrounding properties, in accordance with Policy ENV3 of the Warwick District Local Plan;

PLANNING COMMITTEE MINUTES (Continued)

- (6) The level of noise (see notes 1 and 3) from any plant and equipment. measured one metre from the nearest noise sensitive facade shall not increase the background level.(see notes 2 and 3) **REASON** : To protect the amenity of the occupiers of nearby properties and guard against a creeping background level; and
- (7) The restaurant shall only be used in a manner ancillary to the operation of Warwick racecourse and shall not be used as a restaurant open to members of the public unconnected with the operation of the racecourse. **REASON:** To define the terms under which permission is granted and to protect the amenities of local residents, in accordance with policy ENV3 of the Warwick District local Plan, 1995.

153. THE BUNGALOW (GARDEN HOUSE), HONILEY HALL, HONILEY ROAD, HONILEY, KENILWORTH

The Committee considered an application from Mr P Warwick for the erection of a detached double garage with storage over.

This application was deferred at Planning Committee on 23 May 2006 to enable a site visit to take place on 19 June 2006.

The Head of Planning and Engineering considered the following policies relevant to this application:

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
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)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

The following addressed the Committee on this item:

Mr S Marson

On behalf of Applicant

RESOLVED that application W2006/0421 be REFUSED because the site is situated within the Green Belt and the Warwickshire Structure Plan 1996-2011 together with the Warwick District Local Plan and Planning Policy Guidance Note 2 states that, within the Green Belt, the rural character of the area will be retained, protected and wherever possible enhanced. Local Plan policy (DW) ENV1 and emerging policy DAP1 of the first deposit version of the Local Plan (1996-2011) state that development will not normally be permitted, except in very special circumstances, for the construction of new buildings, unless it fulfils specific criteria. The proposed development does not satisfy any of these criteria and

PLANNING COMMITTEE MINUTES (Continued)

will significantly reduce the openness of the Green Belt. In the Planning Authority's view, very special circumstances sufficient to justify departing from the development plan and permitting a building of the size and height proposed have not been demonstrated.

154. LAND OFF LOWER AVENUE, LEAMINGTON SPA

The Committee considered an application Chiltern Railways for the construction of 145 parking spaces for rail passengers. Improved routes for cyclists and pedestrians.

This application was subject of a site visit on 19 June 2006.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

General Government advice is contained in PPG13 Transport
Warwickshire Structure Plan 1996-2011

GD.1 - Overriding Purpose (Warwickshire Structure Plan 1996-2011).

T.1 - Transport Objectives (Warwickshire Structure Plan 1996-2011).

T.3 - Transport Corridors (Warwickshire Structure Plan 1996-2011).

T.7 - Public Transport (Warwickshire Structure Plan 1996-2011).

Warwickshire Final Local Transport Plan 2006. This sets out the policies and proposals relating to all modes of transport within Warwickshire. Specific mention is made of a new bus terminal on the north side of Leamington Station and additional car parking at Leamington Station; no site specific details is given of these proposals.

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) TR12 - Provision of Additional Railway Stations (Warwick District Local Plan 1995)

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

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

DP2 - Amenity (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)

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

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

SC3 - Supporting Public Transport Interchanges (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

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

TCP7 - Opportunity Sites in Old Town, Leamington Spa (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING COMMITTEE MINUTES (Continued)

The following addressed the Committee on this item:

Mr J Tuyn	Objector
Mr N Hutchison	Objector
Mr S Yeatman	Applicant
Councillor B Gifford	Ward Councillor

After considering the report from the Head of Planning and Engineering and representation from members of the public the Committee were of the opinion that the application should be refused.

RESOLVED that application W2006/0561 be REFUSED because the application site comprises landscaped and natural green space containing a number of mature trees between the current operational land associated with Leamington Station and the southern boundary of the town's Conservation Area and forms part of an important well used approach to the town and from the main railway station. In addition, the northern boundary of the site abuts anumber of residential properties and the whole site area is a prominent element in their outlook.

Policy ENV3 of the Warwick District Local Plan 1995 and policies DP1 and DP2 of the Warwick District Local Plan 1996-2011 Second Deposit Draft require new development to harmonise with its surroundings, positively contribute to the character and quality of its environment through good layout and design and to avoid unacceptable adverse impact on the amenity of nearby uses and residents. Furthermore, policy DAP10 which relates to the Protection of Conservation Areas requires that development will be expected to respect the setting of Conservation Areas and important views both in and out of them.

155. 99 RADFORD ROAD, LEAMINGTON SPA

The Committee considered an application from Mr S Madahar for alterations to form lightwells and rear elevations (resubmission of W2006/6303).

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

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

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

(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)

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

PLANNING COMMITTEE MINUTES (Continued)

The following addressed the Committee on this item:

Mrs A Rielly
Mrs J Warr

Objector
Objector

RESOLVED that application W2006/0569 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 1686/2/B and specification contained therein, submitted on 22 May 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) No development shall be carried out on the site which is the subject of this permission, until large scale details of the lightwell grilles 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; and
- (4) The existing front hedge and railings shall be retained as such at all times thereafter.
REASON: To protect the visual amenity of the area in accordance with Policy ENV3 of the Warwick District Local Plan 1995.

156. **94 UPPER HOLLY WALK, LEAMINGTON SPA**

The Committee considered an application from Mr & Mrs J Barrett for the erection of a single storey side extension and front porch and conversion of loft space to form bedroom.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

The 45 Degree Guideline (Supplementary Planning Guidance)

PLANNING COMMITTEE MINUTES (Continued)

The following addressed the Committee on this item:

Mr G Sanders
Mrs J Lloyd

Objector
On behalf of Applicant

RESOLVED that application W2006/0587 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 numbers DBL281/03/A and DBL281/04/A and specification contained therein, submitted on 15 May 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; 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.

157. OAKS HOLLOW, ASHOW ROAD, KENILWORTH

The Committee considered an application from Mr & Mrs D Lea for the provision of domestic oil storage tank with screening and erection of boundary walls (retrospective application).

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) C3 - Criteria for the Conversion of Rural Buildings (Warwick District Local Plan 1995)
(DW) ENV3 - Development Principles (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)
RAP8 - Converting Rural Buildings (Warwick District 1996 - 2011 Revised Deposit Version)
DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 Revised Deposit Version)

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).

DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 Revised Deposit Version).

The following addressed the Committee on this application:

Mr D Lea

Applicant

RESOLVED that application W2006/0589 be GRANTED subject to the following conditions:

- (1) The development hereby permitted shall be screened by the fencing and hedge as shown on the layout drawing submitted with the application (Drawing No.1484/1). Such planting shall be completed within the first planting season following the approval of the application and any hedging plants removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced as previously approved. **REASON** : To protect and enhance the amenities of this green belt area, and to satisfy the requirements of Policies ENV1 and ENV3 of the Warwick District Local Plan.

158. OAKS HOLLOW, ASHOW ROAD, ASHOW, KENILWORTH

The Committee considered an application from Mr & Mrs D Lea for the conversion of approved carport into bedroom accommodation for existing dwelling (retrospective application) (removal of condition 3 of planning permission W2002/864).

The Head of Planning and Engineering considered the following policies relevant:

(DW) C3 - Criteria for the Conversion of Rural Buildings (Warwick District Local Plan 1995)

(DW) ENV3 - Development Principles (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)

RAP8 - Converting Rural Buildings (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)

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

DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING COMMITTEE MINUTES (Continued)

The following addressed the Committee on this application:

Mr D Lea

Applicant

After considering the report from the Head of Planning and Engineering and representation from the applicant the Committee were of the opinion that the application should be granted.

RESOLVED that application W2006/0590 be GRANTED (against officers recommendations) because in this instance the creation of a car port would require the construction of a driveway which would itself have a detrimental impact on the green belt and on balance the loss of the limited depth car port is outweighed by the adverse visual impact.

159. 15 WARWICK ROAD, KENILWORTH

The Committee considered an application from Cobalt Estates (Kenilworth) Ltd for the change of use from Class A1 (Shop) to Class A3 (Restaurants and Cafes).

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) S5 - Changes of Use Within Retail Areas (Warwick District Local Plan 1995)

(KTC) S2 - Primary Retail Frontages

The following addressed the Committee on this application:

Councillor G Illingworth

Town Council

RESOLVED that application W2006/0548 be GRANTED subject to the following condition:

- (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.

160. 15 WARWICK ROAD, KENILWORTH

The Committee considered an application from Colbalt Estates (Kenilworth) Ltd for the change of use from Class A1 (shop) to Class A2 (Financial and Professional Services).

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

PLANNING COMMITTEE MINUTES (Continued)

(DW) S5 - Changes of Use Within Retail Areas (Warwick District Local Plan 1995)

(KTC) S2 - Primary Retail Frontages

The following addressed the Committee on this application:

Councillor G Illingworth

Town Council

RESOLVED application W2006/0682 be
GRANTED subject to the following condition:

- (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.

161. 25 WHATELEYS DRIVE, KENILWORTH

The Committee considered an application from Mrs Cheriton for the erection of a rear conservatory.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
The 45 Degree Guideline (Supplementary Planning Guidance)

The following addressed the Committee on this application:

Councillor G Illingworth

Town Council

RESOLVED that application W2006/0735 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; and
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings, and specification contained therein, submitted on 17th May 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.

PLANNING COMMITTEE MINUTES (Continued)

162. 30 PALMER ROAD, WHITNASH, LEAMINGTON SPA

The Committee considered an application from Mrs V B Thompson for the erection of a two storey extension to side and rear conservatory.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

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

The 45 Degree Guideline (Supplementary Planning Guidance)

RESOLVED that application W2006/0647 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 and specification contained therein, 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 side facing window in the west 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.

PLANNING COMMITTEE MINUTES (Continued)

163. ADJOURNMENT OF MEETING

The Chair adjourned the meeting of the Planning Committee held on Wednesday 21 June 2006 to Thursday 22 June 2006 at 6.00 pm

(The meeting closed at 9.45 pm)

RESUMPTION OF ADJOURNED PLANNING COMMITTEE MEETING

Minutes of the adjourned Planning Committee meeting held on Thursday 22 June 2006 at the Town Hall, Royal Leamington Spa at 6.00 pm.

PRESENT: Councillors Tamlin (Chair), Mrs Blacklock, Mrs Bunker, Mrs Compton, Ms De-Lara-Bond, Kinson & Mrs Knight.

(An apology for absence was received from Councillor Ashford)

164. 4, 4A, 6A AND 6B RADFORD ROAD, LEAMINGTON SPA

The Committee considered an application from Newbold Buildings Ltd for the demolition of 4a, 6a and 6b Radford Road and erection of four storey building and extension to 4 Radford Road to provide three retail units at ground floor with student residential units to upper floors.

The Head of Planning and Engineering had recommended that the application be approved 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) ENV19 - Retention and Restoration of Original Shopfronts (Warwick District Local Plan 1995)

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

(DW) S3 - Additional Retail Development in Town Centres (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)

TCP2 - Directing Retail Development (Warwick District 1996 - 2011 Revised Deposit Version)

TCP13- Design of Shopfronts (Warwick District 1996 - 2011 Revised Deposit Version)

T.1 - Transport Objectives (Warwickshire Structure Plan 1996-2011).

TC.1 - Town Centre Uses (Warwickshire Structure Plan 1996-2011).

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)

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

DAP7 - Changes of Use of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING COMMITTEE MINUTES (Continued)

DAP9 - Restoration of Listed Buildings (Warwick District 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)

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

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

GD.3 - Overall Development Strategy (Warwickshire Structure Plan 1996-2011).

GD.5 - Development Location Priorities (Warwickshire Structure Plan 1996-2011).

RESOLVED that application W2006/0708 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), and specification contained therein, 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), shopfront joinery items, eaves, verges, recessed front render panel 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 within the Conservation Area, and to satisfy Policies ENV6, ENV8 and ENV11 of the Warwick District Local Plan 1995, and Policies DAP6, DAP9 and DAP10 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);

PLANNING COMMITTEE MINUTES (Continued)

- (4) All doors, window frames and shopfront joinery items shall be constructed in timber, painted and not stained, and the windows shall be of a sliding sash type set in reveals of 75mm from the face of the building. **REASON** : To ensure a high standard of design and appearance for this Listed Building within the Conservation Area, and to satisfy Policies ENV6, ENV8 and ENV11 of the Warwick District Local Plan 1995, and Policies DAP6, DAP9 and DAP10 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);
- (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 within the Conservation Area, and to satisfy Policies ENV6, ENV8 and ENV11 of the Warwick District Local Plan 1995, and Policies DAP6, DAP9 and DAP10 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);
- (6) The roofing material for the development shall be natural slate, a sample of which has been submitted to and approved in writing by the District Planning Authority. The 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 within the Conservation Area, and to satisfy Policies ENV6, ENV8 and ENV11 of the Warwick District Local Plan 1995, and Policies DAP6, DAP9 and DAP10 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);
- (7) 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 within the Conservation Area, and to satisfy Policies ENV6, ENV8 and ENV11 of the Warwick District Local Plan 1995, and Policies DAP6, DAP9 and DAP10 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);

PLANNING COMMITTEE MINUTES (Continued)

- (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 and Policy DP1 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);
- (9) 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 and Policy DP1 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);
- (10) The whole of the rendered building shall be painted a colour first submitted to and agreed in writing by the District Planning Authority before any of the student bedrooms or retail premises hereby permitted are first occupied. **REASON:** To ensure a high standard of design and appearance for this Listed Building within the Conservation Area, and to satisfy Policies ENV6, ENV8 and ENV11 of the Warwick District Local Plan 1995, and Policies DAP6, DAP9 and DAP10 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);
- (11) None of the student bedrooms hereby permitted shall be occupied until they have been provided with double glazing to a specification of 6-12-6. **REASON:** In the interests of the amenities of future occupiers of the building, in view of the close proximity to a busy road and railway line;
- (12) Prior to the commencement of the development hereby permitted a plan to show the layout and surface treatment of the cycle parking area for use in association with the development shall have been submitted to and approved by the District Planning Authority. The cycle parking area shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in full accordance

PLANNING COMMITTEE MINUTES (Continued)

with the approved plan. At all times thereafter the cycle parking area shall be kept free from obstruction and available for the parking of cycles associated with the development, unless otherwise agreed in writing by the Local Planning Authority. **REASON** : To ensure that there are adequate cycle parking facilities to serve the development;

- (13) No lighting shall be fixed to the external walls or roof(s) of the building(s) hereby permitted, without the written consent of the District Planning Authority. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan and Policy DP1 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);
- (14) The residential accommodation hereby permitted shall only be occupied by students in full-time education. **REASON**: The use of the development for general residential accommodation would be contrary to the District Council's Supplementary Planning Document on Managing Housing Supply and Policy SC8a of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);
- (15) Details of the means of disposal of storm water and foul sewage from the development shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced and the development shall not be carried out other than in strict accordance with such approved details. **REASON** : To ensure satisfactory provision is made for the disposal of storm water and foul sewage; and
- (16) Before any works for demolition are first commenced, a survey of the premises by a qualified bat surveyor shall be undertaken to demonstrate the presence, absence or usage of the premises by bats. In the event that the survey demonstrates the presence or usage of the premises by bats, a report recommending mitigation measures to ensure any bats will be protected during the demolition works shall be submitted to and approved in writing by the District Planning Authority before the demolition works are commenced. The approved mitigation measures shall be wholly implemented strictly as approved. **REASON**: To ensure the protection of bats and compliance with Policy ENV27 of the Warwick District Local Plan 1995.

PLANNING COMMITTEE MINUTES (Continued)

165. 4 RADFORD ROAD, LEAMINGTON SPA

The Committee considered an application from Newbold Buildings Ltd for the external and internal alterations and 4 storey rear extension to form part of proposed adjacent student accommodation.

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

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).

RESOLVED that application W2006/0707LB 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) 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), shopfront joinery items, eaves, verges, recessed front render panel 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 within the Conservation Area, and to satisfy Policies ENV6, ENV8 and ENV11 of the Warwick District Local Plan 1995, and Policies DAP6, DAP9 and DAP10 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);

PLANNING COMMITTEE MINUTES (Continued)

- (3) All doors, window frames and shopfront joinery items shall be constructed in timber, painted and not stained, and the windows shall be of a sliding sash type set in reveals of 75mm from the face of the building. **REASON** : To ensure a high standard of design and appearance for this Listed Building within the Conservation Area, and to satisfy Policies ENV6, ENV8 and ENV11 of the Warwick District Local Plan 1995, and Policies DAP6, DAP9 and DAP10 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);
- (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 within the Conservation Area, and to satisfy Policies ENV6, ENV8 and ENV11 of the Warwick District Local Plan 1995, and Policies DAP6, DAP9 and DAP10 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);
- (5) The roofing material for the development shall be natural slate, a sample of which has been submitted to and approved in writing by the District Planning Authority. The 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 within the Conservation Area, and to satisfy Policies ENV6, ENV8 and ENV11 of the Warwick District Local Plan 1995, and Policies DAP6, DAP9 and DAP10 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version);
- (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 within the Conservation Area, and to satisfy Policies ENV6, ENV8 and ENV11 of the Warwick District Local Plan 1995, and Policies DAP6, DAP9 and DAP10 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version); and

PLANNING COMMITTEE MINUTES (Continued)

- (7) The whole of the rendered building shall be painted a colour first submitted to and agreed in writing by the District Planning Authority before any dwelling hereby permitted is first occupied. **REASON:** To ensure a high standard of design and appearance for this Listed Building within the Conservation Area, and to satisfy Policies ENV6, ENV8 and ENV11 of the Warwick District Local Plan 1995, and Policies DAP6, DAP9 and DAP10 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version).

166. 4A, 6A AND 6B RADFORD ROAD, LEAMINGTON SPA

The Committee considered an application from Newbold Buildings Ltd for the demolition of single storey buildings (three retail units).

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

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

(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

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

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

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

RESOLVED that application W2006/0709CA 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; and
- (2) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of works of redevelopment under planning permission reference W06/0708 has been made. **REASON :** To ensure that the proposal does not result in the formation of an unsightly gap site within the Conservation Area, in accordance with Policies ENV6, ENV7 & ENV8 of the Warwick District Local Plan 1995, and Policies DAP10 & DAP11 of the Warwick District Local Plan 1996-2011 (Revised Deposit Version).

PLANNING COMMITTEE MINUTES (Continued)

167. CEDAR LAWN, PACKWOOD LANE, LAPWORTH, SOLIHULL

The Committee considered an application from Mr R Ackrill for the erection of stables, tackroom and haystore.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

- (DW) ENV3 - Development Principles (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).

RESOLVED that application W2006/0625 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; and
- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings, and specification contained therein, submitted on 13th April 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.

168. LAND REAR OF 7-17 CROSS STREET, LEAMINGTON SPA

The Committee considered an application from Mr S Holt for the removal of condition 12 on planning permission W2004/0283 to allow residential developments to proceed without widening pedestrian access.

The Head of Planning and Engineering had recommended that the application be approved 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)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

PLANNING COMMITTEE MINUTES (Continued)

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

DP13 - Crime Prevention (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

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

RESOLVED that application W2006/0637 be REFUSED because of inadequate access/level of amenity for the prospective residents.

169. THE VOODOO, 35 REGENT STREET, LEAMINGTON SPA

The Committee considered an application from Momak Ltd for the erection of a single storey lounge extension and addition of pitched roof with rooflights, new door and window openings and erection of bin store/wc extension to existing single storey extension.

The Head of Planning and Engineering had recommended that the application be approved 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) ENV12 - Protection of the Setting 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)

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

RESOLVED that application W2006/0696 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;

PLANNING COMMITTEE MINUTES (Continued)

- (2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing numbers 1475/4/B and 1475/5/A and specification contained therein, submitted on 27 April 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) No development shall be carried out on the site which is the subject of this permission, until large scale details of conservation rooflights, 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 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 that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan;
- (5) 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;
- (6) Prior to the commencement of the development hereby permitted, details of the kitchen ventilation and flue shall be submitted and approved in writing by the District Planning Authority. The development shall be carried out in strict accordance with such approved details. **REASON**: To ensure that unacceptable cooking odours outside the premises are minimised in the

PLANNING COMMITTEE MINUTES (Continued)

interests of the amenities of neighbouring properties, in accordance with Policy ENV3 of the Warwick District Local Plan 1995;

- (7) The new doors and windows hereby permitted shall be constructed in timber and painted, not stained. **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.
- (8) The odour control system installed within the extraction flue shall be retained in position and maintained to ensure its effective operation at all times strictly in accordance with any specified manufacturer's instruction. A copy of this instruction together with documentary evidence of the maintenance of the odour control system shall be made available on request to the District Planning Authority. **REASON:** To ensure the continues satisfactory operation of the odour control system to protect the amenities of the area in accordance with requirements of Policy ENV3 of the Warwick District Local Plan 1995; and
- (9) The level of noise from any plant and equipment used in connection with the development, measured one metre from the nearest noise sensitive facade shall not exceed the background level (see notes 1, 2 and 3) by more than 3 dBA. **REASON** : To protect the amenities of surrounding properties, in accordance with Policy ENV3 of the Warwick District Local Plan.

170. THE VOODOO, 35 REGENT STREET, LEAMINGTON SPA

The Committee considered an application from Momak Ltd for the erection of a single storey lounge extension, addition of pitched roof with rooflights, new door and window openings and erection of bin store/wc extension to single storey rear extension and internal alterations to provide a store room, kitchen and new wc facilities.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)
DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version).

RESOLVED that application W2005/0697LB be GRANTED subject to the following conditions:

PLANNING COMMITTEE MINUTES (Continued)

- (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 numbers 1475/4B and 1475/5A and specification contained therein, submitted on 27 April 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) No development shall be carried out on the site which is the subject of this permission, until large scale details of conservation rooflights, 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 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 that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan; and
- (5) 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.

PLANNING COMMITTEE MINUTES (Continued)

171. BIRMINGHAM ROAD, STONELEIGH, COVENTRY

The Committee considered an application from Mr R Hanselman for the erection of a thatched canopy over side door on south east elevation.

The Head of Planning and Engineering had recommended that the application be approved as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
ER.1 - Natural and Cultural Environmental Assets (Warwickshire Structure Plan 1996-2011).
DAP7 - Changes of Use of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)

RESOLVED that application W2005/0912LB be
GRANTED

172. 5 BIRMINGHAM ROAD, STONELEIGH, COVENTRY

The Committee considered an application from Mr T Hanselman for the erection of a thatched canopy over side door on south east elevation.

The Head of Planning and Engineering had recommended that the application be approved as he considered that it complied with the following policies:

ER.1 - Natural and Cultural Environmental Assets (Warwickshire Structure Plan 1996-2011).
GD.4 - Strategic Constraints (Warwickshire Structure Plan 1996-2011).
(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)
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)
DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version).

RESOLVED that application W2006/1081 be
GRANTED.

173. 15 LEWIS ROAD, RADFORD SEMELE, LEAMINGTON SPA

The Committee considered an application from Mr C A Heath for the erection of first floor rear extension and alteration to form en-suite bathroom.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

PLANNING COMMITTEE MINUTES (Continued)

(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).

RESOLVED that application W2006/0481 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 in accordance with the details shown on the approved drawing(s) sheets 2 and 3, and specification contained therein, submitted on 29th march 2006 except as required by condition 3 below and 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) Notwithstanding the details shown on the approved drawings submitted on 29th March 2006, the first floor splayed windows in the proposed extension shall be omitted to be replaced by recessed brick panels and shall be retained as such at all times thereafter. Details of this arrangement shall be submitted to and approved by the Planning Authority before any development commences and the development shall be not carried out otherwise than in full accordance with these approved details. **REASON:** To satisfy the requirements of Policy ENV3 of the Warwick District Local Plan and to protect the amenities of the surrounding properties; and
- (4) 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.

174. 219 RUGBY ROAD, LEAMINGTON SPA

The Committee considered an application from Mr C Davies for the erection of a double garage.

PLANNING COMMITTEE MINUTES (Continued)

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

RESOLVED that application W2006/0486 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 as amended 1863/3, and specification contained therein, submitted on 23rd May 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; 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.

175. 14 LANSDOWNE CIRCUS, LEAMINGTON SPA

The Committee considered an application from Ms T Dover for a single storey side extension.

The Head of Planning and Engineering had recommended that the application be approved 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) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)
DAP9 - Restoration of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version).

PLANNING COMMITTEE MINUTES (Continued)

RESOLVED that application W2006/0524LB be GRANTED after reference to the Secretary of State 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 as amended 1160/04g, and specification contained therein, submitted on 16th May 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) 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;
- (4) 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;
- (5) No development shall be carried out on the site which is the subject of this permission, until large scale details of 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 Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995; and

PLANNING COMMITTEE MINUTES (Continued)

- (6) The parapet of the single storey extension hereby approved shall be constructed with reclaimed saddle back copings and with the use of blue squint bricks, as outlined in the architect's letter dated 15th May 2006, large scale details of which shall first be submitted and approved in writing 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.

176. 215 STATION LANE, LAPWORTH, SOLIHULL

The Committee considered an application from Mrs B Lind for the erection of a single storey rear extension and detached garage.

This application was deferred at Planning Committee on 23 May 2006 so that a site visit could take place on 19 June 2006.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

(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).

RESOLVED that application W2006/0530 be GRANTED subject to the following condition:

- (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) 06/788/02 and /03, and specification contained therein, submitted on 5th April 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; and

PLANNING COMMITTEE MINUTES (Continued)

- (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.

177. 33-35 JURY STREET, WARWICK

The Committee considered an application from Pizza Express to display externally illuminated fascia and hanging signs.

The Head of Planning and Engineering had recommended that the application be approved subject to conditions as he considered that it complied with the following policies:

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

(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

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

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

RESOLVED that application W2006/0574 be GRANTED subject to the following conditions:

- (1) This consent is for a period of five years from the date hereof and is subject to the standard conditions in Part I of the First Schedule to the above mentioned regulations as follows:
 - 1 All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
 - 2 Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
 - 3 Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

PLANNING COMMITTEE MINUTES (Continued)

- 4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 - 5 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome.
- (2) No development shall be carried out on the site which is the subject of this permission until large scale details of all directional lighting 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.
- (3) the approval of the amended drawing illustrating the revised signage (on the flower box) and the inclusion of the amended model condition to include the amended drawing numbers and submission date (in the decision notice), be delegated to the Head of Development Control.

178. **4 FARRIERS COURT, WASPERTON ROAD, WASPERTON, WARWICK**

The Committee considered an application from Mr & Mrs P Phillips for the proposed single storey rear extension, erection of three dormer windows to rear, insertion of roof lights to front and rear, and extension of existing patio area.

The Head of Planning and Engineering had recommended that the application be approved 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) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

RAP3 - Extensions to Dwellings (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).

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

RESOLVED that application W06/0600 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) (7434/1; 7434/2; 7434/3; 7434/4; 7434/5), and specification contained therein, submitted on 21 April and 12 May 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) No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, roof lights, 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;
- (4) 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.

179. 36 QUEENSWAY, LEAMINGTON SPA

The Committee considered a report from the Head of Planning and Engineering regarding the unauthorised erection of a boundary wall.

PLANNING COMMITTEE MINUTES (Continued)

RESOLVED that enforcement action be authorised for the removal of the boundary wall within 2 calendar months.

180. 38 QUEENSWAY, LEAMINGTON SPA

The Committee considered a report from the Head of Planning and Engineering regarding the unauthorised erection of a boundary wall.

RESOLVED that enforcement action be authorised for the removal of the boundary wall within 2 calendar months.

181. 104 NEW STREET, LEAMINGTON SPA

The Committee considered a report from the Head of Planning and Engineering regarding the unauthorised insertion of dormer windows.

RESOLVED that enforcement action be authorised for the removal of the two rear facing dormer windows and the first floor rear windows to be constructed in accordance with the approved plan numbers 05 and 06 of W2004/2020 granted on 6 January 2006, within 2 calendar months.

182. QUALITY SITE VISITS

The Committee considered a report from the Head of Planning and Engineering that asked the Committee to consider quality site visits of completed developments.

RESOLVED that the Head of Planning and Engineering considered the following sites for inclusion in a suitable programme of quality site visits:

- a) Regent Hotel (Site E), Parade;
- b) 42-46 Lillington Road, Leamington Spa;
- c) Whitemoor Engineering Site, Kenilworth;
- d) Ranelagh Terrace, Leamington Spa;
- e) Bread and Meat Close, Warwick;
- f) 1a Highland Road, Kenilworth; and
- g) Blackdown Training Centre.

183. APPEAL PERFORMANCE AND TRENDS 2005-2006

The Committee considered a report from the Head of Planning and Engineering which updated members of appeal trends and performance over the year 1 April 2005 to 31 March 2006.

RESOLVED that:

- (1) the report be noted; and

PLANNING COMMITTEE MINUTES (Continued)

- (2) The Committee requested that subject to constraints on officers time, the Head of Planning and Engineering give consideration to how a more timely and full report back of appeal decision can be put before the Committee.

184. REQUEST BY CAAF FOR SEPARATE SPEAKING RIGHTS AT PLANNING COMMITTEE

The Committee considered a report from the Head of Planning and Engineering which asked the Committee to consider whether CAAF should have separate speaking rights as part of the arrangements for public speaking at Planning Committee.

RECOMMENDED that Council amend the public speaking procedure for Planning Committee to include another speaking category of Warwick District Towns Conservation Area Advisory Forum (WDTCAAF) who would be permitted to speak for three minutes at Planning Committee on any item they have a significant interest (as long as they have registered before the public speaking deadline) as a trial for 12 months at which point there will be a review of this decision by Planning Committee and WDTCAAF to ensure that both parties have found this amendment beneficial.

(The meeting ended at 8.55 pm)