

1 May 2012

NOTE: THIS SUMMARY IS NOT THE FORMAL MINUTES OF THE PLANNING COMMITTEE. IT IS INTENDED TO GIVE EARLY NOTICE OF THE DECISIONS TAKEN.

Part A - General

1. **Emergency Procedure**
2. **Substitutes** – These will be detailed in the minutes
3. **Declarations of Interest** - These will be detailed in the minutes of the meeting.
4. **Minutes** – This will be recorded in the minutes of the meeting.

Part B - Planning Applications

5. W10/1103 – WARWICK RACECOURSE, HAMPTON STREET, WARWICK

This item was REFUSED, contrary to the recommendation of the report, for the following reasons:

The design, mass and scale of the proposed building does not preserve or enhance the character or appearance of the Conservation Area contrary to policies DP1 and DAP8 of the Local Plan and not outweighed by the public benefits with reference to Section 12 of the NPPF;

The scale and position of the proposed building does not respect important views into the Conservation Area contrary to policy DAP8 of the Local Plan;

The scale and mass of the proposed building has an overbearing impact on the residential properties opposite on Hampton Street causing harm to their amenity and thereby contrary to policy DP2 of the Local Plan; and,

The design, mass and scale of the proposed building will adversely affect the setting of 6 Hampton Street, a Grade II listed building, contrary to policy DAP4 of the Local Plan.

6. W10/1104 CA – WARWICK RACECOURSE, HAMPTON STREET, WARWICK

This item was REFUSED, contrary to the recommendation of report, for the following reason:

The absence of a suitable replacement building that will bring about a qualitative improvement to the Conservation Area contrary to Policy DAP9 of the Local Plan.

10. W11/1248 – 57 COMMON LANE, KENILWORTH

This item was GRANTED in accordance with the recommendation in the report, with an amendment to condition 5 to clarify the requirement for 10% from renewable energy resources applies to each dwelling.

12. W11/1328 LB – 65 WILLES ROAD, ROYAL LEAMINGTON SPA

This item was GRANTED in accordance with the recommendation in the report, with the following amendments to the conditions, plus an additional condition, as follows:

- Conditions 1 & 3 & 5– as the recommendation in the report
- Conditions 2 & 4 – to remove reference to fence panels, and add the words 'or equivalent' after the colour for the external face.
- Condition 6 – to state that 'notwithstanding the details shown on the approved plans, details of the means of enclosure to Innage Close shall be submitted to the local planning authority for approval, and to be implemented within a 3 month period'
- Condition 7 – to state that 'notwithstanding the details shown on the approved plans, details of modifications to the dwarf wall to part of the front boundary and side boundary with Innage Close to show a more substantial means of enclosure shall be submitted to the local planning authority for approval, and to be implemented within a 3 month period'
- Additional Condition 8 – to state that 'notwithstanding the details shown on the approved plans, details of the means of enclosure to the southern front side boundary shall be submitted to the local planning authority for approval, and to be implemented within a 3 month period'

The Committee also authorised appropriate enforcement action be taken in the event that any of the conditions attached to the permission are not complied with within the specified time period.

The Committee also requested an enforcement investigation be undertaken into the removal of the verandah from the front of the property, the rainwater goods on side/rear elevation of the property, the lighting attached to the extension to the property, and the rendering to the side elevation of the property.

17. W12/0018 – 65 WILLES ROAD, ROYAL LEAMINGTON SPA

This item was GRANTED in accordance with the recommendation in report, with the following amendments to the conditions, plus an additional condition, as follows:

- Conditions 1 & 3 & 5– as the recommendation in the report
- Conditions 2 & 4 – to remove reference to fence panels, and add the words 'or equivalent' after the colour for the external face.
- Condition 6 – to state that 'notwithstanding the details shown on the approved plans, details of the means of enclosure to Innage Close shall be submitted to the local planning authority for approval, and to be implemented within a 3 month period'
- Condition 7 – to state that 'notwithstanding the details shown on the approved plans, details of modifications to the dwarf wall to part of the front boundary and side boundary with Innage Close to show a more substantial means of enclosure shall be submitted to the local planning authority for approval, and to be implemented within a 3 month period'
- Additional Condition 8 – to state that 'notwithstanding the details shown on the approved plans, details of the means of enclosure to the southern front side boundary shall be submitted to the local planning authority for approval, and to be implemented within a 3 month period'

The Committee also authorised appropriate enforcement action be taken in the event that any of the conditions attached to the permission are not complied with within the specified time period.

14. W11/1444 – 15 CONVENT CLOSE, KENILWORTH

This item was REFUSED, contrary to the recommendation in report, as the proposed terrace would have an unneighbourly impact on adjoining properties due to the unique relationship in terms of ground levels, and therefore for reasons of overlooking and loss of privacy was considered contrary to Policy DP2 of the Local Plan.

The Chairman adjourned the meeting of 1 May until the subsequent evening when the remaining applications for the agenda will be considered.