

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday 31 October 2007 at the Town Hall, Royal Leamington Spa at 6.00 p.m.

PRESENT: Councillor MacKay (Chairman); Councillors Barrott, Mrs Blacklock, Mrs Bunker, Copping, Davies, Dhillon, Edwards, Illingworth and Kinson

(Councillor Davies substituted for Councillor Rhead)

575. DECLARATIONS OF INTEREST

Minute Number 577 – W06/1104 – Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton

Councillor Mrs Blacklock declared a personal interest because a family member works at the application site.

Minute Number 578 – W07/0586LB – 40 New Street, Kenilworth

Councillor Mrs Blacklock declared a personal interest because of her involvement as Ward Councillor.

Councillor Illingworth declared a personal and prejudicial interest because he had pre-determined the application and left the room whilst the item was considered.

Minute Number 579 – W07/0587 – 40 New Street, Kenilworth

Councillor Mrs Blacklock declared a personal interest because of her involvement as Ward Councillor.

Councillor Illingworth declared a personal and prejudicial interest because he had pre-determined the application and left the room whilst the item was considered.

Minute Number 582 – W07/0597 – 10-12 Adelaide Road, Royal Leamington Spa

Councillor Copping declared a personal and prejudicial interest because he had pre-determined the application in his previous role as Chair of the Royal Leamington Spa Town Council and left the room whilst the item was considered.

576. TESCO STORE, EMSCOTE ROAD, WARWICK

The Committee considered an application from Tesco Stores Limited for the erection of extensions and a mezzanine within the superstore to provide additional sales and bulk floorspace and other associated works.

The application was deferred, at the Planning Committee on 10 July 2007, for more information on Dr Norris's/ GVA Grimley advice (the Council's specialist retail planning consultants) and to pursue legal issues on the mezzanine floor.

Regarding the retail issues, members sought clarification and amplification on the following matters:

- The background to the apparent discrepancy in the floor space figures that had been referred to, for simplification, as the 'missing 125 square metres';
- The relevance of the 28% rather than the 25% of the net floor space devoted to non food;
- The reason why Dr Norris had made an assessment of qualitative need without a recent site inspection did not undermine his conclusions on qualitative need; and
- Retail impact issues related to the specific effect on the town centres of Warwick, Leamington and Kenilworth.

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

TC.2 - Hierarchy of Town Centres (Warwickshire Structure Plan 1996-2011).

TS10 - Developer Contributions (Warwickshire Structure Plan 1996-2011).

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

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

DP6 - Access (Warwick District Local Plan 1996 - 2011)

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

DP8 - Parking (Warwick District Local Plan 1996 - 2011)

DP10 - Flooding (Warwick District Local Plan 1996 - 2011)

TCP1 - Protecting and Enhancing the Town Centres (Warwick District Local Plan 1996 - 2011)

UAP3 - Directing New Retail Development (Warwick District Local Plan 1996 - 2011)

DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning and Engineering, the applicants had demonstrated the quantitative and qualitative need for the development, that there was no current suitable, viable and available sequentially preferable sites available, and that it would not have an unacceptably adverse impact on the vitality and viability of existing town centres. It would thereby accord with the thrust of national policy, and the adopted and emerging development plan policy related to retail issues.

It was also considered that the proposed development would not be detrimental to highway safety and the free flow of traffic provided that planning obligations were agreed regarding a green travel plan and contributions to off site improvements. It would thereby accord with the thrust of national policy and adopted and emerging development plan policy relating to highways and transport.

It was also considered the proposed development would not be detrimental to nature conservation interests provided that appropriate conditions and obligations were agreed relating to the implementation of a Nature Conservation Plan. It would thereby accord with the thrust of national policy and adopted and emerging development plan policies relating to ecology and nature conservation.

The proposed development was also considered not to have unacceptably adverse impacts in other respects notably the living conditions of the occupants of neighbouring residential properties. The proposals were therefore considered to comply with the policies listed.

The following people addressed the Committee:

Mr D Owen	Objector
Ms S Butcher	Objector
Mr M Buxton	Supporter

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

It was proposed and duly seconded that the application be granted but the motion was lost with four votes for and five against.

The Chairman decided to adjourn the meeting to allow the members of the Committee to receive advice in private with the Head of Legal Services and to discuss the implications of the application.

Following consideration of the officers report and presentation along with the submissions made by the public addressing the Committee and advice given by the Head of Legal Services, the Committee were of the opinion that the application should be granted in line with the officers recommendation with an amendment to condition 3 to reduce non-food floorspace to 22%.

RESOLVED that application W05/0962 be GRANTED subject to the conditions as set out below and approval of satisfactory planning obligations agreeing to the following actions or contributions:

Retail policy:

- Not to introduce retail sales (Save for a customer cafe) on a mezzanine floor level at the store through completion of a mezzanine floor for which a material commencement has been made.
- To remove the mezzanine structure already constructed with the store (with the exception of any such structure required for a customer cafe) within 6 months of the expiry of the challenge period.

Highways & Transport:

- The provision of a Green Travel Plan for the site in conformity with Warwickshire County Council's adopted practice note including the setting of targets, monitoring strategies and an agreement to pay contributions if targets are not met
- A contribution of £75,000 for upgrading to 'MOVA', the Coventry Road/ St Johns traffic signal controlled junction or towards other junction capacity improvements along the Emscote Road corridor

- A contribution of £75,000 for the completion of Emscote Road cycle lanes between the Tesco Junction with Emscote Road and Portobello Bridge
- A contribution of £10,000 towards the installation of CCTV along Emscote Road;

- (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) 50013/08, F/EXT/1103-PL02, F/EXT 1103-PLO4, F/EXT/1103-SK16, F/EXT/1103-SK13, F/EXT/1103-SK14, F/EXT/1103-SK17A and specifications contained therein, submitted on 10th June 2005, and 16th February 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) at no time shall the maximum net (sales) floorspace of the store exceed 4865 square metres, made up of a maximum of 3524 square metres of net sales floorspace devoted to food representing 78% of the total net sales floorspace, and a maximum of 1341 square metres of net sales floorspace devoted to non food representing 22% of net sales floorspace. **REASON:** To define the scope of the permission and resolve the original discrepancy in the floorspace figures;

- (4) the floorspace of the mezzanine hereby approved shall be only be used for ancillary purposes including cafe, staff restaurant, staff offices and toilets in accordance with drawing number F/EXT/1103/SK14 and at no time for net retail trading floorspace. **REASON:** To ensure that control is exercised over the use of the mezzanine to protect the vitality and viability of the town centres;

- (5) the bulk store extension shall be use for frozen and chilled food, bulk storage and other purposes ancillary to the store and not at anytime for net retail trading floorspace.
REASON: To maintain control over the use of the extension to protect the viability and vitality of the town centres;
- (6) no development of the proposed car park shall commence until a Nature Conservation Management Plan for the site covering the period of 2007 to 2012 has been submitted to and approved in writing by the District Planning Authority. All the recommendations in the approved plan shall be carried out in full.
REASON: In the interests of nature conservation of the designated Ecosite 'Emscote Road Power Station of which the site forms part and in association with the designation of adjacent land - River Avon Ecosite 20/26 and Grand Union Canal Ecosite 30/26;
- (7) 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;

- (8) no development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the District Planning Authority . The schedule shall include details of the arrangements for implementation. Development shall be carried out in accordance with its implementation. **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) there shall be no storage of any materials, including soil, within that part of the site liable to flood as shown highlighted blue on drawing A17584-C-PSK001 within the Flood Risk Assessment produced by White Young Green. **REASON:** To ensure that there will be no risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity;
- (10) no development shall be carried out on the site which is the subject of this permission until detailed drawings have been submitted to and approved by the District Planning Authority including a topographical survey of existing ground levels contoured at 0.1 metre intervals, together with details of the proposed finished levels. **REASON:** To enable the District Planning Authority to assess the effects of the proposed development on flood defence/ land drainage;
- (11) the floor levels should be set at least 600mm above the modelled 1 in 100 year flood level of 47.95 metres above Ordnance Datum. **REASON:** To protect the development from flooding;

- (12) flood warning notices shall be erected within the car park extension in accordance with a scheme to be submitted to and approved in writing by the District Planning Authority before the car park is brought into beneficial use. The scheme shall specify numbers of signs, their sizes, positions and wording and the means by which they would be kept legible and clear of obstruction. **REASON:** To ensure that owners, occupiers and users of the premises are aware that the land is at risk of flooding within this area;
- (13) there must be no new buildings, structures (including gates, walls and fences) or raised ground levels within the high risk Flood Risk Zone 3 on the site as shown highlighted blue on drawing no. A1784-C-PSK001, unless otherwise agreed in writing by the District Planning Authority. **REASON:** To maintain access to the watercourse for maintenance and ensure there is no loss in flood storage volumes;
- (14) no development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has been submitted to and approved, in writing, by the District Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed. **REASON:** To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal;

- (15) if during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing with the District Planning Authority) shall be carried out until either:
- A site investigation has been designed and undertaken, a risk assessment has been produced and a method statement detailing the remediation requirements using the information obtained from the site investigation has all been submitted to and approved by the District Planning Authority or;
 - If the above has previously been undertaken, the developer has submitted to and approved in writing by the District Planning Authority and addendum to the method statement detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of protection of Controlled Waters;

- (16) all remediation works detailed in the method statement in the above conditions shall be undertaken and a report submitted to the District Planning Authority providing verification that the works have been carried out in accordance with the approved details.

REASON: To protect controlled waters by ensuring that the remediated site has been reclaimed to an appropriate standard;

- (17) no development shall be carried out on the site which is the subject of this permission, until details of provision of litter bins and the 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

- (18) no development shall take place until a scheme demonstrating that 10% of the future predicted energy requirements of the development hereby permitted will be produced on or adjacent to the site from renewable energy resources has been submitted to and approved by the District Planning Authority. The approved scheme including the installation of appropriate microgeneration equipment shall be implemented before the development hereby permitted is brought into use. **REASON:** To ensure that the proposed development would result in a reasonable level of predicted energy requirements being generated on site in accordance with Warwick District Local Plan 1996-2011, Post Inquiry Version, policy DP12a.

577. WARWICKSHIRE POLICE HEADQUARTERS, WOODCOTE LANE, LEEK WOOTTON

The Committee considered an application from Warwickshire Police Authority for the erection of new police headquarters office, erection of extensions to 'Woodcote', for use as separate offices.

The application was deferred at the Planning Committee on 13 December 2006, for further detailed information from Warwickshire County Council, as Highway Authority, on the traffic impact and internal traffic arrangements. Additional information was submitted by the County Council, which had been passed to the objectors. Leek Wootton Parish Council had made additional comments.

The Committee visited the application site on 27 October 2007 in order to help them determine the application.

At the Planning Committee on 10 January 2007, consideration of the application was again deferred, to allow the County Council more time to respond to the additional information submitted by the Parish Council. Additionally, consultation with the Highways Agency had been carried out and the applicants had submitted additional information, particularly in respect of traffic generation, which had been considered by the County Council.

During that period the policy background had been altered, to reflect the adoption of the new Warwick District Local Plan. In particular, policy SSP2 Major Developed Sites in the Green Belt was relevant to the site.

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

(DW) ENV18 - Historic Parks and Gardens (Warwick District Local Plan 1995)

RAP7 - Directing New Employment (Warwick District 1996 - 2011 Revised Deposit Version)

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)
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).
DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)
DAP3 - Protecting Special Landscape Areas (Warwick District 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)
SSP2 - Major Developed Sites (Warwick District 1996 - 2011 Revised Deposit Version)

In the opinion of the Head of Planning and Engineering, the development did not have a seriously detrimental impact on the openness of the green belt and the setting of the listed building would be improved. Satisfactory transport arrangements had been put in place and the proposal allowed Warwickshire Police to have modern purpose-built premises. It was therefore considered that there were very special circumstances sufficient to warrant a departure from development plans policy.

The following people addressed the Committee:

Councillor P Eldridge	Parish Councillor (Objecting)
Mr T Rollins	Objector
Mr P Frampton	Supporter
Councillor Mrs Gallagher	Ward Councillor (Objecting)

Following consideration of the report and presentation along with submissions made by the public addressing the Committee; it was proposed and duly seconded that the application be granted but the motion was lost with four votes in favour and six against. It was proposed and duly seconded that the application should be refused against the officers recommendation.

RESOLVED that application W06/1104 be REFUSED because it conflicts with Green Belt policy and SSP2 and were not satisfied that adequate special circumstances have been demonstrated to justify the scale of the development put forward.

578. 40 NEW STREET, KENILWORTH

The Committee considered a listed building application from Mr Monk for the addition of a balustrade to front entrance steps and railings to front boundary wall, erection of new boundary wall and gates adjacent to no. 38 and insertion of internal steel support in rear wing.

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

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

DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning and Engineering, the proposed development did not adversely affect the historic integrity, character or setting of the listed building and was of an acceptable standard of design and detailing. The proposal was therefore considered to comply with the policies listed.

The following people addressed the Committee:

Councillor P Ryan Town Councillor (Objecting)

Councillor N Vincett Ward Councillor (Objecting)

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

Following consideration of the officers report and presentation along with the submissions by the public addressing the Committee, the Committee were of the opinion that the application should be refused against the officers recommendation.

RESOLVED that application W07/0586LB be REFUSED because the railings do not have an historical precedent and would harm the character of the matching pair of listed buildings.

579. 40 NEW STREET, KENILWORTH

The Committee considered an application from Mr Monk for the addition of abalustrade to front entrance steps and railings to front boundary wall and erection of new boundary wall and gates adjacent to no. 38.

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

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

DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning and Engineering, the proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. It does not result in an unacceptable adverse impact on the amenity of nearby

PLANNING COMMITTEE MINUTES (Continued)

residents by reason of overbearing effect, loss of light or privacy. The proposal was therefore considered to comply with the policies listed.

The following people addressed the Committee:

Councillor P Ryan Town Councillor (Objecting)

Councillor N Vincett Ward Councillor (Objecting)

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

Following consideration of the officers report and presentation along with the submissions by the public addressing the Committee, the Committee were of the opinion that the application should be refused against the officers recommendation.

RESOLVED that application W07/0587 be REFUSED because the wall and gate arrangement is unneighbourly by reason of proximity and overbearing impact and loss of residential amenity to neighbour by hampering access to parking space.

580. ADJOURNMENT OF MEETING

The Chairman adjourned the meeting of the Planning Committee held on Wednesday 31 October 2007 to Thursday 1 November 2007 at 6.00pm.

(The meeting ended at 10:15pm)

RESUMPTION OF ADJOURNED PLANNING COMMITTEE MEETING

Minutes of the adjourned Planning Committee meeting held on Thursday 1 November 2007 at the Town Hall, Royal Leamington Spa at 6.00 pm.

PRESENT: Councillor MacKay (Chairman); Councillors Barrott, Mrs Bunker, Copping, Dhillon, Davies, Edwards, Illingworth and Kinson.

An apology for absence was received from Councillor Mrs Blacklock.

581. LAND OFF PEACOCK LANE, HOLYWELL, SHREWLEY

The Committee considered an application from Mr T Bucknall for the erection of an agricultural building with hard standing and access road.

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

The Committee had attended a site visit to the application site on 27 October 2007 because the Chairman thought it would be beneficial to them in determining the application.

PLANNING COMMITTEE MINUTES (Continued)

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

DAP1 - Protecting the Green Belt (Warwick District Local Plan 1996 - 2011)

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

DP6 - Access (Warwick District Local Plan 1996 - 2011)

RAP10 - Safeguarding Rural Roads (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning and Engineering, the development did not prejudice the openness and rural character of the green belt area. The proposal was therefore considered to comply with the policies listed.

The following people addressed the Committee:

Councillor P Ryan Town Councillor (Objecting)

Councillor N Vincett Ward Councillor (Objecting)

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

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

RESOLVED that application W07/1456 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) (5395-2, 5395-3), and specification contained therein, submitted on 28 August 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;

- (3) the development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the District Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the District Planning Authority. **REASON** : In the interests of fire safety; and
- (4) no work of any kind shall be begun on the site until protective fence(s) around the trees and hedgerow identified as being retained on the approved plans, have been erected. This fenced area should include a buffer zone of 2m between the development and the hedgerow/edge of the tree canopy. It is important NOT to allow access for storage of materials within this buffer zone, otherwise soil compaction is likely to occur, with subsequent damage to the tree/hedgerow roots which may prove fatal. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

582. 10-12 ADELAIDE ROAD, ROYAL LEAMINGTON SPA

The Committee considered an application from Mr & Mrs Wan for the retention of existing rear car park of No.10 Adelaide Road (Variation of Conditions 6 and 7 of planning permission W06/1158 dated 27/11/06).

The application was presented to Committee because an objection had been received from Royal Leamington Spa Town Council and a request had been made by Ward Councillor, Councillor Gifford.

The Committee had attended a site visit to the application site on 27 October 2007 because the Chairman thought it would be beneficial to them in determining the application.

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

DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

DP8 - Parking (Warwick District Local Plan 1996 - 2011)

DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)

PLANNING COMMITTEE MINUTES (Continued)

In the opinion of the Head of Planning and Engineering the retention of this car park would not cause an unacceptable impact on the amenity of neighbours or the character or appearance of the Conservation Area. The proposal was therefore considered to comply with the policies listed.

The following people addressed the Committee:

Councillor Copping	Town Councillor (Objecting)
Mr Dutson	Objector
Councillor Gifford	Ward Councillor (Objecting)

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

Following consideration of the officer/s report and presentation along with the submissions made by the public addressing the Committee, the Committee were of the opinion that the application should be refused against the officers recommendation.

RESOLVED that application W07/0597 be REFUSED because the retention of the car park for use in association with the hotel would result in a loss of amenity for 8 Adelaide Road and would be harmful to the conservation area.

583. 35 WOODLAND ROAD, KENILWORTH

The Committee considered an application from Mr T Zhou for the erection of a two storey side and rear extension.

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

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

The 45 Degree Guideline (Supplementary Planning Guidance)

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011).

In the opinion of the Head of Planning and Engineering, the development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal was therefore considered to comply with the policies listed.

The following people addressed the Committee:

Councillor Mrs P Cain	Parish Councillor (Objecting)
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Following consideration of the officers' report and presentation along with the submissions by the public addressing the Committee, the Committee were of the opinion that members would benefit from a site visit.

RESOLVED that application W07/1421 be DEFERRED to allow for a site visit to take place because the Committee felt it would be of significant benefit to them when determining the application.

584. WOODLAND GRANGE, OLD MILVERTON LANE, OLD MILVERTON

The Committee considered an application from Woodland Grange for the change of use of land to form part of the management centre, laying out car parking areas, associated landscaping and woodland planting.

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

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

DAP1 - Protecting the Green Belt (Warwick District Local Plan 1996 - 2011)

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

DP11 - Drainage (Warwick District Local Plan 1996 - 2011)

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

DP6 - Access (Warwick District Local Plan 1996 - 2011)

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

DP8 - Parking (Warwick District Local Plan 1996 - 2011)

The Warwickshire Landscape Guidelines (Arden)

In the opinion of the Head of Planning and Engineering, the development did not prejudice the openness and rural character of the green belt area and was considered not to materially prejudice the objectives of sustainable development. Therefore was considered to comply with the policies listed.

Following consideration of 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 W07/1183 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 at 1:500 shown on the approved drawing(s) WGRIC03 and WGRIC04, and specification contained therein, submitted on 5th July 2007 (and in a coloured format on 13th August 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;
- (3) the landscaping scheme submitted as part of the application hereby permitted shall be completed, in all respects, not later than the first planting season following either the bringing into use of any new car parking space hereby permitted or the change of use of the existing agricultural land , whichever is earlier.. Any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees of similar size and species to those originally required to be planted. Existing trees which are shown as being retained shall be dealt with in accordance with BS 5837:2005. In particular, before any materials are brought on the site or any demolition or development commenced, stout protective fencing should be erected to enclose the perimeter of the branch spread of each tree or shrub to be retained, together with the branch of any tree growing on adjoining land which overhangs the site. Such fencing shall be satisfactorily maintained until all development has been completed. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011;
- (4) no viewpoint timber deck, bench or interpretation board as shown on Drawing No. WGRIC03 shall be installed until full details of its design and appearance have been submitted to and approved in writing by the District Planning Authority. The development shall be implemented strictly as so approved. **REASON** : To protect the amenity of this locality in accordance with the requirements of Policy DP1 of Warwick District Local Plan 1996-2011;

- (5) no external lighting shall be installed on the application site in association with the development hereby permitted unless details have first been submitted to and approved in writing by the District Planning Authority. The lighting shall be implemented strictly as so approved. **REASON** : To protect the amenity of this locality in accordance with the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011;
- (6) the car parking and access road thereto shall not be constructed unless and until a scheme for a sustainable drainage system to provide for the disposal of surface water has first been submitted to and approved in writing by the District Planning Authority. The development shall be implemented strictly as so approved. **REASON** : To protect against flooding and the pollution of water resources in accordance with the requirements of Policy DP11 in the Warwick District Local Plan 1996-2011; and
- (7) no car parking shall be permitted at any time on the open land shown on Drawing no. WGRIC03 to the north of Woodland Grange Management Centre to be laid out as a landscaped area and on the bringing into use of any new car parking space hereby approved, no car parking shall be permitted within the whole application site other than within a car parking space shown designated for that specific purpose on Drawing No. WGRIC03. **REASON** : To protect the rural character and appearance of this Green Belt locality and to secure a sustainable form of development in accordance with Policies DP1, DP2, DP6, DP7, DP8 and DA1 in the Warwick District Local Plan 1996-2011.

585. 9 MARKET PLACE, WARWICK

The Committee considered an application from Done Brothers (Cash Betting) Ltd for alterations to the shop front.

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

PLANNING COMMITTEE MINUTES (Continued)

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

DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning and Engineering, the proposed development did not adversely affect the historic integrity, character or setting of the listed building, is of an acceptable standard of design and detailing and preserves the character and appearance of the Conservation Area within which the property was situated. The proposal was therefore considered to comply with the policies listed.

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

Following consideration of 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 W07/1438 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 451BF-9SF Rev 3, and specification contained therein, submitted on 24th September 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011; and

- (3) no development shall be carried out on the site which is the subject of this permission, until large scale details of the front door 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 DAP4 of the Warwick District Local Plan 1996-2011.

586. 9 MARKET PLACE, WARWICK

The Committee considered an application from Done Brothers (Cash Betting) Ltd for display of non-illuminated fascia sign.

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

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

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning and Engineering, the proposed development did not adversely affect the historic integrity, character or setting of the listed building, is of an acceptable standard of design and detailing and preserves the character and appearance of the Conservation Area within which the property was situated. The proposal was therefore considered to comply with the policies listed.

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

Following consideration of 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 W07/1439 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 the Second Schedule to the above mentioned regulations as follows:

- (1) 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.

- (2) No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
 - (3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 - (4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
 - (5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity;
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 451BF-9SF Rev3, and specification contained therein, submitted on 24th September 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011; and

- (3) notwithstanding the details in respect of the lettering shown on the submitted plans, no development shall be carried out on the site which is the subject of this permission, until large scale details of the individual lettering 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 DAP4 of the Warwick District Local Plan 1996-2011.

587. 9 MARKET PLACE, WARWICK

The Committee considered an application from Done Brothers (Cash Betting) Ltd for the installation of a replacement front door, display of a non-illuminated fascia sign, removal of existing stepped access and installation of an internal chair lift & stepped access.

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

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

DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning and Engineering, the proposed development did not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal was therefore considered to comply with the policy listed.

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

Following consideration of 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 W07/1440LB 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 451BF-9LP Rev2, 451BF-9SF Rev3, and specification contained therein, submitted on 24th August 2007 and 24th September 2007 respectively 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011; and
- (3) no development shall be carried out on the site which is the subject of this permission until large scale details of the new front door and details of the internal window screen and shop window display 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 DAP4 of the Warwick District Local Plan 1996-2011.

588. 6 SUMMERTON ROAD, WHITNASH

The Committee considered an application from Mr & Mrs Fryer for the erection of a single storey side and rear extension with pitched roof over.

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

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

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

The 45 Degree Guideline (Supplementary Planning Guidance)

In the opinion of the Head of Planning and Engineering, the proposed development is of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal was therefore considered to comply with the policies listed.

Following consideration of 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 W07/1444 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 RR/07/06/02 and specification contained therein, submitted on 30 August 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;
- (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 DP1 of the Warwick District Local Plan 1996-2011; and
- (4) the development hereby permitted shall not be commenced unless and until a contract to ensure that the works granted planning permission at 8 Summerton Road, planning reference W07/1445 has been let to ensure that these works are undertaken concurrently with the development subject of this permission. **REASON**: To ensure that the residential amenities of neighbouring residents are protected and to satisfy the requirements of Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

589. 8 SUMMERTON ROAD, WHITNASH

The Committee considered an application from Mr & Mrs Paley for the erection of a side and rear ground floor extension.

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

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

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

The 45 Degree Guideline (Supplementary Planning Guidance)

In the opinion of the Head of Planning and Engineering, the proposed development is of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal was therefore considered to comply with the policies listed.

Following consideration of 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 W07/1445 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 RR/07/08/02 and specification contained therein, submitted on 30 August 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;
- (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 DP1 of the Warwick District Local Plan 1996-2011; and

- (4) the development hereby permitted shall not be commenced unless and until a contract to ensure that the works granted planning permission at 6 Summerton Road, planning reference W07/1444 has been let to ensure that these works are undertaken concurrently with the development subject of this permission. **REASON:** To ensure that the residential amenities of neighbouring residents are protected and to satisfy the requirements of Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

590. 3 HIGH STREET, WARWICK

The Committee considered an application from Mr & Mrs G O'Regan for the change of use of part of the ground floor from offices (A2) to restaurant.

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

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

DAP5 - Changes of Use of Listed Buildings (Warwick District Local Plan 1996 - 2011)

DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

TCP8 - Warwick Town Centre Mixed Use Area (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning and Engineering, the development achieved acceptable standards of layout and design and did not give rise to any harmful effects in terms of impact on the Listed Building or Conservation Area which would justify a refusal of permission. The proposal was therefore considered to comply with the policies listed.

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

RESOLVED that application W07/1483 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 drawing 07/056_06, and specification contained therein, received on 4th September 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

591. 51 HELMSDALE ROAD, LILLINGTON

The Committee considered an application from Mr & Mrs Errington for the erection of a two storey extension to the side and rear after the demolition of an existing garage.

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

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

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning and Engineering, the development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal was therefore considered to comply with the policies listed.

Following consideration of 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 W07/1525 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 drawings 07/64-02 and 07/64-03, and specification contained therein, submitted on 13th September 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011; 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 DP1 of the Warwick District Local Plan 1996-2011.

(Councillor Davies left the meeting after this item)

592. 15 ACHILLES CLOSE, HEATHCOTE, WARWICK

The Committee considered an application from Mr B Uppal for the erection of a double garage.

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

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

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

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

In the opinion of the Head of Planning and Engineering, the development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal was therefore considered to comply with the policies listed.

Following consideration of 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 W07/1550 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, submitted on 18th October 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011; 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 DP1 of the Warwick District Local Plan 1996-2011.

593. THE HOD CARRIER, COPPICE ROAD, WHITNASH

The Committee considered an application from Mr F Hepburn for the erection of a raised covered smoking shelter to the rear of the property.

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

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

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

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011).

In the opinion of the Head of Planning and Engineering, the development achieves acceptable standards of layout and design and does not give rise to any harmful effects in terms of noise and disturbance which would justify a refusal of permission. The proposal was therefore considered to comply with the policies listed.

Following consideration of the officer's report and presentation, it was proposed and duly seconded that the application should be granted in line with the officer's recommendation with an additional condition on screening.

PLANNING COMMITTEE MINUTES (Continued)

It was proposed and duly seconded that the application be granted as per the officers' recommendation as a substantive motion.

RESOLVED that application W07/1576 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) subject to Condition 3 below the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved Drawing No. 002, and specification contained therein, submitted on 20th September 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;
- (3) notwithstanding the details shown on the approved plan, the side infill panel shall be constructed as a solid board in accordance with details first submitted to and approved in writing by the District Planning Authority; the development shall be constructed strictly as so approved. **REASON** : To protect the amenity of adjoining dwellings in accordance with Policies DP1, DP2 and DP9 in the Warwick District Local Plan 1996-2011; and
- (4) the 'smoking shelter' hereby approved shall only be used between the hours of 0800 and 2300 hours and at all other times shall be closed to use by the public. **REASON**: To protect the amenity of adjoining dwellings in accordance with Policies DP1, DP2 and DP9 in the Warwick District Local Plan 1996-2011.

594. TPO 345 – PARK CLOSE AND FIELD CLOSE, KENILWORTH

The Committee considered a report that sought the confirmation of provisional Tree Preservation Order TPO 345 regarding four groups of trees.

The provisional order had been submitted to Committee for consideration because objections had been received from residents.

RESOLVED that TPO 345 be confirmed.

595. LAND OFF PEACOCK LANE, HOLYWELL, SHREWLEY

The Committee re-considered the application from Mr T Bucknall for the erection of an agricultural building with a hard standing and an access road.

In addition to the granting of the planning permission earlier on in the meeting, it was proposed, duly seconded and agreed that an additional condition be added to the permission that the surfacing of the track with bound material be no more than 3 metres wide between the existing gate and highway.

RESOLVED that application W07/1456 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) (5395-2, 5395-3), and specification contained therein, submitted on 28 August 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;
- (3) the development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the District Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the District Planning Authority. **REASON** : In the interests of fire safety;

- (4) no work of any kind shall be begun on the site until protective fence(s) around the trees and hedgerow identified as being retained on the approved plans, have been erected. This fenced area should include a buffer zone of 2m between the development and the hedgerow/edge of the tree canopy. It is important NOT to allow access for storage of materials within this buffer zone, otherwise soil compaction is likely to occur, with subsequent damage to the tree/hedgerow roots which may prove fatal. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011; and
- (5) the surfacing of the track with bound material be no more than 3 metres wide between the existing gate and the highway.

596. PERFORMANCE STATISTICS

The Committee considered a report outlining the performance of Planning with regard to the determination of applications, for year ending 30 June 2007 and quarter 4 April to June 2007, and appeal performance for quarter 2 for 2007/08.

RESOLVED that the content of the report be noted

597. PLANNING APPLICATION VALIDATION CHECKLIST

The Committee considered the draft planning application checklist, to be introduced from April 2008, prior to issuing it for consultation.

From April 2008, across England and Wales, a standard application form would be introduced for all planning and related applications. The new application would specify national requirements, each planning authority would be required to publish its own local requirements which it expected to be provided with any application submitted. These requirements would be mandatory and would mean that any application which did not comply with them would not be able to be registered.

The draft local requirements for Warwick District were attached as an appendix to the report and Chairman of the Committee asked the Committee that if they had any suggestions for inclusion these should be passed to the Head of Development Control.

RESOLVED that the draft Warwick District checklist for planning applications, as appended to the report, be approved for consultation.

(The meeting ended at 8.55pm)