

List of Current Planning and Enforcement Appeals

13 September 2016

Public Inquiries

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing/Inquiry	Current Position
W/14/0618	Land north of Common Lane, Kenilworth	Outline application for up to 93 dwellings	Jo Hogarth	TBA	-	In abeyance whilst the applicant considers their position to amend s.106 agreement

Informal Hearings

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing/ Inquiry	Current Position

Written Representations

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Current Position
W/14/0189	The Falcon Inn, Haseley	Retention of external canopy and enclosure Delegated	Robert Mason	Questionnaire: 12/11/14 Statement: 10/12/14	Awaiting decision
W/15/0977	Wroxall Abbey, Birmingham Road, Wroxall	Retention of marquee extension, covered walkway and pergolas Committee: In accordance with recommendation	Emma Spandley	Questionnaire: 28/4/16 Statement: 26/5/16 Comments: 9/6/16	Appeal Dismissed
<p>The Inspector considered that the extension to the marquee was inappropriate development in the Green Belt and was harmful to the setting of the Listed Building. He considered there was insufficient evidence to demonstrate why the extension was critical to maintaining adequate functionality and the viability of this aspect of the business and the hotel generally.</p>					
W/15/1653	Chesford Bridge House, Bericote Road, Blackdown	Installation of 200 mounted solar panels Delegated	Emma Spandley	Questionnaire: 18/5/16 Statement: 15/6/16 Comments: 29/6/16	Awaiting decision
W/15/2111	12 Euston Place, Leamington	Change of use of 3 floors to dwelling Committee: In accordance with recommendation	Emma Spandley	Questionnaire: 3/5/16 Statement: 31/5/16 Comments: 14/6/16	Appeal Allowed
<p>Planning permission was refused in respect of this proposal in order to protect the employment use of the upper floors of this building in accordance with Policy TCP9 of the Local Plan. The Inspector noted however that this policy predates the NPPF which at paragraph 22 advises that the long term protection of employment sites where there is little realistic prospect of such re-use should be avoided. The Inspector considered that in this particular case, there was sufficient evidence to demonstrate that that is the case here and therefore that planning permission should be granted for this alternative use.</p>					

W/15/2108 and W/15/2109	Helen Ley House, Bericote Rod, Blackdown	Removal of condition restricting use to care home Committee: In accordance with recommendation	Jo Hogarth	Questionnaire: 19/5/16 Statement: 16/6/16 Comments: 30/6/16	Appeal Allowed
The condition in question was imposed in order to prevent the use of these premises in the open countryside and Green Belt in an unsustainable manner for uses such as a hospital, school, children's nursery, etc. Officers thought carefully about whether the imposition of such a condition was necessary and on balance considered that it was. However the Inspector considered that such alternative uses would not be harmful in this location.					
W/16/0020	The Mill House, Coventry Road, Stoneleigh	Extensions and garage Delegated	Emma Spandley	Questionnaire: 6/5/16 Statement: 27/5/16 Comments: tbc	Appeal Allowed
Planning permission was refused because the increased height, bulk and massing of the proposed garage was considered to comprise inappropriate development in the Green Belt to which there is an objection in principle. In this particular case, the Inspector disagreed with that judgement and considered the development to be acceptable.					
W/15/2012	21-23 Warwick Road, Kenilworth	Metal Roller Shutter Delegated	Helena Obremski	Questionnaire: 24/5/16 Statement: 21/6/16 Comments: 5/7/16	Appeal Allowed
In the particular circumstances of this case, the Inspector considered that when balancing the need for security at the premises in question with any impact of the solid perforated external roller shutter (painted blue) in the street scene, the minor adverse impact is outweighed by that need. A condition was imposed relating to the internal lighting of the premises during hours of darkness so as to reduce the solid appearance of the shutter. Officers will be mindful of this decision should similar proposals come forward.					
W/15/1906	The Orchard, Coventry Road, Stoneleigh	Widening of Access and Garage Building Delegated	Liz Galloway	Questionnaire: 24/5/16 Statement: 21/6/16 Comments: 5/7/16	Appeal Dismissed

The Inspector considered that none of the exceptions in paras 89 and 90 of the NPPF applied and that the proposed garage was inappropriate development in the Green Belt. In terms of the impact on the Conservation Area, he considered this would be acceptable subject to a condition regarding materials.

W/15/2089	14 Bankfield Drive, Milverton	Detached dwelling Delegated	Emma Spandley	Questionnaire: 26/5/16 Statement: 23/6/16 Comments: 7/7/16	Appeal Dismissed
Appeal dismissed essentially because of the impact of the proposal on the character of the surrounding area and the amenities of nearby residents in accordance with the reason for refusal. The Inspector however did not agree that there was a significant impact on highway safety contrary to the views of the Highways Authority.					
W/16/0133	29 The Fairways	Two storey extensions (revised scheme) Delegated	Jo Hogarth	Questionnaire: 9/6/16 Statement: 1/7/16 Comments:	Awaiting decision
W/15/2148	Unit 3, Cattell Road, Cape Industrial Estate, Warwick.	Variation of condition imposed on change of use to gym regarding opening hours Delegated.	Emma Spandley	Questionnaire: 27/5/16 Statement: 24/6/16 Comments: 8/7/16	Awaiting decision
W/15/1561	Wyken Field, High Cross Lane, Rowington	Certificate of Lawful Development for Residential Use Delegated	Jo Hogarth	Questionnaire: 1/6/16 Statement: 29/6/16 Comments: 20/7/16	In preparation
W/15/1810	Northbound Services, Warwick Bypass	24 hour Drive Thru Coffee Shop Delegated	Jo Hogarth	Questionnaire: 27/5/16 Statement: 24/6/16 Comments: 8/7/16	Awaiting decision

W/16/0080	Land adjacent to Glasshouse Lane, Lapworth	Covered Tractor and Hay Store Delegated	Liam D'Onofrio	Questionnaire: 18/5/16 Statement: 9/6/16 Comments:	Appeal Dismissed
Planning permission was refused because it had not been demonstrated that the proposal was related to an established agricultural use which therefore comprised inappropriate development in the Green Belt to which there is an objection in principle. The Inspector agreed with this assessment.					
W/15/1665	Lapworth Farm, Spring Lane, Kenilworth	Conversion of Barn to 2 Dwellings Delegated	Rob Young	Questionnaire: 27/5/16 Statement: 24/6/16 Comments: 8/7/16	Appeal Allowed
Planning permission was refused because of the isolated unsustainable location of the site and concerns about the need for additional garaging outbuildings to support the proposal which would impact upon the Green belt.					
The Inspector agreed that the site is isolated but that as the proposal involved the re-use of redundant buildings, in accordance with paragraph 55 of the NPPF, in that respect the balance weighed in favour of the proposal. The Inspector considered that as no proposals for additional garaging formed part of the proposal, this aspect could only be afforded limited weight.					
W/15/1626	The Plough Inn, Old Fosse Way, Eathorpe	Change of Use of Outbuilding to dwelling with 2 storey extension. Delegated	Rob Young	Questionnaire: 12/7/16 Statement: 9/8//16 Comments: 23/8//16	In preparation
W/16/0367	Arrochar, School Lane, Beasale	2 Dwellings Delegated	Jo Hogarth	Questionnaire: 7/7/16 Statement: 4/8//16 Comments: 18/8//16	In preparation
W/15/1551	Warboro Farm, Henley Road,	Prior Approval for change of use of agricultural building to	Liam D'Onofrio	Questionnaire: 5/7/16 Statement: 2/8//16	In preparation

	Hampton on the Hill.	dwelling Delegated		Comments: 16/8//16	
W/15/1944	Valley Farm, Valley Lane, Lapworth	Prior Approval for change of use of agricultural building to dwelling Delegated	Liam D'Onofrio	Questionnaire: 28/6/16 Statement: 26/7//16 Comments: 9/8//16	Awaiting decision
W/16/0773	21 Edward Street, Leamington	Single Storey Front Extension Delegated	Holika Passi	Questionnaire: 25/7/16 Statement: 15/8/16 Comments:	In preparation
The Inspector considered that the forward projecting extension would disrupt the pleasant traditional and relatively plain appearance of the terrace by introducing a visually dominating and incongruous feature.					
W/16/0773	Crackley Hall Sports Field, Princess Drive, Kenilworth	Construction of Car Park Delegated	tbc	Questionnaire: 7/7/16 Statement: 4/8/16 Comments: 18/8/16	In preparation
W/16/0429	68 Thornby Avenue, Kenilworth	Single Storey Rear Extension Delegated	Liz Galloway	Questionnaire: 2/8/16 Statement: 24/8/16 Comments:	In preparation
New W/16/0476	Ardencote Manor Hotel, The Cumsey, Pinley Green	Retention of non-illuminated canvas advertisement banner supported on metal frame. Delegated	Helena Obremski	Questionnaire: Statement: Comments:	In preparation
New W/16/0108	37 Red Lane, Burton Green, Kenilworth	Erection of first floor rear extension. Delegated.	Liz Galloway	Questionnaire: Statement:	In preparation

				Comments:	
New W/16/0467	Land rear of 7 & 9 Beauchamp Ave, LSpa	Demolition of garages and boundary wall and construction of four dwellings fronting Trinity Street. Delegated.	Rob Young	Questionnaire: Statement: Comments:	In preparation
New W/16/0702	Castle Pavilion, Castle Road, Kenilworth	Change of use and conversion of existing building to form 1no. dwellinghouse with associated residential curtilage. Delegated.	Helena Obremski	Questionnaire: Statement: Comments:	In preparation
New W/15/1737	10 Meadow Close, Lillington	Erection of first floor side and front extension and erection of 2no. pitched roof dormer windows to the rear elevation. Delegated.	Helena Obremski	Questionnaire: Statement: Comments:	In preparation