

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday 29 April 2009 in the Town Hall, Royal Leamington Spa at 6.00pm.

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

An apology for absence was received from Councillor Rhead.

982. **DECLARATIONS OF INTEREST**

Minute Number 985 – W09/0219 – 1 The Hughes, 24-26 Swan Street, Warwick

Councillor Barrott declared a personal interest because the objector was known to him.

Councillors Dhillon and Mrs Higgins declared personal interests because they were Ward Councillors for the application site.

Minute Number 986 – W09/0244 – Land to Rear of 29 Windy Arbour, Kenilworth

Councillor Davies and Illingworth declared personal interests because they had been involved with discussions on this application as a Kenilworth Town Councillors but this preceded the decision of this Committee and subsequent appeal.

Councillor Davies declared a personal interest because he was Ward Councillor for the application site.

Minute number 990 – W08/1702 – 2-4 Gloucester Street, Leamington Spa

Councillor Barrott declared a personal interest because he was Ward Councillor for the application site.

Minute Number 998 – W09/0246 – Oaklands Farm, 357 Birmingham Road, Budbrooke

Councillor Mrs Blacklock declared a personal interest because the applicant was a previous Warwick District Councillor.

Councillor MacKay declared a personal interest because not only was the applicant a previous Warwick District Councillor, the applicant was also a fellow Independent Member.

Minute Number 999 – W09/0250 – 15 Greville House, Priory Road, Warwick

Councillors Dhillon and Mrs Higgins declared personal interests because they were Ward Councillors for the application site.

PLANNING COMMITTEE MINUTES (Continued)

Minute Number 1001 – ENF 055/08/09 – 155 Cape Road, The Cape, Warwick
Councillors Dhillon and Mrs Higgins declared personal interests because they were Ward Councillors for the application site.

983. MINUTES

The minutes of the meeting held on 1 April 2009 were confirmed as a correct record and signed by the Chairman.

984. MONTGOMERY AVENUE/OLD BUDBROOKE ROAD, BUDBROOKE

The Committee considered an application from Telefonica O2 (UK) Ltd for the installation of a radio base station consisting of a 12.5m streetworks monopole, equipment cabinets and development ancillary thereto.

The application was presented to the Committee because of the controversial nature of this type of proposal and the deadline for a response.

The Committee had visited the application site on 28 March 2009 because the Chairman, at his briefing on the agenda, had decided it would be of benefit to them when determining the application.

The Head of Planning 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)

SC9 - Telecommunications (Warwick District Local Plan 1996 - 2011)

The addendum which was circulated at the meeting detailed the consultation reply from Cultural Services. They objected to the application due to the proximity of the tree. They considered that the proposals would have a significant impact on the roots and the canopy of the tree, the positioning of the mast was likely to require severe crown management in future, due to the tree's growth and that the tree was inaccurately shown on the submitted plans.

In view of this the recommendation of the Head of Planning was amended to read, 'Prior approval be REFUSED, due to the impact of the proposal on the adjoining tree'.

The following people addressed the Committee:

Councillor M Dutton Parish Council (Objecting)

Mrs G Ruysevelt Objector

Prof. R Green Objector

Councillor Mrs Sawdon Ward Councillor (Objecting)

Following consideration of the Officers' report and presentation, along with information set out within the addendum and by those who addressed the Committee, the Committee were of the opinion that the application should be refused in line with the amended recommendation set out within the addendum, and additional reasons.

PLANNING COMMITTEE MINUTES (Continued)

RESOLVED that application W09/0296TC be REFUSED because of the impact of the proposal on the adjoining tree, the Lack of sufficient evidence on mast sharing and investigation of alternative sites, thereby failing to meet the requirements of policy SC9, and Mass and bulk of the cabinet would be visually intrusive and out of proportion in the green belt area.

985. 1 THE HUGHES, 24-26 SWAN STREET, WARWICK

The Committee considered an application from Mr G Hughes for the change of use from A1 to A2.

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

The Head of Planning 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)

TCP4 - Primary Retail Frontages (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning, the development did not give rise to any harmful effects in terms of impact on the retail character of the street which would justify a refusal of permission. The proposal was therefore considered to comply with the policies listed.

The following people addressed the Committee:

Mr O Thompson Objector

Following consideration of the Officers' report and presentation and by those who addressed the Committee, the Committee were of the opinion that the application should be granted in line with the recommendation in the report.

RESOLVED that application W09/0219 be GRANTED subject to 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.

986. LAND TO REAR OF 29 WINDY ARBOUR, KENILWORTH

The Committee considered an application from Mr I Simmons for the erection of two new three bedroom bungalows and detached double garage.

The application was presented to Committee due to the number of objections received and an objection from Kenilworth Town Council.

PLANNING COMMITTEE MINUTES (Continued)

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

The Reuse of Land and Buildings for Housing (Regional Planning Guidance 11 - June 2004)

CF6 - Managing Housing Land Provision (Regional Planning Guidance 11 - June 2004)

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

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

DP12 - Energy Efficiency (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)

DP5 - Density (Warwick District Local Plan 1996 - 2011)

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

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

DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)

DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011)

SC10 - Managing Housing Supply (Warwick District Local Plan 1996 - 2011)

UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning, the development achieved acceptable standards of layout and design and did not give rise to any harmful effects in terms of loss of residential amenity or highway safety which would justify a refusal of permission. The proposal was therefore considered to comply with the policies listed.

The following people addressed the Committee:

Mr A Pauling

Objector

Councillor N Vincett

Ward Councillor (Objecting)

Following consideration of the Officers' report and presentation, along with information set out within the addendum and by those who addressed the Committee, the Committee were of the opinion that the application should be granted in line with the recommendation within the report.

RESOLVED that application W09/244 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 nos. 4481/01C &

PLANNING COMMITTEE MINUTES (Continued)

/02, and specification contained therein, received on 11th March and 9 April 2009, and the letter of 8 April 2009, 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) 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 DP1 of the Warwick District Local Plan 1996-2011;
- (4) a landscaping scheme, incorporating existing trees and shrubs to be retained and new tree and shrub planting 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. 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 spread 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;

PLANNING COMMITTEE MINUTES (Continued)

- (5) before the development hereby permitted is occupied, fences shall be erected in full accordance with the detailed plans and layout plans accompanying the application and shall thereafter be maintained in the positions shown unless otherwise agreed in writing by the District Planning Authority. **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;
- (6) the features specified in the Sustainable Buildings Statement shall be provided as part of the construction of the dwellings and shall thereafter be maintained in working condition. **REASON** : To ensure compliance with Policy DP13 of the Warwick District Local Plan 1996-2011;
- (7) the development shall not be commenced until the existing vehicular access to the site has been widened and remodelled and the existing dropped kerb has been extended so as to provide an access of not less than 5 metres, as measured from the near edge of the public highway carriageway. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011;
- (8) the vehicular access to the site shall not be used until visibility splays have been provided to the public highway carriageway with an 'x' distance of 2.4metres and 'y' distances of 40 metres. No structure, erection, trees or shrubs exceeding 0.6 metres in height above the adjoining highway carriageway shall be placed, allowed to grow or be maintained within the visibility splays so defined. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011;
- (9) notwithstanding the details shown on drawing no. 4481/01C, the development shall not be occupied until a bin store has been provided on the site no less than 20 metres as measured from the public highway carriageway. The bin store shall not be located within the requested visibility splay. **REASON** : To ensure that adequate refuse disposal facilities are provided that do not obstruct the public highway;

PLANNING COMMITTEE MINUTES (Continued)

- (10) no development shall be carried out on the site which is the subject of this permission, until details of the sustainable drainage system, including the discharge route, 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 the risk of flooding is minimised in accordance with Policy DP10 of the Warwick District Local Plan 1996-2011;
- (11) the development shall not be first occupied until all the works within the submitted energy statement scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with the manufacturers specifications. **Reason:** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP3 in the Warwick District Local Plan 1996-2011;
- (12) the driveways shall be constructed in accordance with the specification in the Energy Statement: Sustainable Buildings Statement of March 2009 unless otherwise previously agreed in writing with the District Planning Authority and shall thereafter be maintained in that form. **Reason:** To minimise flood risk potential in accordance with Policy DP10 of the Warwick District Local Plan 1996-2011;
- (13) notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Part 1 of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : This site is of a restricted size and configuration and is in close proximity to other dwellings. It is considered appropriate therefore to retain control over future development to ensure that the residential amenity of this locality is protected in accordance with the provisions of District-Wide Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011; and

PLANNING COMMITTEE MINUTES (Continued)

- (14) the development shall not be commenced until the existing vehicular access to the site has been widened and remodelled and the existing dropped kerb has been extended so as to provide an access not less than 5 metres in width at any point for a distance of 7.5m into the site, as measured from the near edge of the public highway carriageway. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.

987. TREE TOPS, 2 BROWNLEY GREEN LANE, HATTON

The Committee considered an application from Mrs J Mitchell for the erection of double garage with utility and guest bedroom accommodation at first floor level.

The application was presented to the Committee because it had been requested by Councillor Mrs Sawdon.

The Head of Planning 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)

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

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

The following people addressed the Committee:

Mr K Mitchell Applicant

Councillor Mrs Sawdon Ward Councillor (Supporting)

Following consideration of the Officers' report and presentation and by those who addressed the Committee, the Committee were of the opinion that the application should be deferred for a site visit.

RESOLVED that application W09/0281 be DEFERRED to allow for a site visit.

988. SHERBOURNE FARM, SHERBOURNE HILL, SHERBOURNE, WARWICK

The Committee considered an application from Mr D Lea for the demolition of existing house and the construction of a replacement dwelling.

The application was presented to Committee because an objection from the Barford, Sherbourne and Wasperton Joint Parish Council had been received.

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

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

RAP3 - Replacement Dwellings (Warwick District Local Plan 1996 - 2011)

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

PLANNING COMMITTEE MINUTES (Continued)

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

In the opinion of the Head of Planning, the proposed replacement dwelling was not materially larger than the existing dwelling and did not result in a greater impact on the character and openness of the rural area. The proposal was therefore considered to comply with the policies listed.

Following consideration of the Officers' report and presentation, the Committee were of the opinion that the application should be granted as per recommendation in the report with an added condition to remove permitted development rights.

RESOLVED that application W08/1448 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 4596 06a, Plans and Elevations Revision D, 4596 12 and specification contained therein, submitted on 16th October 2008 and 23rd March 2009 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 commence until a detailed schedule of bat mitigation measures in accordance with the recommendations set out in section 11 of the Bat Survey Report for Sherbourne Farm carried out by Ecolocation (to include timing of works, replacement roost details, monitoring and further survey if deemed necessary) has been submitted to and approved in writing by the District Planning Authority. Such approved mitigation measures shall thereafter be implemented in full. **REASON**: To ensure that protected species are not harmed by the development in accordance with Local Plan Policy DAP3;

PLANNING COMMITTEE MINUTES (Continued)

- (4) the development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on site, or in the locality, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011;
- (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 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;
- (6) a landscaping scheme, incorporating existing trees and shrubs to be retained and new tree and shrub planting 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. 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

PLANNING COMMITTEE MINUTES (Continued)

the perimeter of the branch spread of each tree or shrub to be retained, together with the branch spread 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;

- (7) the development hereby permitted shall not commence until drainage works for the disposal of both surface and foul sewage have been carried out in accordance with details to be submitted to and approved by the District Planning Authority in writing. **REASON**: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and the minimise the risk of pollution;
- (8) the existing dwelling shall be demolished in its entirety and all materials removed from the site within one calendar month of occupation of the replacement dwelling hereby permitted. **REASON** : Since the new dwelling hereby permitted is as a replacement only, in accordance with policy RAP3 of the Warwick District Local Plan 1996-2011; and
- (9) notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Parts 1 Classes A and E of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : To ensure that the rural character and appearance of the area and the openness of the Green Belt is protected, in accordance with Policy RAP3 of the Warwick District Local Plan 1996-2011.

989. 2 MOLLINGTON ROAD, WHITNASH

The Committee considered an application from Mr G Gamblim for the erection of a single and two storey rear extension and conservatory, and installation of dormer window in side roofslope.

PLANNING COMMITTEE MINUTES (Continued)

The application was presented to Committee because an objection from Whitnash Town Council had been received. The application was initially on the agenda for the Planning Committee on 1 April 2009 but was withdrawn from the agenda for that meeting to enable some discrepancies in the proposed plans to be rectified.

The Committee had visited the application site on 28 March 2009 because the Chairman, at his briefing on the agenda, had decided it would be of benefit to them when determining the application.

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

The 45 Degree Guideline (Supplementary Planning Guidance)

Distance Separation (Supplementary Planning Guidance)

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

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

Residential Design Guide (Supplementary Planning Guidance - April 2008)

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

Following consideration of the Officers' report and presentation, and the information within the addendum, the Committee were of the opinion that the application should be refused contrary to the recommendation in the report.

RESOLVED that application W08/1666 be REFUSED because the side facing dormer window would be an incongruous feature in the street scene, it would have an unacceptable and harmful impact on the visual appearance and character of the area and it would also be a contrived design in addition to the existing dwelling as extended and its existing roofs.

990. 2-4 GLOUCESTER STREET, LEAMINGTON SPA

The Committee considered an application from O'Sullivan & Lucey for a change of use of first and second floors from 6 flats to 8 and 6 bedroom Houses in Multiple Occupancy.

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

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

Vehicle Parking Standards (Supplementary Planning Document)

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

DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

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

PLANNING COMMITTEE MINUTES (Continued)

DP10 - Flooding (Warwick District Local Plan 1996 - 2011)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
DP8 - Parking (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning, the development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site was located. Furthermore, the proposal would provide adequate living conditions for future occupiers of the development and would not adversely affect the amenity of nearby residents. The proposal was therefore considered to comply with the policies listed.

Following consideration of the Officers' report and presentation, the Committee were of the opinion that the application should be granted as per recommendation in the report.

RESOLVED that application W08/1702 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 (drawing number 685-02 Rev B), and specification contained therein, submitted on 4 March 2009 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) The refuse bin store provision shown on the approved plans shall be provided before the use hereby permitted is first commenced and shall thereafter be kept free of obstruction and available for the storage of bins associated with the development at all times, unless otherwise agreed in writing by the District Planning Authority. **REASON**: To ensure that there are adequate bin storage facilities to serve the development, in accordance with the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

PLANNING COMMITTEE MINUTES (Continued)

991. LAND BETWEEN 52 & 54 HIGH VIEW ROAD, CUBBINGTON

The Committee considered an application from Mr N Heron for the erection of detached dwelling.

The application was presented to Committee because of the number of objections received.

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

The 45 Degree Guideline (Supplementary Planning Guidance)

Distance Separation (Supplementary Planning Guidance)

Vehicle Parking Standards (Supplementary Planning Document)

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

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

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

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

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

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

DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

SC10 - Managing Housing Supply (Warwick District Local Plan 1996 - 2011)

UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)

Residential Design Guide (Supplementary Planning Guidance - April 2008)

In the opinion of the Head of Planning, the development respected surrounding buildings in terms of scale, height, form and massing and did not adversely affect the amenity of nearby residents. Furthermore, the proposal was considered to be acceptable in terms of highway safety and flood risk. The proposal was therefore considered to comply with the policies listed.

Following consideration of the Officer's report and presentation along with the information contained within the addendum, the Committee were of the opinion that the application should be granted in line with the recommendation in the report.

RESOLVED that application W08/1561 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) HVLS43/001A, and specification contained therein, submitted on 9 April 2009, unless first

PLANNING COMMITTEE MINUTES (Continued)

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 unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on site, or in the locality, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011;
- (4) 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 DP1 of the Warwick District Local Plan 1996-2011;
- (5) 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 Policies DP11 and DP2 of the Warwick District

PLANNING COMMITTEE MINUTES (Continued)

Local Plan 1996-2011;

- (6) details of the means of disposal of storm water using a sustainable drainage system 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 to satisfy Policy DP11 of the Warwick District Local Plan 1996-2011;
- (7) detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. **REASON** : To protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011;
- (8) the development hereby permitted shall not be brought into use until all parts of existing accesses to High View Road, not included in the proposed means of access, have been permanently closed and reinstated in accordance with details approved in writing by the District Planning Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011;
- (9) the development hereby permitted shall not be occupied before the verge crossing has been laid out to the satisfaction of the District Planning Authority, in consultation with the Highway Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011;
- (10) the vehicular access for the development hereby permitted shall not be constructed in such a manner as to reduce the effective capacity of any highway drain or ditch, i.e. no water is to run off

PLANNING COMMITTEE MINUTES (Continued)

the development onto the public highway.

REASON : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011;

- (11) the proposed car parking area for the development hereby permitted shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in full accordance with the approved plan. The parking area shall at all times thereafter be kept free of obstruction and be available for those purposes. **REASON** : To ensure that adequate parking facilities are available, in accordance with the requirements of Policy DP8 of the Warwick District Local Plan 1996-2011;
- (12) all windows in the south-east facing elevation of the dwelling hereby permitted shall be obscure glazed and non-opening and retained as such at all times thereafter. **REASON** : To protect the amenity of the occupiers of nearby properties and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011;
- (13) all doors and windows in the north-west facing elevation of the dwelling hereby permitted shall be obscure glazed and non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed and retained as such at all times thereafter. **REASON** : To protect the amenity of the occupiers of nearby properties and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011;
- (14) notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Part 1, Classes A & E of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : To retain control over future development of the premises in the interests of residential amenity, and to help meet the objectives of Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011; and

PLANNING COMMITTEE MINUTES (Continued)

- (15) details of the means of disposal of foul sewage and surface water using a sustainable drainage system 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 to satisfy Policy DP11 of the Warwick District Local Plan 1996-2011.

992. 5 FIELDGATE LANE, KENILWORTH

The Committee considered an application from Mr Robertson for the erection of a two storey rear extension and enlargement of existing garden store to create summer room.

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

The Head of Planning 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)

In the opinion of the Head of Planning, the development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site was located. Furthermore, the proposal would not adversely affect the amenity of nearby residents. The proposal was therefore considered to comply with the policies listed.

Following consideration of the Officers' report and presentation, along with information set out within the addendum, the Committee were of the opinion that the application should be granted in line with the recommendation in the report.

RESOLVED that application W09/0184 be GRANTED subject to the conditions listed below:

- (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

PLANNING COMMITTEE MINUTES (Continued)

shown on the approved drawing(s) (1485 PL01 Rev.C submitted on 14 April 2009, and PL02 submitted on 13 March 2009), 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 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.

993. 5 FIELDGATE LANE, KENILWORTH

The Committee considered an application from Mr Robertson for the demolition of part of rear garden wall.

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

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

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

In the opinion of the Head of Planning, the proposed demolition would not result in harm to the character or appearance of the Conservation Area and the proposal was considered to comply with the policies listed.

Following consideration of the Officers' report and presentation, along with information set out within the addendum, the Committee were of the opinion that the application should be granted in line with the recommendation in the report.

RESOLVED that application W09/0185CA be GRANTED subject to the conditions listed below:

- (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

PLANNING COMMITTEE MINUTES (Continued)

shown on the approved drawing(s) (1485 PL01 Rev.C submitted on 14 April 2009, and PL02 submitted on 13 March 2009), 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011; and

- (3) the demolition of this section of wall shall only be carried out as a single building operation with the construction of the garden store approved under W/09/0184. **REASON**: Since consent is only given in order to carry out the approved garden store and would otherwise be detrimental to the character of the Conservation Area.

994. THE SPINNEY, WESTON LANE, WESTON UNDER WETHERLEY

The Committee considered an application from Mr P Harris for the removal of condition 1 on planning application W/07/0609 to allow continued use of building as accommodation ancillary to main house.

This application was being presented to Committee because an objection had been received from Weston-Under-Wetherley Parish Council.

The Head of Planning 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)

RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning, the use of the building did not unacceptably harm the general openness or rural character of the green belt/rural area within which the property was situated. The proposal was therefore considered to comply with the policies listed.

Following consideration of the officer report and presentation along with the information contained within the addendum, the Committee were of the opinion that the application should be granted in line with the recommendation in the report.

RESOLVED that application W09/0174 be GRANTED, subject to this permission authorises the use of the building as ancillary accommodation to the property known as 'The Spinney' and shall not be construed as permitting the erection of a separate dwelling unit.

REASON : Policy RAP1 of the Warwick District Local Plan 1996-2011 states that residential development will

PLANNING COMMITTEE MINUTES (Continued)

only be permitted within rural areas if it is for affordable housing within the Limited Growth Villages. The application site lies outside of a Limited Growth Village and therefore to allow a new dwelling in this location would be harmful to the rural character of the area and contrary to the objectives of this policy. following condition:

995. 29 CHANDOS STREET, LEAMINGTON SPA

The Committee considered a part retrospective application from Ms K wong for the erection of new roof over rear yard; installation of extraction flue and fresh air supply duct to rear; installation of condenser units to rear flat roof; installation of extract covers to side elevation; increase in height of boundary wall.

The application was presented to Committee because part of the development was the subject of a previous Committee resolution to take Enforcement Action and the recommendation was for planning permission to be granted.

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

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

DAP9 - Unlisted Buildings in 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)

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

In the opinion of the Head of Planning, the development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site was located. The proposal was therefore considered to comply with the policies listed.

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

RESOLVED that application W08/1702 be GRANTED subject to the following conditions:

- (1) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) 554/P01B & 554/P02B, and specification contained therein, submitted on 12 March 2009, 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;

PLANNING COMMITTEE MINUTES (Continued)

- (2) within 2 months of the date of this permission, the existing side wall along the boundary with Oxford Row shall be increased in height in strict accordance with the approved plans. **REASON :** To preserve the character and appearance of the Conservation Area, in accordance with Policy DAP8 of the Warwick District Local Plan;
- (3) within 2 months of the date of this permission, the extraction duct / flue hereby permitted shall be painted matt black, in strict accordance with the approved plans. **REASON :** To preserve the character and appearance of the Conservation Area, in accordance with Policy DAP8 of the Warwick District Local Plan; 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 DP1 of the Warwick District Local Plan 1996-2011.

996. SAINSBURY'S, 22 COTEN END, WARWICK

The Committee considered an application from Sainsbury's for a proposed totem sign to front elevation, shared with 2 No. adjacent retail tenants.

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

The Head of Planning 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)

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

Following consideration of the officer report and presentation along with the information contained within the addendum, the Committee were of the opinion that the application should be granted in line with the recommendation in the report.

RESOLVED that application W09/0186 be GRANTED subject to the development hereby permitted shall be

PLANNING COMMITTEE MINUTES (Continued)

carried out strictly in accordance with the details shown on the approved drawings 07_307/301 + /304 Rev.B, and specification contained therein, submitted on 26 February 2009 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.

997. 157 WARWICK ROAD, KENILWORTH

The Committee considered an application from Heritage Property for the change of use of ground floor premises from A1 (shop) to A2 (financial & professional services).

The application was presented to the Committee because the recommendation was contrary to policy.

The Head of Planning 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)

UAP5 - Protecting Local Shops (Warwick District Local Plan 1996 - 2011)

In the opinion of the Head of Planning, it was considered that the loss of this retail unit would not prejudice the implementation of Policy UAP5 as the unit was not a 'general shop' and did not serve a local need.

Following consideration of the Officers' report and presentation, the Committee were of the opinion that the application should be granted in line with the recommendation in the report subject to an additional condition.

RESOLVED that application W09/0212 be GRANTED, subject to 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.

998. OAKLANDS FARM, 357 BIRMINGHAM ROAD, BUDBROOKE

The Committee considered an application from Mr R G Butler for the erection of replacement kennel building.

The application was submitted to Committee because the applicant was a former Warwick District Councillor.

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

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)

PLANNING COMMITTEE MINUTES (Continued)

The Head of Planning considered that, the development did not prejudice the openness and rural character of this green belt area and was considered to comply with the policies listed.

Following consideration of the Officers' report and presentation, along with information set out within the addendum, the Committee were of the opinion that the application should be granted in line with the recommendation in the report.

RESOLVED that application W09/0246 be GRANTED subject to the following conditions:

- (1) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing no. LCL/357BR/09/A01/A, and specification contained therein, received on 10/03/09 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
- (2) no development shall be carried out on the site which is the subject of this permission, until details of the colour of the render 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 protect and enhance the character of the Green Belt.

999. 15 GREVILLE HOUSE, PRIORY ROAD, WARWICK

The Committee considered an application from Mr A Carrick for the erection of boundary fence - 1.8 metres high. 4 metres from public road (Priory Road) with access gate at front and rear.

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

The Committee had visited the application site on 28 March 2009 because the Chairman, at his briefing on the agenda, had decided it would be of benefit to them when determining the application.

The Head of Planning 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)

PLANNING COMMITTEE MINUTES (Continued)

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

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

RESOLVED that application W09/0250 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, photos and as amended by letter, and specification contained therein, submitted on 13th March, 2009 and 7th April, 2009 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.

1000. 27 EDMONDCOTE ROAD, LEAMINGTON SPA

The Committee considered a part retrospective application from Newbold Buildings Limited for a change of use from a dwelling to an 8 bedroom house in multiple occupation and construction of new car parking bays within the highway (resubmission of planning application no. W08/1590).

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

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

Vehicle Parking Standards (Supplementary Planning Document)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
DP10 - Flooding (Warwick District Local Plan 1996 - 2011)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
DP6 - Access (Warwick District Local Plan 1996 - 2011)
DP8 - Parking (Warwick District Local Plan 1996 - 2011)

PLANNING COMMITTEE MINUTES (Continued)

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

The Head of Planning considered that, the development did not adversely affect the amenity of nearby residents and would be acceptable in terms of highway safety. The proposal was therefore considered to comply with the policies listed.

Following consideration of the Officers' report and presentation, along with information set out within the addendum, the Committee were of the opinion that the application should be granted in line with the recommendation in the report.

RESOLVED that application W09/0265 be GRANTED subject to the following conditions:

- (1) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) 577-02H & 577-05A, and specification contained therein, submitted on 16 March 2009, 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;
- (2) within 3 months of the date of this permission, the 3 on-street parking bays within a lay-by shall be constructed in strict accordance with the approved plans. **REASON** : To ensure that there is adequate parking to serve the development, in accordance with Policy DP8 of the Warwick District Local Plan;
- (3) within 1 month of the date of this permission, details of a noise insulation scheme to minimise transmission of noise through the party wall with No. 25 Edmondscote Road shall be submitted to the District Planning Authority for approval. Within 2 months of such approval, the noise insulation scheme shall be completed in strict accordance with the approved details. **REASON** : In the interests of the amenities of the occupiers of No. 25 Edmondscote Road, in accordance with the objectives of Policy DP2 of the Warwick District Local Plan 1996-2011;
- (4) within 1 month of the date of this permission, details of flood warning notices to be displayed within the application property shall be submitted to the District Planning Authority for approval. Within 1 month of such approval, the

PLANNING COMMITTEE MINUTES (Continued)

flood warning notices shall be displayed in strict accordance with the approved details and shall thereafter be kept legible and clear of obstruction at all times, unless agreed otherwise in writing by the District Planning Authority.

REASON: To ensure the safety of occupants of the building and to satisfy the requirements of Policy DP10 of Warwick District Local Plan 1996-2011; and

- (5) the north-east kerb of the parking bays shall be constructed with a splay not greater than 30 degrees. **REASON :** In the interests of highway safety, to enable vehicles entering the parking bays at a point nearer to the junction to enter in a forward gear, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.

1001. 155 CAPE ROAD, THE CAPE, WARWICK

The Committee considered a report regarding enforcement action regarding the change of use of a single storey rear extension from garage/commercial storage use to use as independent residential accommodation.

This matter was presented to Committee in order to request that enforcement action be authorised.

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

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

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

Previous contact with the owner in July 2007 resulted in the cessation of the use as habitable accommodation and the resumption of the use was in direct conflict with the advice given at the time.

It was considered that formal action was now appropriate to permanently resolve the breach of planning control.

Following consideration of the Officers' report and presentation, the Committee were of the opinion that enforcement action be authorised in line with the recommendation in the report.

RESOLVED that the appropriate enforcement action be authorised directed at the continued and permanent cessation of the use of the area as habitable accommodation including the removal of the kitchen facilities and other appropriate domestic furniture and fittings with a compliance period of 2 months.

1002. CLG PLANNING STATISTICS QTR 3 2008-2009

PLANNING COMMITTEE MINUTES (Continued)

The Committee considered a report on the Department for Communities and Local Government (CLG) performance statistics.

The CLG regularly published performance statistics for development control which were reported to Committee every quarter. The statistics for October-December 2008 were available on the CLG Website.

CLG advised that the planning statistics should be reported regularly to Committee so as to provide feedback on performance against government targets.

The statistics relate to national best value performance indicators BV 109 (a), (b), and (c). The relevant government targets for these indicators were:-
BV109(a) - % of major planning applications decided in 13 weeks – 60%
BV109(b) - % of minor planning applications decided in 8 weeks – 65%
BV109(c) - % of other planning applications decided in 8 weeks – 80%

RESOLVED that the performance figures for quarter 3 2008-2009, be noted and the Committee's thanks be passed to officers.

1003. PLANNING ENFORCEMENT ANNUAL AND QUARTERLY REPORT

The Committee deferred this item to the next meeting to allow the Enforcement Manager to attend and present the report.

1004. PLANNING COMMITTEE PROCEDURES

The Committee were asked to establish a working party of four councillors (one from each group on the council) to ensure that best practice and good governance were being followed by this Committee and to undertake a review the following Planning Committee procedures and guides:

- Public Speaking at Planning Committee
- Planning Committee Code of Conduct
- Planning Committee Site Visit Procedure
- Planning Committee Protocol; and
- Planning Committee "A Guide".

RESOLVED that Councillors Barrott, Copping, Illingworth and MacKay, be appointed.

(The meeting ended at 10.10pm)