

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday 10 April 2012 in the Town Hall, Royal Leamington Spa at 6.00 pm.

PRESENT: Councillor Illingworth (Chairman); Councillors Mrs Blacklock, Brookes, Copping, Ms Dean, Mrs Higgins, Kinson, MacKay, Rhead and Weed.

216. **DECLARATIONS OF INTEREST**

Minute Number 219 – W10/0748 – Edmondscote Manor, Warwick New Road, Leamington Spa

Councillor MacKay declared a personal interest as he sponsored a Guide Dog for the Blind Association.

Minute Number 218 – W11/1455 LB – 49 West Street, Warwick

Councillors Copping and Mrs Higgins declared a personal and prejudicial interest as the applicant was a friend of theirs. They both left the meeting when this application was discussed.

Minute Number 221 – W12/0101 – 16 Myton Crofts, Warwick

Councillors Mrs Blacklock, Brookes, Copping, Ms Dean, Mrs Higgins, Illingworth, Kinson, Mackay, Rhead and Weed all declared personal interests as the applicant was an employee of Warwick District Council, but was not known to them.

Minute Number 223 – W12/0205 – Land adjoining Glasshouse Lane, Lapworth, Solihull

Councillor Mrs Blacklock declared a personal interest as she knew one of the objectors to the application.

Councillor MacKay declared a personal and prejudicial interest as one of the objectors to the application was someone he had dealings with over a long period. He left the meeting when this application was discussed.

217. **MINUTES**

The minutes of the meeting held on 20 March 2012 were unavailable and would be approved at the next Planning Committee meeting.

218. **W11/1455 LB – 49 WEST STREET, WARWICK**

The Committee considered a retrospective application from Mr Butcher for the retention of ten solar panels on the rear roof slope of a Grade II Listed Building within a Conservation Area. The report requested that the application be refused and enforcement action authorised to remove the panels within two months.

PLANNING COMMITTEE MINUTES (Continued)

The case officer considered the following policies to be relevant:

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

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

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

It was the case officer's opinion that the addition of ten solar panels would be seriously detrimental to the character and appearance of both the building itself and the Conservation Area as a whole. Furthermore, ten solar panels resulted in a harmful impact to the rear of the building and were, therefore, considered uncharacteristic and historically inappropriate. The proposal would be seriously injurious to both the appearance of the building and the visual amenities of the area by reason of its size, position, and the use of non traditional materials.

Mr Anthony Butcher, the applicant, addressed the Committee and apologised for not applying for planning permission before the solar panels were fitted. He pointed out that he had applied for permission as soon as he had realised that it was necessary to do so because his house was a Listed Building. He stated that the panels were fitted on the rear of the building and could not be seen from the public highway and only one neighbour had made an objection. He reminded the Committee that Warwick District Council had signed up to an agreement to reduce carbon dioxide emissions and the solar panels on his house would help them to reach this goal. There were around 1,300 Listed Buildings in his area and Warwick District Council would need to consider whether preventing the use of solar panels on these buildings was in opposition to its commitment to renewable energy sources.

The Committee discussed the reasons stated in the report for refusal. It was acknowledged that the planning history detailed previous works on the building where non-traditional materials had been used. In addition, Members were mindful that had the building not been Listed, then planning consent would not have been required for solar panels. Some members of the Committee felt that the panels did not significantly adversely affect the appearance of the building as they were only on the rear of the building, and the neighbours that had a direct view of the panels were a distance away from the house. It was also recognised that denying owners of Listed Buildings the opportunity to install solar panels was in contradiction to the Government's guidance on the reduction of fossil fuel consumption. Members felt that any additional harm done by the presence of the solar panels was outweighed by the environmental benefits.

A motion to refuse the application was defeated.

Following consideration of the report and presentation, along with representations made at the meeting, the Committee was of the opinion that the application should be granted contrary to the officer's recommendation.

PLANNING COMMITTEE MINUTES (Continued)

RESOLVED that item W11/1455 LB be GRANTED for the following reasons:

- (1) Policy DP13 is strongly in favour;
- (2) the rear elevation already has incongruous features;
- (3) the panels are not visible from public vantage points;
- (4) the panels do not harm the integrity of the building;

and subject to the following condition:

- (1) the removal of panels and reinstatement of the rear roof slope should they cease to be operational.

The Committee stressed that this ruling should not set a precedent and that it was not acceptable to carry out works on Listed Buildings without planning permission.

Councillors Copping and Mrs Higgins returned to the meeting.

219. **W10/0748 – EDMONDSCOTE MANOR, WARWICK NEW ROAD, ROYAL LEAMINGTON SPA**

The Committee considered an application from Guide Dogs for the Blind Association for the demolition of existing buildings and erection of 35 dwellings. This was an outline application including details of access.

The application was presented to the Committee due to the submission of further information on the viability of the proposal including 40% affordable housing and the contributions for education and library facilities. Planning Committee resolved to grant planning permission at the meeting on 13 October 2010, subject to the completion of a legal agreement to secure affordable housing, open space and contributions for sustainability welcome packs, education, libraries and maintenance of the open space. The Council's solicitors were instructed to begin work on the Section 106 Agreement but little progress had been made because the applicant had raised concerns about the impact of the Section 106 requirements on the viability of the scheme.

The applicant had now requested that the terms of the proposed Section 106 agreement be amended to provide fewer affordable housing units, a lower proportion of social rented units within the remaining affordable housing provision, a reduced contribution for education and the omission of the contribution for libraries.

It was the case officer's opinion that there were not any planning grounds to justify the reduction in the Section 106 requirements that had been previously agreed.

PLANNING COMMITTEE MINUTES (Continued)

The case officer also requested that the Committee consider an amendment to the list of conditions recommended in his report. He asked that the Committee consider shortening the timeframe detailed in his report from three months to one month, so that if the applicant did not complete the Section 106 agreement within one month, then the application would be refused. The Solicitor to the Council, Mr Max Howarth, advised the Committee that discretion would be required if it did proceed with the recommendation to reduce the timeframe for the Section 106 agreement. It could be considered unreasonable to refuse planning permission after one month if the applicant could be shown to be legitimately trying to complete the agreement and this could lead to costs from a legal challenge. Planning officers present at the meeting stated that one month was more than enough time to complete a Section 106 agreement.

An addendum was circulated at the meeting which included comments from Warwickshire County Council and Warwick District Council Housing Strategy, plus additional comments from the applicant.

A motion to reduce the time for completion of the Section 106 agreement to one month was defeated, which meant that the original three months completion time remained unchanged. Members of the Committee pointed out that under the original agreement the terms of the Section 106 agreement secured a contribution towards the provision of sustainability packs for new residents of £1,750 (£50 per dwelling), but this total had been accidentally omitted by the report author for the current meeting. It was agreed that this would need to be corrected.

Following consideration of the report and presentation, along with the information contained in the addendum, the Committee was of the opinion that the application should be granted in accordance with the officer's recommendation and the conditions originally agreed.

RESOLVED that

- (1) application W10/0748 be GRANTED subject to the completion of a Section 106 agreement to secure the following:
 - affordable housing (3 shared ownership units and 11 social rented units);
 - the layout of part of the site as public open space;
 - a commuted sum for the future maintenance of the public open space;
 - a contribution towards the provision of sustainability packs for new residents of £1,750 (£50 per dwelling);

PLANNING COMMITTEE MINUTES (Continued)

- a contribution of £251,779 for education;
- a contribution of £4,880 for libraries;

and the conditions listed below;

- (a) this permission is granted under the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 as amended, on an outline application and the further approval of the District Planning Authority shall be required to the under-mentioned matters hereby reserved before any development is commenced:-

- (a) appearance
- (b) landscaping
- (c) layout
- (d) scale

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 as amended;

- (b) in the case of the reserved matters specified above, application for approval, accompanied by all detailed drawings and particulars, must be made to the District Planning Authority not later than the expiration of five years beginning with the date of this permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990, giving a longer period due to the special circumstances demonstrated by the applicant;

- (c) the development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004;

- (d) the development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) DNS-03A, DNS-04A, DNS-05 & 25.100.01, and specification contained therein, submitted on 10 June 2010, 25 June 2010 & 21 September 2010, as amended by any reserved matters

PLANNING COMMITTEE MINUTES (Continued)

approval, 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;

- (e) details of the means of disposal of storm water and foul sewage from the development (based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development) shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced and the development shall not be carried out other than in strict accordance with such approved details. **REASON:** To ensure satisfactory provision is made for the disposal of storm water and foul sewage and to satisfy Policies DP9 and DP11 of the Warwick District Local Plan 1996-2011;
 - (f) no development shall take place until the applicant has secured the implementation of a written programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the District Planning Authority. **REASON:** To ensure any items of archaeological interest are adequately investigated, recorded and if necessary, protected, in order to satisfy the requirements of Policy DP4 of the Warwick District Local Plan 1996-2011;
 - (g) the development hereby permitted shall not be commenced unless and until a scheme showing how 10% (or whatever percentage figure for the required production of renewable energy is contained in the current adopted local renewable energy policy at the time the scheme is submitted) 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
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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 and, given the extended time limit in Condition 2, to ensure that the renewable energy proposals are in accordance with the most up to date local renewable energy policy at the time the scheme is submitted;

- (h) no development shall take place until a detailed lighting scheme has been submitted to and approved in writing by the District Planning Authority. In discharging this condition the District Planning Authority will expect lighting to be restricted, and to be kept to a minimum at night across the whole site in order to minimize impact on foraging bats and other nocturnal wildlife. This could be achieved in the following ways:
- (a) low pressure sodium lamps should be used in preference to high pressure sodium or mercury lamps;
 - (b) the brightness of lights should be as low as legally possible;
 - (c) lighting should be timed to provide some dark periods; and
 - (d) connections to areas important for foraging should contain unlit stretches.
- No lighting shall be installed on any part of the site other than in accordance with the approved lighting scheme, unless agreed otherwise in writing by the District Planning Authority. **REASON:** To ensure appropriate measures are taken in relation to protected species, in accordance with Policy DP3 of the Warwick District Local Plan;

- (i) the development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the District Planning Authority. The plan should also include details of habitat creation measures including the creation and management of bat roosting opportunities (e.g. setting up bat boxes), nesting bird opportunities (e.g. setting up bird boxes), creating areas of wild flower grasslands and reptile refugia, as well as details of managing the whole site for wildlife. It should also include details of enhancement of existing habitat – in particular supplementary planting of suitable buffer zones with appropriate native
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species. Details of species used and sourcing of plants should be included. In addition the plan should outline the measures to be taken for the control of the invasive species on site. The plan should also include details of long-term monitoring of the site, including further species-specific monitoring surveys such as an additional badger survey 1 year after completion of works. Such approved measures shall thereafter be implemented in full.

REASON: To ensure a net biodiversity gain in accordance with PPS9 and Local Plan Policy DP3;

- (j) the development hereby permitted shall not commence unless and until two weeks notice in writing of the start of works has been given to a qualified bat worker appointed by the applicant to supervise all destructive works to the roof of the buildings to be demolished. Work should be conducted between suitable months as advised by the bat worker. All roofing material is to be removed carefully by hand. Should bats be found during this operation, then work must cease immediately while Natural England are consulted for further advice. **REASON:** To ensure the protection of bats and compliance with Policy DP3 of the Warwick District Local Plan 1996-2011;
- (k) no work of any kind shall be begun on the site until tree protection measures have been implemented in strict accordance with details that shall have been submitted to and approved in writing by the District Planning Authority. In particular, no work shall be begun until protective fence(s) around the trees identified as being retained on the approved plans, have been erected and the fencing has been confirmed in writing to be acceptable by the District Planning Authority. Within the approved fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no site huts, no fires lit and no excavation of trenches for drains, service runs or for any other reason. **REASON:** To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011;
- (l) all existing trees shown to be retained on

PLANNING COMMITTEE MINUTES (Continued)

approved drawing no. DNS-04A shall be retained in accordance with BS 5837:2005 and shall not be felled, lopped, topped or pruned without the previous written consent of the District Planning Authority. Any trees removed without consent, or dying or being severely damaged or becoming seriously diseased within five years of planting, shall be replaced with trees of such size and species as may be agreed with the District Planning Authority.

REASON: To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011;

- (m) it should be ensured that there is no contamination of the watercourse either during or after development. No work shall start until measures have been put in place to ensure that the pollution prevention guidelines produced by the Environment Agency regarding prevention of pollution during working and operation are adhered to. There should be a buffer zone of at least 8 metres between the edge of the watercourse, (i.e. the top of the bank), and the development.

REASON: To ensure the protection of the watercourse during development, in accordance with Local Plan Policy DP3;

- (n) none of the dwellings hereby permitted shall be occupied unless and until a vehicular access to the site has been provided not less than 5 metres in width for a distance of 10 metres 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;

- (o) the existing vehicular access to the site that is to be closed off shall not be reconstructed in such a manner as to reduce the effective capacity of any highway drain or ditch.

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

- (p) no more than one vehicular access shall be made or maintained to the site from Warwick New Road B4099. **REASON:** In the interests of highway safety, in accordance with the

PLANNING COMMITTEE MINUTES (Continued)

requirements of Policy DP6 of the Warwick District Local Plan 1996-2011;

- (q) none of the dwellings hereby permitted shall be occupied unless and until all parts of easterly access of the two existing vehicular accesses to the site has been permanently closed and reinstated in accordance with the standard specification of 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; and
- (2) in the event that a Section 106 agreement has not been completed in accordance with the above recommendation within three months, the application be REFUSED for the reasons stated below:
 - (i) policy SC11 of the Warwick District Local Plan states that residential development on sites of 10 or more dwellings will not be permitted unless provision is made for a minimum of 40% affordable housing to meet local needs. Policy SC11 goes on to state that the accommodation provided will be determined on the basis of local need as identified by the Council in accordance with the Housing Strategy and the Housing Needs Study. The Affordable Housing Supplementary Planning Document (January 2008) is based on the results of the Housing Assessment 2006 and states that the Council will require a minimum of 80% social rented housing and a maximum of 20% intermediate housing unless the developer can demonstrate that such a mix is inappropriate on the particular site.

The affordable housing provision that has been proposed for this development comprises only 31% of the total number of units and of these only 45% would be for social rented housing. In the opinion of the District Planning Authority, the provision of only 31% of the units as affordable housing and the provision of only 45% of these as social rented housing would not meet the housing need as identified in the Housing Assessment and therefore it is considered that the proposals fail to make adequate provision for affordable housing.

The proposals are therefore considered to be contrary to the aforementioned policies;

PLANNING COMMITTEE MINUTES (Continued)

- (ii) policy SC14 of the Warwick District Local Plan states that contributions will be sought towards community facilities in conjunction with new development where appropriate.

Warwickshire County Council have calculated that a contribution of £251,779 is required towards the cost of providing suitable facilities for primary, secondary, sixth form and special needs pupils that are anticipated to occupy the proposed development. The County Council have also calculated that a contribution of £4,880 is required towards the cost of providing suitable library facilities for occupants of the proposed development.

The education contribution that has been proposed as part of this application would not be enough to meet the need that has been identified by the County Council. Furthermore, no contribution has been proposed towards library facilities. Therefore, in the opinion of the District Planning Authority, the application makes insufficient provision to mitigate the additional pressure that the development would place on existing community infrastructure.

The proposals are thereby considered to be contrary to the aforementioned policy.

220. W11/1619 – 33 SUNCLIFFE DRIVE, KENILWORTH

The Committee considered a retrospective application from Mr J Brough for the conversion of the existing flat roof into a balcony area.

The application was presented to the Committee to request that enforcement action should be taken.

The case officer considered the following policies to be relevant:

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)

It was the case officer's opinion that the balcony was not considered to be in keeping with the character of the residential area due to its design, location, height, materials, and its visual impact on the street scene of Suncliffe Drive and Rouncil Lane.

An addendum was circulated at the meeting which included comments from the applicant and the contractor with some photographs of the surrounding area and from the rear of neighbouring properties.

PLANNING COMMITTEE MINUTES (Continued)

Members of the Committee discussed whether the screens were necessary, especially as there had not been any objections from neighbours, but Planning officers pointed out that on the elevation facing the conservatory, there might be an issue of overlooking neighbouring properties.

Following consideration of the report and presentation, along with the information contained in the addendum, the Committee was of the opinion that the application should be granted contrary to the recommendation in the officer's report.

RESOLVED that item W11/1619 be GRANTED because it is not considered that the development causes an adverse impact on the amenity of neighbours, and subject to the following condition:

- (1) notwithstanding the details of the screens shown on the plans, further details of the screens to be submitted and approved.

221. W12/0101 – 16 MYTON CROFTS, WARWICK

The Committee considered an application from Dr R Marsden for the erection of a single storey rear extension after demolition of the existing conservatory.

The application was presented to the Committee because the applicant was a Council employee.

The case officer considered the following policies to be relevant:

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
Residential Design Guide (Supplementary Planning Guidance - April 2008)
Sustainable Buildings (Supplementary Planning Document - December 2008)

It was the case officer's opinion 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.

Committee members were assured that the proposal complied with Policy DP13.

Following consideration of the report and presentation the Committee was of the opinion that the application should be granted in accordance with the recommendation in the officer's report.

RESOLVED that item W12/0101 be GRANTED in accordance with the recommendation in the report, subject to the conditions listed below:

PLANNING COMMITTEE MINUTES (Continued)

- (1) the development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004; and
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved drawing, and specification contained therein, submitted on 31/01/12 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.

222. W12/0135 – 19 ST JAMES MEADOW ROAD, ROYAL LEAMINGTON SPA

The Committee considered an application from Ms Johnson for the erection of a proposed two storey and single storey rear extensions incorporating two rear facing dormer windows.

The application was presented to the Committee due to an objection from Royal Leamington Spa Town Council.

The case officer considered the following policies to be relevant:

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)
DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
DP8 - Parking (Warwick District Local Plan 1996 - 2011)
Sustainable Buildings (Supplementary Planning Document - December 2008)
Vehicle Parking Standards (Supplementary Planning Document)
The 45 Degree Guideline (Supplementary Planning Guidance)
Residential Design Guide (Supplementary Planning Guidance - April 2008)

It was the case officer's opinion that the proposed development was of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and did 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.

PLANNING COMMITTEE MINUTES (Continued)

Committee members discussed whether a condition on renewable energy should be imposed and were informed that they should only take into account the area specific to the planning permission and were advised that they should allow the applicant the opportunity to show that the proposal complied with Policy DP13 in any condition they set with application approval.

Following consideration of the report and presentation the Committee was of the opinion that the application should be granted in accordance with the recommendation in the officer's report.

RESOLVED that item W12/0135 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 shown on the application form, site location plan and approved drawing number 0128-13 Rev D and specification contained therein, submitted on 8 February 2012 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) 10% renewable is required unless the applicant can show there is no additional energy requirement.

223. **W12/0205 – LAND ADJOINING GLASSHOUSE LANE, LAPWORTH, SOLIHULL**

The Committee considered an application from Mrs B Ellhia for the erection of an extension to enlarge existing stables.

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

The case officer considered the following policies to be relevant:

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
National Planning Policy Framework

PLANNING COMMITTEE MINUTES (Continued)

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

It was the case officer's opinion that the development did not prejudice the openness and rural character of the green belt area and was considered to comply with the policies listed.

Members debated whether an "overhang" was required to protect stabled horses from the weather, allowing the top stable doors to remain open in inclement weather. Planning officers informed Members that Health and Wellbeing standards took precedent over any planning consent.

Following consideration of the report and presentation the Committee was of the opinion that the application should be granted in accordance with the recommendation in the officer's report.

RESOLVED that item W12/0205 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; and
- (2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved drawing and specification contained therein, submitted on 23rd February, 2012 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.

(The meeting ended at 8.06 pm)