Planning Committee

Minutes of the meeting held on Tuesday 14 October 2014 in the Town Hall, Royal Leamington Spa at 6.00 pm.

Present: Councillor Rhead (Chairman); Councillors Boad, Brookes, Mrs Bromley, Mrs Bunker, De-Lara-Bond, Doody, MacKay, Weber, Wilkinson and Williams.

92. **Substitutes**

There were no substitutes.

93. **Declarations of Interest**

Minute Number 96 – Agenda Item 5 – W14/0811 – Rear of the Old Vicarage, 36 High Street, Kenilworth

All Members declared an interest because the application site was located near to fellow District Councillor Coker's property.

Councillor Mrs Bunker also declared an interest because some of the neighbouring residents were known to her.

Minute Number 97 – Agenda Item 9 – W14/1166 – 11 Wise Grove, Warwick

Councillor Williams declared an interest because the application site was in his Ward.

Minute Number 99 – Agenda Item 12 – W14/1262 – 10 Wheathill Close, Royal Leamington Spa

Councillor Brookes declared an interest because one of the objectors was known to him and he left the room whilst the item was discussed.

94. **Site Visits**

To assist with decision making, Councillors Boad, Mrs Bromley, Mrs Bunker, Doody, Rhead, Weber, Wilkinson and Williams visited the following application sites on Saturday 13 September 2014:

W14/0811 – Rear of 36 High Street, Kenilworth;
W14/1166 – 11 Wise Grove, Warwick; and
W14/1262 – 10 Wheathill Close, Royal Leamington Spa

95. **Minutes**

The minutes of the meeting held on 16 September 2014 were agreed and signed by the Chairman as a correct record.

96. **W14/0811 – Rear of the Old Vicarage, 36 High Street, Kenilworth**

The Committee considered an application from Ms Ward for the erection of a detached dwelling and the removal of four Cypress Lawson trees.

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

The officer considered the following policies to be relevant:

National Planning Policy Framework
The Current Local Plan
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)
DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
DP6 - Access (Warwick District Local Plan 1996 - 2011)
DP8 - Parking (Warwick District Local Plan 1996 - 2011)
DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
The Emerging Local Plan
BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
DS2 - Providing the Homes the District Needs (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
HS1 - Healthy, Safe and Inclusive Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
Guidance Documents
Distance Separation (Supplementary Planning Guidance)
Open Space (Supplementary Planning Document - June 2009)
Vehicle Parking Standards (Supplementary Planning Document)
Residential Design Guide (Supplementary Planning Guidance - April 2008)

The 45 Degree Guideline (Supplementary Planning Guidance)

An addendum circulated at the meeting proposed that an additional condition be added requiring that the first floor side facing landing window was obscured glazed, in perpetuity.

It was the officer's opinion that the proposed design of the property was considered to be acceptable within the area due to the existing styles of properties within the immediate vicinity. The distance separation guidelines had been met in respect of impact on neighbouring properties and the proposal was considered to be in accordance with the aforementioned policies.

The following people addressed the Committee:

Mr West on behalf of the Diocese of Coventry, in objection and Mr Wright on behalf of St Nicholas Church, in objection to the application.

Following on from comments made by the objectors, Members queried if the garage was classed as a listed building, by association. Officers advised that although it was within the curtilage of a listed building, it was not attached to it so was therefore, not listed itself. Members were also advised that a vicarage was assessed as residential property and did not require special consideration.

Following consideration of the report, presentation and addendum, and the representations made at the meeting, the Committee

Resolved that W14/0811 be **granted** subject to the following conditions:

(1) the development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);

(2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the amended site location plan dated 18th August 2014; approved drawing no. 2/36 & 3/36 dated 23rd May 2014, and The Arboricultural Method Statement produced by Arbortrack Systems Ltd dated 17th July 2014, including appendix A tree protection plan drawing dated July 2014 and specification contained therein. **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 or near to the site, 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 manufacturer's specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **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) unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

Reason: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011;

(5) the development shall be carried out only in full accordance with sample details of the facing and roofing materials which shall have been submitted to and approved in writing by the local planning authority. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011;

(6) no development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) 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 an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011;

(7) no development or other operations (including demolition, site clearance or other preparatory works) shall commence unless and until the tree protection measures identified in the approved application documentation have been put into place in full accordance with the approved details and thereafter shall remain in place during any such construction work. In addition no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s). **Reason:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011;

(8) the development hereby permitted shall not be occupied unless and until the area of land shown on the approved plans to provide the parking area for 36 High Street has been provided and made available for that use and thereafter this facility shall remain available for this purpose. **Reason:** To ensure that a

satisfactory provision of off-street car parking is maintained at all times in the interests of the free flow of traffic and highway safety in accordance with Policies DP6 & DP8 of the Warwick District Local Plan 1996-2011; and

(9) The first floor side facing landing window is obscure glazed in perpetuity. **Reason:** to ensure privacy is maintained to neighbouring property.

97. **W14/1166 – 11 Wise Grove, Warwick**

The Committee considered an application from Mrs Chatha for erection of a first floor front extension and a two storey side and rear extension.

The application was presented to the Committee due to the number of objections received. In addition, the application had been deferred at the Planning Committee on 16 September 2014, to enable Members to attend a site visit.

The officer considered the following policies to be relevant:

National Planning Policy Framework
The Current Local Plan
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
Vehicle Parking Standards (Supplementary Planning Document)
DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
The Emerging Local Plan
BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
Guidance Documents
The 45 Degree Guideline (Supplementary Planning Guidance)
Residential Design Guide (Supplementary Planning Guidance - April 2008)
Sustainable Buildings (Supplementary Planning Document - December 2008)

It was the officer's opinion that the proposed front/side and rear extensions were acceptable in terms of their character and appearance within the street scene and did not significantly impact on the amenities of surrounding neighbours.

The following people addressed the Committee:

Mr Emmerson and Ms Pfeiffer in objection and Mrs Chatha in support of the application.

Members felt that the site visit had been useful and, although the proposal was large, they felt the plot was sufficient in size to accommodate it.

Following consideration of the report, presentation and the representations made at the meeting, the Committee

Resolved that W14/1166 be **granted** subject to the following conditions:

(1) the development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);

(2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved amended drawings 2037/2/A, 2037/3/A, and specification contained therein, submitted on 1st September, 2014. **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 or near to the site, from renewable energy resources, has been submitted to and approved in writing by the Local 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. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **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) all external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **Reason:** To ensure that the visual amenities of the area are protected, and

to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011; and

(5) prior to the occupation of the development hereby permitted, the first floor windows in the west and east elevations shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be 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. The obscured glazed window(s) shall be retained and maintained in that condition at all times. **Reason:** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.

98. **W14/1226 – Dixons Barn, Westwood Heath Road, Burton Green**

The Committee considered an application from Mr Whale for the conversion and change of use of a barn to a dwelling house.

The application was presented to the Committee because an objection had been received from Burton Green Parish Council. In addition, Councillor Mrs Blacklock had requested the application be considered at Planning Committee.

The officer considered the following policies to be relevant:

National Planning Policy Framework
The Current Local Plan
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
DP6 - Access (Warwick District Local Plan 1996 - 2011)
DP8 - Parking (Warwick District Local Plan 1996 - 2011)
DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)
SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
Guidance Documents
Sustainable Buildings (Supplementary Planning Document - December 2008)
Open Space (Supplementary Planning Document - June 2009)

Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)
Vehicle Parking Standards (Supplementary Planning Document)
The Emerging Local Plan
BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
BE4 - Converting Rural Buildings (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
FW4 - Water Supply (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

An addendum circulated at the meeting advised that: the Health & Safety Executive had no objection; the WCC Highways had no objection; and Coventry City Council Highways had no objection subject to a condition to widen the access point.

It was the officer's opinion that the building proposed for conversion was of permanent and substantial construction and the proposed use could be accommodated without extensive rebuilding or alteration to the external appearance of the building. It was considered that there would be no increased hazard to highway users and the proposed development was of an acceptable standard of design and detailing. The proposal was therefore considered to comply with the policies listed.

The following people addressed the Committee:

Councillor Mrs Blacklock, on behalf of Councillor Owen representing Burton Green Parish Council in objection.

Councillors sought advice on the duty to co-operate with neighbouring authorities and were satisfied that the correct Parish Council had been consulted. The Legal officer explained that there was no duty to consult with Councillors from a neighbouring authority, only those who's Ward the site was located in.

Members also discussed the planning history of the site, received advice on the proximity of the proposal to a gas pipe line and were satisfied that the proposed dwelling was located outside the 50m corridor, specified by the British Pipeline Agency.

Following consideration of the report, presentation and addendum, and the representations made at the meeting, the Committee

Resolved that W14/1226 be **granted** subject to the following conditions:

(1) the development hereby permitted shall begin

not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);

(2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 14/01/14-01 Rev A and 14/01/14-02 Rev A, and specification contained therein, submitted on 10/09/14, except as required by condition 3, 4, 5 and 6. **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 or near to the site, 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 manufacturer's specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **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) before development hereby approved commences details must be submitted to and approved in writing by the Local Planning Authority showing: (a) 1:10 drawings of all external frames and associated joinery sections for the new doors and windows; (b) conservation rooflight details. Thereafter the development shall be carried out in accordance with the approved details. **Reason**: To ensure the character and appearance of the rural building is preserved in accordance with Policies DP1 and RAP7 of the Warwick District Local Plan 1996-2011;

(5) the development hereby permitted shall not

commence until a detailed schedule of bat, nesting bird, reptile and great crested newt mitigation measures (to include timing of works, supervision of clearance works, protection measures) has been submitted to and approved in writing by the Local Planning Authority. Such approved mitigation measures shall thereafter be implemented in full in accordance with the approved details. **Reason:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011;

(6) the development hereby permitted shall be carried out in strict accordance with details of surface and foul water drainage works that shall have been submitted to and approved in writing by the local planning authority. The use of septic tanks should be avoided unless it can be clearly demonstrated that discharging to a public sewer or package sewage treatment plant is not feasible. **Reason:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011 and the aims of the NPPF 2012;

(7) 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 further development shall take place within the curtilage of the dwellinghouse hereby permitted. **Reason:** To ensure that the openness of the rural area and the scale, character and appearance of the original barn building is not altered by further extensions, in accordance with Policy RAP7 of the Warwick District Local Plan 1996-2011 and the aims and objectives of the NPPF 2012;

(8) for making good of window and rooflight apertures no facing and roofing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing barn building. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policies DP1 and RAP7 of the Warwick District

Local Plan 1996-2011;

(9) all window and door frames shall be constructed in timber and stained and not painted. **Reason**: To ensure a high standard of design and appearance to satisfy Policies DP1 and RAP7 of the Warwick District Local Plan 1996-2011; and

(10) the existing access point is widened to make it easier for vehicles to turn left into the site and a hardstanding finish is provided on the access to reduce the likelihood of debris being transferred onto the carriageway.

99. **W14/1262 – 10 Wheathill Close, Royal Leamington Spa**

The Committee considered an application from Mr Batra for the erection of a single storey front, two storey side and read and single storey rear extension.

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

The officer considered the following policies to be relevant:

National Planning Policy Framework
The Current Local Plan
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)
DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
DP8 - Parking (Warwick District Local Plan 1996 - 2011)
DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
The Emerging Local Plan
BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
Guidance Documents
The 45 Degree Guideline (Supplementary Planning Guidance)
Sustainable Buildings (Supplementary Planning Document - December 2008)
Residential Design Guide (Supplementary Planning Guidance - April 2008)
Vehicle Parking Standards (Supplementary Planning Document)
Distance Separation (Supplementary Planning Guidance)

It was the officer's opinion that the proposed extension complied with the Residential Design Guide SPG (April 2008) and the supplementary 45 degree sightline SPG and was not considered to have a detrimental impact on the neighbouring properties through increased visual intrusion or loss of light. It was acknowledged that the proposed extension, which was set to the south east of Number 12 would create some overshadowing; however, this was considered not to be to such an extent that would warrant refusal of the application. Subject to matching materials, the design and form of the extension was considered to be acceptable and would not introduce an incongruous feature within the street scene.

The following people addressed the Committee:

Mr Brennan and Ms Lindsay in objection and Mr Vagdia in support of the application.

Members were concerned that the proposal would cause overshadowing and was unneighbourly due to its size. The similar property detailed in the report was also questioned because, although it was a chalet style bungalow, the site visit had shown Members that there were no other dwellings of the proposed scale, in the vicinity.

Following consideration of the report, presentation and the representations made at the meeting, the Committee

Resolved that W14/1262 be **refused** because it was contrary to policies DP1 and DP2.

(Councillor Brookes left the room for duration of this item)

100. **W14/1157 – Regent Court, Livery Street, Royal Leamington Spa**

The Chairman advised that this item had been withdrawn from the agenda and would be dealt with under delegated powers.

101. **W14/1133 – The Cottage, Sandall House Farm, Narrow Lane, Lowsonford**

The Committee considered an application from Ms Saber for the variation of condition 4 of permission W/99/1562. This condition restricted the use of the building to be occupied solely by persons employed in association with the operation of the equestrian and/or agricultural activities at Sandall House Farm. It was proposed to vary the condition to read 'The occupation of the dwelling shall be limited to persons solely or mainly working at the adjoining equestrian/agricultural enterprise known as Sandall House Farm or as holiday accommodation and shall not be occupied as a permanent, unrestricted accommodation or as a primary place of residence'.

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

The officer considered the following policies to be relevant:

National Planning Policy Framework

The Current Local Plan

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
DP8 - Parking (Warwick District Local Plan 1996 - 2011)
DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 – 201

The Emerging Local Plan

BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
BE4 - Converting Rural Buildings (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
CT4 - Extensions to Tourism, Cultural or Leisure Facilities in Rural Areas (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
FW1 - Development in Areas at Risk of Flooding (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

Sustainable Buildings (Supplementary Planning Document - December 2008)

It was the officer's opinion that the proposed uses were acceptable and would not harm the character of the existing building, openness of the Green Belt, neighbours' amenity or highway safety. The proposal was therefore considered to comply with the policies listed.

Members raised concerns that although Rowington Parish Council should be commended for voicing their opinions, it was disappointing that they had not attended the meeting to address the Committee. Members were satisfied that all of the points outlined by the Parish Council had been answered by officers in the report.

Following consideration of the report and presentation, the Committee

Resolved that W14/1133 be **granted** subject to the following conditions:

(1) the occupation of the dwelling shall be limited to persons solely or mainly working at the adjoining equestrian/agricultural enterprise known as Sandall House Farm or as holiday accommodation and shall not be occupied at any time as permanent, unrestricted accommodation or as a primary place of residence. **Reason:** To avoid the creation of a sub-standard dwelling unit, which is

intrinsically linked to the equestrian facilities, in accordance with Policies DP1, DP2 & DP9 of the Warwick District Local Plan 1996-2011 and the aims of NPPF 2012;

(2) all foul drainage shall be discharged to a septic tank with an adequate land soak away such that there is no discharge of sewage effluent to any ditch or watercourse, nor to any land drainage system leading thereto. The soak away should be sited no closer than 10 metres to any such watercourse. **Reason:** To ensure that adequate drainage facilities are available for the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011; and

(3) 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 further development shall be carried out which comes within Parts 1 and 2 of Schedule 2 of this Order, without the prior permission of the Local Planning Authority. **Reason**: To ensure that the openness of the rural area and the scale, character and appearance of the building are not altered by further extensions, in accordance with the aims and objectives of the NPPF 2012.

102. **W14/1134 – Sandall House Farm, Narrow Lane, Lowsonford**

The Committee considered an application from Ms Saber for a single storey extension.

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

The officer considered the following policies to be relevant:

National Planning Policy Framework

The Current Local Plan

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)
DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)
RAP16 - Directing New Visitor Accommodation (Warwick District Local Plan

1996 - 2011)

The Emerging Local Plan

BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
BE4 - Converting Rural Buildings (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
FW1 - Development in Areas at Risk of Flooding (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

Sustainable Buildings (Supplementary Planning Document - December 2008)
Residential Design Guide (Supplementary Planning Guidance - April 2008)

It was the officer's opinion that the proposed extension was acceptable in principle and would provide an appropriate design solution that would not affect neighbouring amenity. The proposal was therefore considered to comply with the policies listed.

Members again, were disappointed that Rowington Parish Council had failed to attend the meeting despite lodging their objection to the application. It was agreed that their arguments had been answered by officers in the report.

Following consideration of the report and presentation, the Committee

Resolved that W14/1134 be **granted** subject to the following conditions:

(1) the development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);

(2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 5407-A-301 and specification contained therein, submitted on 25/07/14. **Reason**: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;

(3) all external facing materials for the

development hereby permitted shall be of the same type, texture and colour as those of the existing building. **Reason:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011; and

(4) all window and door frames shall be constructed in timber and shall be painted and not stained. **Reason**: To ensure a high standard of design and appearance for this converted former rural building and to satisfy Policy DP1 of the Warwick District Local Plan 1996-2011.

103. **W14/1222 – The Elephant and Castle, Old Warwick Road, Rowington**

The Committee considered an application from Mr Kitchener for the re-roofing of existing outbuildings and extension of existing shed and greenhouse to incorporate one garden store / garden room.

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

The officer considered the following policies to be relevant:

National Planning Policy Framework

The Current Local Plan

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)
DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

The 45 Degree Guideline (Supplementary Planning Guidance)

Sustainable Buildings (Supplementary Planning Document - December 2008)

It was the officer's opinion that the proposed replacement of the flat roofs to dual pitched roofs over the existing two outbuildings and extension of the shed and greenhouse to link the two outbuildings, was considered to be of acceptable design and scale which would not impact adversely on the character or appearance of the street scene, or cause significant harm to the Green Belt and did not substantially impact on the amenity of neighbouring properties which would support a reason for refusal.

Members again raised concerns that the Parish Council had not attended the meeting, despite submitting their objection on various grounds. However, the Committee were satisfied that the proposal was a vast improvement on the existing outbuildings.

Following consideration of the report and presentation, the Committee

Resolved that W14/1222 be **granted** subject to the following conditions:

(1) the development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended);

(2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing entitled "PROPOSED RE-FURBISHMENT OF OUTBUILDINGS AT ELEPHANT & CASTLE, OLD WARWICK ROAD, ROWINGTON", and specification contained therein, submitted on 11th August 2014. **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 main dwelling. **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.

(The meeting ended at 7.50 pm)