

**WARWICK TOWN COUNCIL**

**PLANS COMMITTEE**

Tuesday 8<sup>th</sup> August 2017

**Decisions of the Local Planning Authority affecting Planning Applications in  
Warwick**

<b>Reference</b>	<b>Details</b>	<b>Outcome</b>	<b>WTC Recommendation</b>
W/17/0797/LB	Mrs Michelle Caney, 43 High Street, Erection of new outbuilding after demolition of existing	<b>GRANTED</b>	No comment
W/17/0752/LB	Rayhill Property Ltd, 9 Old Square, Repairs and repainting to front of building, including walls, windows and door	<b>GRANTED</b>	No comment
W/17/0926	Mr & Mrs Stuart, 22 Shakespeare Avenue, Erection of a replacement garage	<b>GRANTED</b>	Warwick Town Council would like a requirement to be place to ensure that the Garage is only used for residential use
W/17/0845	Mr Gavin Bradford, Allen Ford, Tachbrook Park Drive, CV34 6SY, Display of (i). Ford Store text to existing totem 190mm cap height, (ii). Ford store text to existing totem 80mm cap height, (iii). New brand and dealer name clip, and (iv). Relocated brand and dealer name clip	<b>GRANTED</b>	No comment
W/17/0762	Leawick Homes Ltd, 131 Cape Road, The Cape, CV34 5DH, Change of use from residential institution (Use Class C2) to 4no 1 bedroom flats. New bay window and porch entrance to front elevation of proposed flat 2 and revised side entrance to proposed flats 1,3 & 4	<b>GRANTED</b>	No comment
W/17/0774	Mr Paul Clark, 37 Jourdain Park, Warwick Gates, CV34 6FJ, Increase in height of boundary wall to 1.8 meters and erection of timber panel and gate	<b>GRANTED</b>	No comment
W/17/0603	Mr & Mrs Tim Warwick, 24 Hebden Avenue, Woodloes Park, Warwick, CV34 5XD, Erection of canopy and application of render to part of front elevation	<b>GRANTED</b>	No comment

W/17/0680 / W/17/0681 LB	117 West Street, Warwick, CV34 6AH, Erection of porch	<b>WITHDRAWN</b>	
W/17/0566	Mr N Tyrrell, 300 Myton Road, Erection of single storey side extension	<b>GRANTED</b>	No comment
W/17/0838	Gemma Ward, Wedgnock Garage, Cape Road, CV34 5DJ, Demolition of existing buildings and change of use of land for use as a car rental deport (Sui Generis) including the erection of a new single storey office building, car wash canopy area, security fencing and changes to parking layout	<b>GRANTED</b>	No comment
W/17/0882	Mr K Patel, 44 Ward Grove, Erection of a single storey rear extension, first floor front extension and front porch extension	<b>GRANTED</b>	No comment
W/17/0890	Mr D Chapman, 20 Spinney Hill, Erection of single storey front extension	<b>GRANTED</b>	No comment
W/17/0904	Mr Boddison, 16 Goldsmith Avenue, Erection of 1no. detached dwelling (resubmission of W/16/0903)	<b>REFUSED</b>	Warwick Town Council wishes to object this application as the proposed detached property is not in keeping with the area and will look out of character. Also, there is only one parking space allocated
W/17/0884	BP Oil UK Limited, Budbrooke Services South, Warwick Bypass, Erection of replacement sales building, ATM, AC/Refrigeration units, refuse compound, HGV fuelling forecourt, canopy, parking and associated works and services	<b>GRANTED</b>	Support
W/17/0952	Mr S Jones, 2 Browning Avenue, Erection of a two storey side extension and front porch	<b>GRANTED</b>	No comment
W/17/0925/LB	Mrs Middlebrook, 19 Mill Street, Removal of two internal walls at ground floor and the installation of 3 no. conservation roof lights (retrospective application)	<b>GRANTED</b>	Warwick Town Council object to this retrospective application on the grounds that it does not meet the historic requirements for this area of Warwick. It is not

			in context of the area
W/17/0602	Mr Matthew Jones, 10 The Paddocks, Demolition of existing garage, rear single storey extension and full height bay window to front. Construction of new proposed two storey side extension, single storey rear extension and mono-pitched single storey extension to front	<b>GRANTED</b>	Warwick Town Council wishes to object to this application as it is felt to be overdevelopment and a complete change to the street scene. Incongruous
W/17/0965	Mr & Mrs Mason, 3 Myton Gardens, Proposed single storey side and rear extension and proposed front porch	<b>GRANTED</b>	No comment
W/17/0701	Medwell Hyde, Former Tamlea Building, Nelson Lane, Development of 47no. residential units to include houses and apartments (outline application including details of access, layout and scale), (re-submission following withdrawal of application no. W/16/0926	<b>REFUSED</b>	<b>Objection comment below</b>
W/17/0814	The Campbell Partnership, Land at Stratford Road, Installation of a self-binding gravel hardstanding and erection of a 1.8 meter high security fence to the northern and eastern boundaries. Change of use of land to provide extended car storage area for Warwick KIA	<b>GRANTED</b>	No comment
W/17/0478	Mr & Mrs Miles, 11 St Christophers Close Erection of two storey and single storey side extension	<b>GRANTED</b>	No comment
W/17/0984	Mr Sohal, 5 Beauchamp Gardens, Warwick, Proposed first floor side extension	<b>GRANTED</b>	No comment
W/17/0122	Mr Roger Thomas, Pure Offices, Erection of new directional signage	<b>GRANTED</b>	No comment
W/17/0861/LB	Harris Byrne Interiors, 17 Mill Street, Remove the loose stone fire surround and hearth and replace with period style limestone fire surround and hearth with a black cast iron log burner	<b>GRANTED</b>	Warwick Town Council supports the conservation officers comments
W/17/0947/LB	Mr Simon Vetch, 40 High Street, Removal of an internal wall between the kitchen and larder	<b>GRANTED</b>	No comment
W/17/0959	Ms Eleanor Lee, 47 Linen Street, Roof replacement and minor alterations to rear	<b>GRANTED</b>	No comment

W/17/0977	Sainsbury's Supermarkets Limited, Saltisford Warwick, Advertisement consent for display of non-illuminated signage to include: 2no. Amended way finder signs and 3no. New wall panel signs	<b>GRANTED</b>	No comment
W/17/1042	Mr & Mrs Yeoman, 49 Victoria Street, Erection of a single storey rear / side extension	<b>WITHDRAWN</b>	No comment
W/17/1113	Mrs Dunn, 124 Myton Road, Erection of a single storey rear extension	<b>GRANTED</b>	No comment
W/17/1090	Mrs T Anduvan, 50 Aragon Drive, Erection of a single storey side extension	<b>GRANTED</b>	No comment
W/17/0898	Mr Valentin Morski, 65 Lyttelton Road, Erection of single storey rear extension and two storey side extension	<b>GRANTED</b>	No comment
W/17/1073	Mr D G Knight, Longacre, Harbury Lane, Application for Reversed Matters following outline pp W/16/1035 for the erection of two dwellings	<b>WITHDRAWN</b>	
W/17/1129 W/17/1130/LB	Mr & Mrs Rowe, 33 Bridge End, Erection of a single storey rear extension (resubmission of W/17/0741/LB)	<b>GRANTED</b>	WTC do not have any issues, so long as the Conservation officer raises no issues
W/17/0794	Warwick Independent School Foundation, Warwick School Proposed display of 3no. replacement free-standing non-illuminated signs	<b>GRANTED</b>	No comment

#### **W/17/0701 – Warwick Town Council objection comment**

Warwick Town Council find that this is over development of the site. The traffic assessment remains untenable - this was our reason for objecting last time.

The transportation statement is not factually correct and facts made states that Nelson Lane is not a busy road. The fact that there are car garages, repair workshops and factories as well as a busy wholesalers and 161 properties in Cliffe Way and streets off Cliffe Way does not seem to be understood. Nelson Lane is also a popular cut through to get from Coventry Road to Emscote Road near the Tesco junction.

The statement states that only one heavy goods vehicle was observed as well as two light HGV's on the two days that the survey was carried out. To serve the businesses on Nelson Lane it takes a lot more than three HGV's to supply them. (For example car transporters travelling to the Fiat garage and the Hyundai garage as well as large HGV's to supply bookers). We would also highlight points 12 and 14 in the statement: 'Very little traffic uses the road junction' and 'Good vehicular visibility

exists at both ends of Nelson Lane'. At the Coventry Road end, near to the site, there are trees, hedges and a building on the junction and cars cannot see what is coming until they are on the junction. The reason as to why not as many people use the junction is because it is already dangerous. So why does it seem logical to have this additional number of cars permanently using the road.

Moving onto Nelson Lane's current parking situation. The one side of Nelson Lane, depicted what is stated in the report is always used for parking as there is a shortage of parking there anyway. Hence I again question the report's statistics. Point 17 states that 'The creation of new access would discourage on street parking in that location'. However, if there are 47 additional properties there with say two cars per property, after allocated parking there would still be at least 19 cars looking for somewhere to park. With family homes being included in the development there are likely to be even more.

The final point we would like to raise in the statement is that it says 'Coventry Road was free flowing at all times but with sufficient gaps to allow cars from Nelson Lane to exit easily'. To see that is very lucky, cars are usually queuing to leave and indeed enter this junction, which causes traffic problems not just on Nelson Lane but on Coventry Road as well. With all of the additional cars we fear that this will have a detrimental impact on the traffic in the area.

Loss of employment is also a concern