



WARWICK TOWN COUNCIL

Court House
Jury Street
WARWICK
CV34 4EW
Tel: 01926 411694

Jayne Topham
Town Clerk

PLANS COMMITTEE **Thursday 18th May 2023**

Present:

Councillor D Skinner
Councillor D Browne
Councillor J Sullivan
Councillor K Gorman

Absent:

Councillor P Wightman

MINUTES

- 1. Election of Chair of Plans Committee 2023/24** – Councillor D Skinner was nominated by Councillor D Browne and seconded by Councillor John Sullivan. There were no other nominations and Councillor Skinner was elected as Chair of the Plans Committee 2023/24 unanimously.
- 2. Apologies** – Councillor J D’Arcy
- 3. Declarations of Personal and Prejudicial Interests.** – Councillor J Sullivan informed the Committee that he has been appointed to the WDC Planning Committee and therefore will not be able to continue as a member of this Committee. A new member will need to be sought to replace Councillor Sullivan.
- 4. Election of Deputy Chair of Plans Committee 2023/24** – this item was held over until the next meeting of the Plans Committee.
- 5. Review Decisions of the Local Planning Authority** – reviewed – no comment.
- 6. Planning Applications for Warwick** - schedules reviewed – no Part 2’s bought forward.

The following comments were made:

<u>Application No.</u>	<u>Location</u>	<u>Comments</u>
W/23/0531	The Boatyard, Nelson Lane, Warwick, CV34 5JB	<p><u>Objection:</u></p> <ol style="list-style-type: none"> 1. The site is currently classed as employment land and therefore should fall under Local Plan policy EC3. It appears that the site has not been proven to be unviable for employment uses via the open market for a period of time as set out in this policy. If the site could be used for canalrelated businesses then this should be explored further before a change of use is considered. 2. Negative impact on the Canal Conservation Area - removing the opportunity for traditional canal-related services to operate here would negatively impact local tourism and the local economy. 3. Lack of required amenity space for future residents. The suggested communal green space is insufficient as currently described. 4. No comments from WDC Conservation or WCC Highways as yet. 5. Support the comments of WCC Landscaping regarding confirmation of types and numbers of new trees to be planted onsite. 6. Support the comments of the Canal & Rivers Trust regarding Local Plan Policy NE7: Policy NE7 provides that "any development should not: d) adversely affect the... quality and character of the waterways; e) adversely affect the waterways potential for being fully unlocked or discourage the use of the waterway network." This application would seem to be having the effect of doing both of these
W/23/0364	Euro Garages, Stratford Rd, Warwick, CV34 6AT	<p><u>Objection:</u></p> <ol style="list-style-type: none"> 1. Negative impact on the neighbours' amenity in terms of increased noise and light pollution, and an increase in poor air quality from vehicular users of the forecourt and shop. 2. The shop is considered ancillary to the PFS but the Town Council considers that the shop would be a draw on its own as a top-up destination thereby negatively impacting on the other nearby shops, particularly those in Shakespeare Avenue. This is especially due to its proposed longer opening hours. 3. Support the comments from WCC Landscape in terms of required confirmation of numbers of trees to be removed and a better green solution to be found for the boundary between the site and the closest residential property at 58 Stratford Rd. 4. Support the comments of WCC Highways in terms of cycle parking provision required on site. The Council also has concerns regarding an uplift in litter and possible ASB
W/23/0584	152 Myton Rd, Warwick, CV34 6PR	No comment
W/23/0538	14 Cliffe Way, Warwick, CV34 5JF	No comment

W/23/0600	Electricity sub-station, Market St, Warwick	No comment
W/23/0562	16 Myton Gardens, Warwick, CV34 6BH	No comment
W/23/0575	3 Dey Croft, Warwick, CV34 6NP	No comment
W/23/0593	115 Stratford Rd, Warwick, CV34 6BQ	No comment
WDC/23CC001	Land to the north of Fusiliers Way	Supports the creation of a habitat mitigation area on the school grounds as an excellent addition to the school's offer and environment, and as an additional buffer for residents in The Malins.
W/23/0566LB	Beauchamp House, 77-79 Coten End, Warwick, CV34 4NU	No comment

6. Appeals May – there were none.

Signed..... Dated.....