



Jayne Topham  
Town Clerk

## PLANS COMMITTEE

### MINUTES OF MEETING

16<sup>th</sup> June 2016

#### Present:

Councillor Mrs M Grainger  
Councillor Mrs L Bolton  
Councillor R Eddy  
Councillor R Edgington

Councillor Mrs L Littlejohn  
Councillor G Guest

#### **41. To elect a chairman for the Municipal Year 2016/2017**

It was proposed by Cllr MA Grainger that Cllr N Murphy become Chairman for this committee this was seconded by Cllr L Bolton – No other nominations were received and all present agreed and it was resolved that Cllr N Murphy become Chairman of Planning for the municipal year of 2016/17.

**42. Apologies:** Apologies were accepted for The Mayor Mrs C Cross, Councillor J Holland, Councillor J Bromley, Councillor N Murphy

#### **43. Declarations of Personal and Prejudicial Interests.**

Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a prejudicial interest, the Member must withdraw from the room unless one of the exceptions applies.

Councillor M Littlejohn – items: W/16/0651, W/16/0936  
District Councillors – W/16/0777  
Councillors M Grainger, R Eddy W/16/0651

#### **44. To elect a Deputy Chairman for the Municipal Year 2016/2017**

It was proposed by Cllr G Guest that Cllr MA Grainger be retained as Deputy Chair for this committee this was seconded by Cllr M Littlejohn – No other nominations were received and all present agreed and it was resolved that Cllr MA Grainger become Deputy Chair of Planning for the municipal year of 2016/17.

**45. Minutes of the meeting held on 12<sup>th</sup> May 2016** – minutes were signed following acceptance at the Annual Town meeting held on the 25<sup>th</sup> May 2016.

**46. Decisions of the Local Planning Authority** - decisions were reviewed.

**47. Planning Applications for Warwick** - Schedules attached -  
 Part 1 Matters to be considered by the Committee  
 Part 2 Matters to be considered as delegated items

The Town Clerk reported regarding applications for planning permission as reflected in the schedules Circulated to the Committee.

No objections were raised in the schedule attached hereto other than:

Planning Number	Application	Warwick Town Council's comments
<b>W/16/1034</b>	The Great Western, Coventry Road. Proposed Change of Use of former Public House to residential accommodation and conversion into apartments. Proposed Construction of four Town Houses	Objection: Impact on street scene, access from site – 3 bed property could be used as 4 bed.
<b>W/16/0264</b>	Tournament Fields, Stratford Road Construction of new estate road to serve Plots 1001 and 7001 Tournament Fields Warwick	Ensure width of road allows sufficient parking on verge. Support is given to Cllr N Butlers comments which raised the same concern: With the parking problems on Tournament Fields could the new roads have parking bays at the side instead of grass verges.
<b>W/16/0777</b>	Leisure Centre, St Nicholas Park Leisure Centre, Banbury Road. Erection of an extension to the existing leisure facility and associated	They are very concerned that there will be sufficient parking and saddened that consideration has not been given to resident's comments regarding lack of facilities for infants. i.e. Baby/Splash pool.

	ramps, steps and landscaping	
<b>W/16/0893</b>	The Jolly Miller, 90 Cape Road, The Cape. Display of 4 externally illuminated fascia signs and 1 externally illuminated 3-sided totem.	Support comments made by Highways who objected to application and requested that the illumination were static in nature.
<b>W/16/0906</b>	22-24 High Street, display of 3 No. fascia signs (2 no. illuminated) and 2 No. projecting signs.	The signs should only be illuminated during trading hours
<b>W/16/0910</b>	12, Milton Avenue, Proposed new dwelling house	The proposed development is considered to be overdevelopment of the site. The plans do not fit with the Street Scene
<b>W/16/0910</b>	Former Tamlea Building, Nelson Lane	<p>Objection: If the scale of the development reduced the impact on highway safety would not be as significant as it currently stands. We therefore strongly object to the application W/16/0926 (Nelson Lane, Warwick) on the grounds that it is overdevelopment of the site. Which results in the application failing to fulfil policies DP7 and DP8 in the adopted local plan. In addition to TR1 and TR7 in Warwick District Council's emerging local plan.</p> <p>Policy DP7 states that 'Development will not be permitted which generates significant road traffic movements unless practicable and effective measures are taken to avoid adverse impact from traffic generation'. In addition, policy DP8 states that 'Development will only be permitted that makes provision for parking which: - does not result in on-street car parking detrimental to highway safety.</p> <p>The Traffic statement is factually incorrect:</p> <p>Point 10 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.</p>

		<p>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.</p> <p>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 we 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.</p> <p>The final point we would like to raise is the statement that 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.</p>
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**48. Planning Appeals:** Appeal schedule was reviewed.

**Signed**..... **Date**.....