



Jayne Topham  
Town Clerk

## PLANS COMMITTEE

### MINUTES OF MEETING

8<sup>th</sup> November 2016

**Present:**

Councillor J P Bromley	Councillor D Da Cruz (sub)
Councillor S Cross (sub)	Councillor R Edgington
Councillor G Guest	Councillor Mrs L Bolton
Councillor N Murphy (Chairman)	Councillor Mrs MA Grainger
The Mayor (Ex Officio)	

**224. Apologies:** It was resolved to accept apologies from Cllr Mrs M Littlejohn, Cllr J Holland & Cllr R Eddy.

**225. Declarations of Personal and Prejudicial Interests** – Cllr JP Bromley & Cllr Mrs L Bolton – W/16/1862, Cllr Mrs M A Grainger – item 5. Cllr R Edgington – W/16/1777LB.

**226. Minutes of the meeting held on 8<sup>th</sup> October 2016** – it was resolved to approve the minutes as a true record.

**227. Public question brought forward from the last Full Council meeting:** *“What progress has been made with bringing Article 4 into Warwick to prevent the saturation of HMOs (houses of multiple occupation) that Leamington suffer from? The importance of being able to rely on Article 4 was evident regarding a local planning application for a potential 12 bedrooms with two parking spaces (12 student-type tenants?) on the site of a former family house, in an area with extreme parking problems.”*

Tracy Darke WDC explained to Councillors How Article 4 worked. A Map showing HMOs in Warwick was shown. Article 4 Directions are a means by which a local planning authority can bring within planning control certain types of development, or changes of use, which would normally be permitted development (i.e. not require an application for planning permission). The effect of the Direction is that a planning application is required to be made to Warwick District Council for the change of use of a building from a dwelling house (Planning Use Class C3) to a small HMO (Planning Use Class C4) in Leamington Spa. In other words, this change of use of a building is no longer permitted development.

The purpose of the Direction is to give the Council more control over the location of shared houses and flats in Leamington Spa. As discussion was held around the need for this direction for Warwick. The number of HMOs was questioned and it was resolved to review the numbers 6 monthly.

**228. King’s High School Town Centre site – Development Brief - Presentation from Arup.**

Representatives from the Architects, Project Managers and Kings High School attended the meeting to provide an overview of the opportunities being considered for the buildings currently owned by Kings High School. Councillors were given an insight to the issues that need to be considered and the potential outcomes for residential or business. Councillors appreciated the insight and looked forward to commenting on actual proposals.

**229. Decisions of the Local Planning Authority – decisions were reviewed.**

**230. 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.

There were no applications to be moved to Part 1 from Part 2.

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

<b>Planning number</b>	<b>Application</b>	<b>Warwick Town Council’s comments</b>
W/16/1659	32 Yardley Close, Woodloes Park – 2 storey extension	Objection: Overdevelopment.
W/16/1319	Princes Drive – 78 dwellings	Objection: for the following reasons.  The local plan has this site marked for warehousing employment and not residential.  Supposed to be 1,2, 3, and 4 bedroom houses no one bed, and only 16 two bed.  Only 7 of the affordable homes are two bedroom-only 40% affordable housing, when it should be 50%.  Traffic problems of around 100 extra cars at the most already crowded area.
W/16/1976	250 Myton Road – 2 storey extension	Objection: Overdevelopment

**231. Planning Appeals – appeal schedule reviewed.**

**232. WCC application for Edgeway Environmental Services Ltd – Variation of Condition 2 of planning permission WDC/15CM002 –** having reviewed the proposed changes it was resolved to return a comment of no objection.

**233. New Tree Preservation order 514 The Old House, 4 Earls Meadow – The trees are highly visible.** Application was approved prior to the meeting.