



Jayne Topham MILCM
Town Clerk

PLANS COMMITTEE

1st OCTOBER 2020

MINUTES

Present:

Councillor Mrs L Butler
Councillor N Butler
Councillor S Cross (Chair)
Councillor J Darcy
Councillor R Edgington (Sub)
Councillor M Noone

- 81. Apologies-** apologies were received from the Mayor, Cllr R Eddy & Cllr Mrs MA Grainger.
It was resolved to accept their apologies.
- 82. Declarations of Personal and Prejudicial Interests –None.**
- 83. Approve minutes of the meeting held on 3rd September 2020 –** it was resolved to approve the minutes as a true record.
- 84. Article 4 – Concern about vacant shops being converted into residential -** discuss Sandip Sahota WDC
Due to changes in regulations it was felt necessary to discuss the impact of Article 4 and threats to the future of retail. Sandip shared WDC plans stance and enabled Councillors to raise concerns.
- 85. Review Decisions of the Local Planning Authority-** decisions were reviewed.
- 86. Planning Applications for Warwick**
- 1 application were moved from Part 2 to Part 1 – W/20/1273
- 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.

The following comments were raised:

Planning number	Application	Warwick Town Council's comments
W/20/1281	Unit 3 Just Nice House	Warwick Town Council support the change of use but are concerned about parking arrangements during office hours.
W/20/1273	20 Hick Close	Warwick Town Council return "no comment" subject to the plan meeting the 45-degree requirements and the requirements of the residential design guide.
W/20/0783	66 Montague Road	Warwick Town Council return "no comment" subject to the plan meeting the requirements of the residential design guide.
W/19/2124	4 Ridgeley Close	Warwick Town Council return "no comment" subject to the plan meeting the requirements of the residential design guide. There is a concern that the site plan is also incorrect.
W/20/0159	15 St Christopher Close	Warwick Town Council return "no comment" subject to the plan meeting the requirements of the residential design guide. There is a concern that the proposed dormer is incongruous and the 45 degree line has been breached.8

The following objections were raised in the schedule.

Planning number	Application	Warwick Town Council's comments
W/19/2124	4 Ridgeley Close	<p>Warwick Town Council returned an objection. The proposed 3-bedroom house would be contrary to the WDC 2018 Residential Guide by reason of its siting, design and massing and proximity to No. 5 Ridgeley Close and that the distance separation would be less than 12m between the houses.</p> <p>Given the lack fully dimensioned drawings submitted with the application it is not possible to determine whether there is sufficient space to park two cars or provide sufficient amenity space, particularly as the proposed rear garden appears to extend into the property of No.5</p> <p>The proposed development would also eliminate the green space originally part of the planning permission granted (see drawing attached). Since the occupation of this area the garden of No. 4 has been extended and fenced, although the mature green space remains. More recent examples of this practice, by residents, have been subject to retrospective planning permission applications which have not been granted, enforcing the residents having to return the space to its original open status.</p> <p>Notwithstanding the direct damage to the enjoyment of No. 5's outlook, for the benefit of all of the adjacent residents, who also enjoy the green outlook, then permission should not be granted for this development, even if the area cannot be returned to its open original status.</p>

W/20/1364	Lidl – 46 Emscote Road	Warwick Town Council objected to this application. They support the comments made by Highways in relation to traffic disruption and parking capacity.
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87. Appeals for September 2020 – reviewed.

Signed..... **Dated**.....