 WARWICK TOWN COUNCIL

Court House

Jury Street

WARWICK

CV34 4EW

Tel: 01926 411694

Jayne Topham

Town Clerk

**PLANS COMMITTEE**

**Thursday 13th July 2023**

**Present:**

Councillor D Skinner

Councillor D Browne

Councillor J D’Arcy

Councillor K Gorman

Councillor P Wightman

Three members of the public were in attendance.

**MINUTES**

1. **Apologies** – Councillor J Sullivan

1. **Declarations of Personal and Prejudicial Interests**. – Councillor D Skinner declared a non-pecuniary interest in application W/23/0843 as a season ticket holder for Racing Club FC and also in application W/23/0957 as an employee of Warwick Hospital.
2. **Election of Deputy Chair of Plans Committee 2023/24 –** Councillor D Browne was nominated as Deputy Chair by Councillor J D’Arcy and seconded by Councillor D Skinner. There were no other nominations. Therefore, Councillor D Browne was elected Deputy Chair of the Plans Committee 2023/24
3. **Approve Minutes of the meeting held on 15th June 2023** – minutes were approved
4. **Joe Bennett – Principal Planning Consultant (RCA Regeneration) and Rachel Bristow – Design and Planning Manager (Taylor Wimpey)** – pre-application presentation on proposal fornew homes on land at Goggbridge Lane.

Joe Bennett gave a brief presentation on the proposal for new development at land at Goggbridge Lane which has just been resubmitted to Warwick District Council for consideration and permission. The presentation covered location, housing layout and mix and design visuals for the new properties. It also sought to address the concerns raised by Warwick Town Council when the previous application for this site was submitted – overdevelopment and landscape/noise/outlook issues. Joe and Rachel Bristow covered the projected benefits of the new proposal for existing and future residents and the financial contributions which would be due from this build if permission is granted.

Discussion then took place regarding potential poor air quality and noise levels from the nearby A46, pedestrian access, the location and width of the mitigation strip which would act as a buffer between the site and the A46, the provision of 41 dwellings per hectare (dph) rather than closer to the 31(dph) as set out in the Local Plan and the types of trees proposed for the site.

**Joe and Rachel were thanked by the Chair for their presentation and attendance at the meeting, and they then left the meeting.**

1. **Review Decisions of the Local Planning Authority** – reviewed – no comment
2. **Planning Applications for Warwick -** Schedule reviewed

Mrs Linda Bromley made a representation regarding application W/23/0807 – 19 Frances Avenue CV34 4QA. Mrs Bromley is the immediate adjacent neighbour to this property and recounted her experience of living next door to this property and a number of issues which have arisen over the last twelve years.

These issues include negative noise impacts, extending the car port to their boundary line and allowing residential use of this area with no planning permission. Mrs Bromley’s concerns are that this application will be used to join this covered area to the main property to make a larger living space with the potential for increased noise nuisance, and that the drawings as submitted show the 45-degree line to her property being contravened.

The Chair thanked Mrs Bromley for her representation and agreed to consider application W/23/0807 first.

The following comments were made:

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| Application No. | Location | **Comments** |
| W/23/0807 | 19 Frances Avenue, Warwick, CV34 4QA | The Town Council submits a holding objection until the case officer can confirm that the plans as submitted are accurate and that the 45 degree line as shown is accurate. If so, it appears to be cutting through the line of the proposed flat roof extension |

Mrs Bromley and her daughter then left the meeting.

A representative of application W/23/0841 – Woodloes Farm, CV35 7RE requested to give an overview

of the application. A brief background to the application was given then the Chair agreed to consider this

application next.

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| **Application No.** | **Location** | **Comments** |
| **W/23/0841 & W/23/0842LB** | Woodloes Farm, Woodloes Lane, Guys Cliffe, Warwick, CV35 7RE | No comment |

The representative for this application then left the meeting.

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| **Application No.** | **Location** | **Comments** |
| **W/23/0843** | Racing Club FC, Hampton Road, Warwick, CV34 6JP | No comment |
| **W/23/0826** | 9 St Johns, Warwick, CV34 4NE | The Town Council objects to this application on the following grounds:  1. Impact of odours from the adjacent takeaways and restaurant.  2. Impact of noise from traffic to the front of the property and users of the food outlets  3. Location of habitable rooms to the front of the property providing poor amenity for future residents  4. Poor ventilation opportunities and inability to open windows  5. Confirmation of current use class for the upper floors is required.  The Town Council also supports the comments of Contract Services re. confirmation of distance required to be covered to take the bins to the front of the property for collection |
| **W/23/0770** | Hawkes Farm, Harbury Lane, Warwick, CV34 6SL | No objection subject to no objection from WCC Highways and WCC Ecology |
| **W/23/0927** | Land North of Gallows Hill, Warwick, CV34 6SJ | The Town Council objects to this application. This condition with its associated timescale was set out when the permission was granted and presumably the timescale was considered reasonable and achieveable by the LPA with knowledge of the WCC Highways tender process and timescales. The provision of this required access junction needs to be delivered in a timely fashion as originally directed so residents, current and future, have the infrastructure in place they need |
| **W/23/0871 & 0872LB** | Formerly Ask Restaurant, 16-18 High Street, Warwick, CV34 4AP | No objection subject to no objection from Conservation. The Town Council notes the comments of the neighbouring residents re accessibility issues during the works and would like to see a schedule of works with timescales in place for these works given the constrained location of the property |
| **W/23/0847LB** | 16 Swan Street, Warwick, CV34 4BJ | No objection subject to no objection from Conservation |
| **W/23/0957** | Warwick Hospital, Lakin Road, Warwick, CV34 5BW | No objection - could it be confirmed that this new block is to be accessed only through the existing site and not from a new access point on the boundary? And could the tree being removed be replaced elsewhere? |

1. **Appeals July** – W/21/0374 & W/21/0375LB – split decision. W/21/0374 would result in living

conditions of an unacceptable standard in each of the flats in terms of lack of light and view.

W/21/0375LB - works proposed would preserve the special architectural and historic interest of this

Grade 2 listed building.

Signed………………………………………. Dated…………………………………………..