

WHITNASH TOWN COUNCIL

PLANNING COMMITTEE NO: P573

Minutes of the meeting held on Thursday, 4th February 2016 at 6.30 p.m.
in the Whitnash Town Council Office, Franklin Road, Whitnash

PRESENT: Councillor: S McFadden – Chairman
S Button
G Cancilla
B Franklin
R Margrave
B Smart
J Short

Town Clerk: Jenny Mason

P573/1 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Falp apologies were accepted. Apologies were also received from Cllr Kirton who was at a County Council meeting.

P573/2 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

P573/3 MINUTES OF THE LAST MEETING

The minutes of the meeting held on 3rd December 2015 as circulated were approved and signed as a true record.

P573/4 MATTERS ARISING OUT OF MINUTES P572/4

There were no Matters Arising.

P573/5 PLANNING APPLICATIONS

W 16 / 0008 21 MARKHAM DRIVE, WHITNASH, CV31 2PP
Prior Notification of larger homes extension for a single storey rear extension 4.0 metres in depth, 2.25 metres to eaves and 3.5 metres in height.

WTC Comment: No Objection – but infringes 45° guidelines –
plan needs modification

W 16 / 0010 36 BOX CLOSE, WHITNASH CV31 2QD
Erection of conservatory to rear elevation.
(*Cllrs Button & Smart declared an interest*)

WTC Comment: No Objection - Support

W 16 / 0135 4 RIDESWELL GROVE, WHITNASH, CV31 2RJ
Erection of a single storey rear extension

WTC Comment: No Objection – but infringes 45° guidelines – plan
needs modification.

W 16 / 0188 1 CHURCH CLOSE, WHITNASH, CV31 2JH

Erection of a two storey side extension. Demolition of unsuitable and poorly constructed previous extensions; re-construction of a garden store with various minor alteration works.

WTC Comment: No Objection - Support

P573/6 PLANNING DECISIONS

W 15 / 1961 152 BRUNSWICK STREET, L/TON SPA, CV31 2ER
Change of use from a single dwelling house (Use Class C3) to a 7 Bed House in multiple Occupation (HMO)

Refused

WTC Comment: OBJECT
Insufficient Parking – 4 spaces and there are 6 bedrooms!
Drawings not to scale, Insufficient information, no measurements. Bad quality drawings. Area is already saturated with homes of multiple occupation.

W 15 / 2020 112 HEATHCOTE ROAD, WHITNASH, CV31 2LY
Erection of single storey side and rear extension.

Granted

WTC Comment: No Objection - Support

W 15 / 2183 495 TACHBROOK ROAD, LEAMINGTON SPA, CV31 3DQ
Erection of two storey side and rear extensions with render finish to existing and proposed.

Granted

WTC Comment: No Objection
Subject to rendering being in a neutral shade

P573/7 NEW SETTLEMENT PROPOSAL GAYDON / LIGHTHORNE HEATH

Currently the road infrastructure is woefully inadequate between Warwick / Leamington and the area at Gaydon / Lighthorne Heath. A new settlement at Gaydon / Lighthorne Heath is going to cause even more congestion on these roads.

25 years ago, there were around 700 people working at Rover's Gaydon site. Now with an expanding Jaguar Land Rover and Aston Martin on the same site, the road infrastructure has changed very little, yet there are probably upwards of 8000 or 9000 people working there. This is reflected by the shear congestion in the mornings on the B4100 / Banbury Road, Fosse Way, and adjoining roads from Lighthorne, Chesterton, Harbury, Gaydon, Kineton, and Bishop's Itchington, as well as the nearby M40.

The situation on these roads is untenable NOW, and that is without these additional 3000 houses, with residents trying to access the same stretch of road as that used by the masses of vehicles going to and from the Jaguar Land Rover and Aston Martin sites.

There is already significant development taking place on the southern edge of Warwick / Whitnash / Bishop's Tachbrook, with several thousand homes to be built. Again, this is in an area where the road infrastructure is inadequate. Any incident on the nearby M40, or roadworks within the Leamington / Warwick area, and it becomes impossible to drive freely through the towns.

If you add the effect of all the potential cars from the Warwick / Whitnash / Bishop's Tachbrook developments, to the existing traffic in the district, and then also add on the effect of further traffic from 3000 houses at Lighthorne, the road network will be grinding to a halt nearly every day.

Is Junction 12 sufficient for the size of the new settlement?

Members also raised concern about the noise and air pollution from the M40 motorway.

Hospitals and medical care in Warwick and Stratford is already stretched as are schools, doctor's surgeries and dentists.

The Lighthorne Heath development should not be allowed to go ahead on the grounds that without significant changes and major improvements to the road network, it will have a disastrous effect on nearby towns and villages.

P573/8 CORRESPONDENCE

1. W 14 / 0300 LAND AT THE ASPS, BOUND BY EUROPA WAY (A452) TO THE EAST AND BANBURY ROAD (A425) TO THE WEST
Appeal notification by Barwood Strategic Land II LLP was received – Inspector's recommend that the appeal be dismissed and planning permission refused.

2. W 14 / 0681 LAND SOUTH OF GALLOWS HILL / WEST OF EUROPA WAY, WARWICK, CV34 6SP
Appeal notification by Gallagher Estates Ltd was received – Inspector's recommend that the appeal be allowed and planning permission allowed.

3. W 15 / 1098 14 ASHFORD GARDENS, WHITNASH, CV31 2NB
Erection of two storey side addition

WTC Comment: OBJECT
Extension blends in with existing house, but is not subservient to it.

Appeal Decision received – **Appeal Dismissed**

4. W 16 / 0008 21 MARKHAM DRIVE, WHITNASH, CV31 2PP
Prior Notification of larger homes extension for a single storey rear extension 4.0 metres in depth, 2.25 metres to eaves and 3.5 metres in height.

WTC Comment: No Objection – but infringes 45° guidelines - plan needs modification

No Objections received therefore the local planning authority confirms that **prior approval is not required.**

P573/9 DATE OF NEXT MEETING

The next meeting will be held on Thursday, 3rd March 2016 at 6.30 p.m.

There being no other business the chairman thanked everyone for their attendance and declared the meeting closed.

SIGNED.....

DATE.....