

WHITNASH TOWN COUNCIL

PLANNING COMMITTEE NO: P598

Minutes of the meeting held on Thursday, 5th April 2018 at 6.30 pm in
the Whitnash Town Council office, Franklin Road, Whitnash

PRESENT: Councillors: B Franklin - Chairman
G Cancilla
T Shepherd
J Short
B Smart

Town Clerk: Jenny Mason

P598/1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Kirton and McFadden.
Apologies were accepted.

P598/2 DECLARATION OF INTERESTS

As and when they arise.

P598/3 MINUTES OF THE LAST MEETING

The minutes of the meeting held on 1st March 2018 as circulated were
approved and signed as a true record.

P598/4 MATTERS ARISING OUT OF MINUTES P597/3

There were no matters arising.

P598/5 PLANNING APPLICATIONS

W 18 /0218 23 ERICA DRIVE, WHITNASH, CV31 2RS
Installation of a first floor obscure glazed and opening window to
the side elevation.

WTC Comment: Neutral – neither support nor object.

W 18 /0447 22 WHITNASH ROAD, WHITNASH, CV31 2QY
New Dwelling House – land to the rear of 22 Whitnash Road,
Whitnash CV31 2QY.

WTC Comment: Object:
Loss of amenity Land, Overdevelopment,
Concern about highway access, blind bend.

Planning Policy:

New Housing H1 – Directing New Housing

Housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/or locality and respects surrounding buildings in terms of scale, height, form and massing.

BE3 – Amenity

Development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents And / or does not provide acceptable standards of amenity for future users and occupiers of the development.

The phrase “amenity” is defined as the extent to which people are able to enjoy public places and their own dwellings without undue disturbance or intrusion from nearby uses. Examples of disturbance and intrusion include: loss of privacy, loss of sun / daylight, visual intrusion, noise disturbance, light pollution. This policy is applicable to all.

- W 18 /0499 100 MURCOTT ROAD EAST, WHITNASH, CV31 2JP
Erection of a single storey rear extension, pitched roof over existing garage and front extension to enlarge the garage and erect a new porch.

WTC Comment: Neutral – neither support nor object.

- W 18 /0574 12 ACRE CLOSE, WHITNASH, CV31 2ND
Erection of a single storey rear extension.

WTC Comment: Neutral – neither support nor object.

P598/6 PLANNING DECISIONS

- W 17/ 1933 485 TACHBROOK ROAD, WHITNASH, CV31 3DQ **Granted**
Proposed increase in the eaves and ridge heights of existing bungalow by 2.6m and 2.4m respectively to facilitate the addition of a first floor and the creation of a two-storey building. Proposed change of use from dwelling to HM for up to 8 people.

WTC Comment: Object.

Concerns about access and egress on Tachbrook Road as it is an extremely busy road. Also need to know what comments Warwickshire County Highways comments are on this application.

- W 17/ 2177 18 WHITMORE ROAD, WHITNASH, CV31 2JG **Granted**
Erection of two storey side extension.

WTC Comment: Neutral – neither object nor support.

W 18/ 0127 122 HEATHCOTE ROAD, WHITNASH, CV31 2HT **Granted**
Application for a dropped kerb and drive.

WTC Comment: Neutral – neither object nor support.

W 18/ 0254 3 CHURCH LANE, WHITNASH, CV31 2HH **Granted**
Erection of replacement front porch and conversion
of Garage to habitable room.

WTC Comment: Neutral – neither object nor support.

P598/7 CORRESPONDENCE

1. W 13/ 1207 WOODSIDE FARM, HARBURY LANE, BISHOPS TACHBROOK, LEAMINGTON SPA CV33 9QA. Outline planning application for an urban extension comprising up to 280 new homes, public open space, landscaping, new access and highways and associated and ancillary development. Notification of Committee – Planning application is to be considered by the Planning Committee on 27th March 2018 and the recommendation from the Head of Development Services is that permission be granted.
2. W 17/ 1933 485 TACHBROOK ROAD, WHITNASH, CV31 3DQ. Proposed increase in the eaves and ridge heights of existing bungalow by 2.6m and 2.4m respectively to facilitate the addition of a first floor and the creation of a two-storey building. Proposed change of use from dwelling to HM for up to 8 people. Notification of Committee – Planning application is to be considered by the Planning Committee on 27th March 2018 and the recommendation from the Head of Development Services is that permission be granted.
3. W 18/ 0141 11 ACRE CLOSE, WHITNASH, CV31 2ND
Conversion of garage and erection of first floor side extension above.
This application has been withdrawn.

P598/8 DATE OF NEXT MEETING

The next meeting will be held on Thursday, 3rd May 2018 at 6.30 pm.

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

SIGNED.....

DATE.....