

## **Planning Committee: 13th March 2024**

### **Observations received following the publication of the agenda.**

#### **Item 04 – Goggbridge Lane, Warwick**

This item has been withdrawn from the Committee agenda

#### **Item 05 – 26 Wellesbourne Road, Barford**

##### Officer clarification

As this is an amended scheme following a previous planning permission, the report has not repeated every detail from the original assessment. However, for the avoidance of doubt it is confirmed that the amendments do not change the assessment in relation to highways / parking, ecology and trees, which remains as set out in the report for the 2022 planning permission (Ref. W/22/0483).

##### Additional Public Objections Received

To summarise material and non-material planning considerations:

- Objection to lack of 1m set back as it contravenes the Residential Design Guide SPD. Could lead to terracing if the neighbour chooses to extend as gap between properties would be only 1m instead of 2m.
- 1m set back should be enforced to preserve the character of the street scene.
- Allowing the extension up to the boundary would impact the light of the neighbour to the north, impacting their sun lounge and garden.
- Overall design is not in keeping with surrounding properties. Significant increase in frontal area would be an eyesore when viewed from the road.
- Refusal of access to neighbouring land for construction.
- Ground floor toilet window on boundary would create noise and odour nuisance.
- Appliances in utility room may exhaust air, vapour and noise into neighbouring garden.
- Insufficient parking provision.

#### **Item 06 – Town Hall, Parade, Royal Leamington Spa**

##### Officer clarification

For the avoidance of doubt, this is a new application for a revised form of works to those recently approved under W/23/1411. The number of hoarding panels has

been increased from 54no. to 62no. to reflect their revised position, while the content shown on the panels remains the same.

Consultation responses received from the following:

Royal Leamington Spa Town Council: Neutral response (no comments to make)

WDC Conservation: No objections due to the temporary nature of the works

WCC Highways: No objections subject to a condition in respect of pedestrian safety

Additional condition (requested by WCC Highways)

The minimum width the footway will be reduced to as a result of the hoarding is 1.2 metres, thus allowing highway users to safely continue to use the footway.

**Reason:** To maintain pedestrian connectivity in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

Point of clarification with Cllr Richard Dickson

Cllr Dickson raised the possibility of graffiti on the panels and what could be done to safeguard against this so as not to detract from the amenity of what is proposed. The Case Officer advised that it would not be possible for the Local Planning Authority to legislate for this or control it through an enforceable planning condition. It is also noted that Advertisement Consent was recently approved for a very similar form of proposed works, without such safeguards in place.