

Planning Committee: 7 November 2023

Observations received following the publication of the agenda.

Item 4: W/23/0364 - Euro Garages, Stratford Road, Warwick

Point of clarification

The committee report refers to the floor area of the shop increasing from 73m² to 195m². The gross internal floor area of the proposed shop would be 198m², as specified on the proposed site layout plan. This does not have any material impact on the assessment.

Representations

One additional representation has been received in support of the application. A summary of the comments made is provided as follows:

- Proposal would improve the facilities for EV drivers living in Warwick as well as visitors to the town;
- There is a need to provide the latest EV technologies to deliver fast charging facilities;
- Development will improve the look of the site with the demolition of a disused building and an outdated shop;
- There is a need for toilets for those charging their vehicles;
- If Warwick wants to support the move to EV and continue to support the tourism sector this update to the site required.

Response to question raised by Councillor Richard Dickson

Councillor Dickson: Will access to the site be possible, as suggested by the plans, by vehicles only travelling towards Warwick town centre? At the moment vehicles can enter the site irrespective of which direction they have been travelling. If access is to be restricted, is this practical?

Officer response: The applicant has advised that the proposals would still allow for right-hand turns into the site. The proposed modifications to the existing access points are solely intended to formalise separate ingress and egress points and facilitate a clockwise one-way system.

The proposed point of access into the site is approximately 13.5m in width along the road frontage. While the alignment of the access would reduce the available width for right turning vehicles, it is still considered to be sufficient to allow for right-hand turns. No concerns have been raised by the Local Highway Authority with the proposed access arrangements.

Item 5 and 6: W/23/0985 and W/23/0986/LB -Kingswood Farm, Old Warwick Road, Lapworth

These items have been withdrawn from the agenda to enable Officers to further consider the proposals.

Item 7: W/23/1220 LB – Pump Rooms, Parade, Royal Leamington Spa

An additional 6 objections have been received since the publication of the agenda.

The objections do not raise any new issues over and above the matters raised in the committee report.

Drawing Amendments

Amended drawings have been received proposing minor revisions to the screening detailing and the material regarding the proposed internal door and window units. The timber detailing has been reduced slightly in thickness to more closely resemble the existing Café detailing and the proposed door and window sets are to be timber framed rather than aluminium to sit more comfortably with the detailing.

The minor revisions are considered to be acceptable and result in a minor visual improvement to the proposals.

Condition Amendments

The Sample Materials condition has been updated to require samples of all finished materials to ensure a high level of design and appearance throughout.

A Large Scale Details condition has also been added in relation to the proposed windows and doors again to ensure a high standard of design and appearance.

Response to question raised by Councillor Richard Dickson

The works the subject of the Listed Building application are internal and not considered to have a significant effect on the external appearance of the building.

Item 8: W/23/0765 – 47A Kenilworth Road, Royal Leamington Spa

Officers would clarify that there is not considered to be an unacceptable impact on neighbouring amenity to the neighbours at Nova Lodge to the north. The development would not breach the 45-degree line and first floor side facing windows are to be conditioned as obscure glazed and non-opening up to 1.7m to prevent unacceptable overlooking.