

Planning Committee: 12th March 2024

Observations received following the publication of the agenda.

Item 05 – 66 Montrose Avenue, Lillington

Consultation Response Update

WCC Ecology response updated to remove reference to 'not' to 'Recommended reason for refusal as the applicant has failed to demonstrate that the proposal will result in no net loss of biodiversity.

Update to Committee Report

Ridge height reference on Page 5 updated to '*approximately 7.2m*'.

Update to final sentence of paragraph 4 on Page 5 for clarity to '*Officers are satisfied that the proposal will meet the back-to-back and back to side distances set out in the Residential Design SPD when considering separation distances having regard to the orientation and site specifics of the site which are not considered to not have any dwellings orientated with a facing side and rear relationship*'.

Update to Condition 4

Hard landscaping condition updated to require hard landscaping to be installed prior to occupation.

Additional Condition

Standard Sustainability Statement condition.

Item 06 – The Old Nursery, 6 Mill Road, Royal Leamington Spa

Consultation Response received.

Updated response for WCC Local Lead Flood Authority (LLFA), who raise no objection from a surface water drainage perspective.

Additional Condition

Compliance condition added in line with the comments from the LLFA.

*'The dwelling hereby permitted shall not be occupied unless and until the works have been carried out strictly in accordance with the details of the Flood Risk Assessment EC49-23-11-01 and drawing 'EC49-23-11-E-01' and 'EC49-23-11-E-02' submitted on 20th Dec, drawing '[LS] Gnd Levels_C1(250124)[9]' submitted on 6th February 2024 and Proposed Drainage Strategy V03-EC49-23-11-02 submitted on 23rd February 2024. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in*

accordance with Policies BE1 and FW2 of the Warwick District Local Plan 2011-2029'.

Item 08 – 10 Park Road, Royal Leamington Spa

Amendments have been received which overcome officers' concerns. Specifically, the design of the dormers has been amended so they are considered to comply with Local Plan Policy BE1. It is now considered the application can be dealt with under delegated powers. Consequently, this item has been withdrawn from the agenda.

Item 10 – 6b Southborough Terrace, Brunswick Street, Royal Leamington Spa

Amended proposed floor plans have been submitted, in order to overcome the concerns raised by Private Sector Housing.

Consultation Responses

Private Sector Housing - Raise no objection to the amended proposal.

Public Response - 1 objection received on grounds of no indication on plans for waste provisions and the proposal is contrary to Policy H6 as the concentration is over 10%.

Updated Condition

Condition 2 (approved plans) amended to:

'The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 'PROPOSED FLOOR PLANS', and specification contained therein, submitted on 5th March 2024.
Reason: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029'.