

Planning Committee: 11th September 2024

Observations received following the publication of the agenda.

Item 4 – W/23/0894 -8 Spencer Street, Royal Leamington Spa

An additional condition is proposed to ensure the obscure glazing of proposed rear windows.

Assessment of Repositioned Flue

Officers would like to clarify that the impact of the revised flue position has been assessed in relation to the application building and neighbouring sites. As existing, the flue head has a weather cowl head, which distributes odours laterally and upwards. As existing this flue creates a risk of odours entering the application site and neighbouring sites.

As part of the planning application the flue position moves further back from its existing position, further away from neighbouring sites. The applicant has also altered the flue head, at the request of the LPA environmental health officer. The Swedish cowl head proposed will ensure that odours are distributed upwards as opposed to laterally, thereby reducing the likelihood of odours dispersing to either neighbouring site.

The combination of the revised flue location and the new flue head would provide improvement on the existing arrangement and generate less harm to these neighbouring sites.

Item 5 – W/23/1738 - Land at Red Lane, Burton Green, Kenilworth

No update to report.

Item 6 - W/24/0133 - 3 England Crescent, Royal Leamington Spa

Leamington Town Council have removed their objection to the proposal.

Item 7 - W240224 - Mace Buildings Limited, Long Itchington Road, Hunningham, Royal Leamington Spa

One additional support comment received citing similar reasons to other comments already received.

Item 8 – W/24/0480 - Land fronting Red Lane, Burton Green, Kenilworth

An additional condition proposed to be added to secure biodiversity enhancements.

Officers would also like to add clarity on the area of woodland that was cleared prior to submission of the application. The applicants' consultants, Cotswold Wildlife Surveys, carried out a full set of ecological and tree surveys at the site before any clearance works took place. The woodland was assessed as being of low quality with very limited ecological interest. The area that has been cleared consisted principally of self-set Ash, along with two large mature Ash trees, both of which had Ash Die-back, with the roadside tree already starting to shed limbs. All other trees of arboricultural value have been retained, in particular the mature oaks.

By proposing to improve the woodland to the rear of the site, the application scheme is predicted to achieve a 44% increase in biodiversity. This 44% BNG is based on pre-clearance condition and is over four times the 10% gain required by policy.

Item 9 – W/23/1738 - Land at Red Lane, Burton Green, Kenilworth

An additional condition is proposed to be added to secure biodiversity enhancements.

Item 10 - W/24/0623 - House 3 & 4, 151 Leam Terrace, Royal Leamington Spa

No update to report.