

PLANNING COMMITTEE 16 AUGUST 2016

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5: W/0598 – 8 – 10 Augusta Place

A further objection from a local resident has been received raising concerns about noise, disturbance and smell arising from the proposal.

Item 8: 16/0921 – 1 New Street

The Leamington Society have objected to the proposal as they consider that the removal of historic railings and the erection of a brick pier and gate, and the installation of plastic windows have resulted in harm to the appearance of the Conservation Area.

Item 9: W/16/0972 – 14 Charnwood Way

The applicant has written in further support of the application and has highlighted the following points:-

- The changes to the scheme have resulted from a wish to make improvements to the proposals.
- There are no additional ground floor windows and the changes to the height of the buildings are minor and incorporates a stagger following the natural incline of Charnwood Way.
- The revised first floor window design is to enable a safer means of escape from the bedrooms in the event of fire and other properties in the road have made similar changes.
- The modifications do not deviate significantly from the established character of Charnwood Way.
- The applicant did not foresee any issue with the making of these minor changes - in existing properties, similar minor changes would not normally require planning permission.

Item 10: W16/0986 – 14B Althorpe Street, Leamington Spa

The applicant has submitted a further letter of support from one of the nearby businesses, which states that customers of the gym can use their parking outside of their business hours.

Item 12: W/16/1103 – 20 Victoria Street, Warwick

Councillor Terry Morris, Town and District Councillor for Saltisford Ward in Warwick has raised concerns regarding the effect of the proposal within the Conservation Area, upon the amenities of a neighbouring property which he considers to comprise an un-neighbourly proposal which is overdevelopment of the property.

Further objections have also been received from the adjoining neighbour wishing to highlight issues regarding the detailing of the bay window to be demolished; the visibility of that window within the street scene; and the effect of the proposal on amenity including 18 Victoria Street.

Warwick Town Council: No objection.

Item 13: W/16/1220 – 32 Stephenson Close, Leamington Spa

WCC Archaeology: No objection.

3 Public Responses: 1 Old Milverton Road: Supports the application – it provides an attractive design, there is no adverse impact on neighbouring residential amenity, it utilises an existing access and parking, provides small scale housing which is limited within the wider area, it would have no detrimental impact on the street scene.

33 Stephenson Close: Supports application.

33 Stephenson Close: Supports application, the plans are better than the original proposal and will have no detrimental impact.

Councillor Grainger: Makes further comments in support of the application, to advise that the Local Authority should be encouraging the use of a fabric first approach towards development and more sustainable building methods. Acknowledges that the building is not fully in keeping with the surrounding area but will be constructed as energy efficiently as possible which the Council should be supportive of.

Officers acknowledge that the applicant proposes a fabric first approach towards construction methods of the proposed development, which are acceptable. However, this is not considered to outweigh the harm which would be caused to the street scene as a result of the proposed development.

Additional Comments from Agent: The applicant would accept a condition for matching brickwork to the existing properties within Old Milverton Road / Stephenson Close for a more in-keeping design. The development will introduce an individual building of higher quality and environmental performance, which will add to the variety and texture of the setting, to subtly reinforce the surroundings as they mature.

Item 11: W/16/0998 – 26 Glasshouse Lane, Kenilworth

24 Glasshouse Lane - further objection to the application on grounds of:-

- does not conform to Policy DP2
- great loss of amenity
- great visual intrusion
- noise disturbance
- close proximity to boundary
- light pollution