

Planning Committee: 13 December 2022

Observations received following the publication of the agenda

Item 4: W/22/0232 - Land On The South Side Of, Chesterton Drive, Leamington Spa

Clarification of Sustainability Statement from Applicant

The outline planning permission requires a reduction in carbon emissions (compared with Code L2013 Building Regulations) of 40%. A sustainable scheme will be brought forward comprising 200 energy efficient homes with solar panels and air source heat pumps which will ensure a 61.1% reduction in carbon emissions, 21.1% above the 40% requirement. The measures will also ensure that a 74% energy reduction is achieved compared to buildings regulations compliance.

Update to Conditions

Condition 1

- Drawings 4208-34 Rev. E and 4208-69 Rev. A added to list of approved drawings.
- Revision number updated for plan reference 4208-37 Rev. F (not E as currently noted in report)

Condition 2

- Drawing reference needs to be updated to 4208-11 Rev. L (not K as currently noted in report)

Condition 4

- Duplicated Condition 3 in error. Should read;

"The accesses to the site shall not be constructed in such a manner as to reduce the effective capacity of any drain or ditch within the limits of the public highway."

REASON: *In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029."*

Public Responses: 3 Additional Responses Received making the following comments

- Road infrastructure cannot cope with additional traffic from development.
- Additional traffic will result in increased pollution.
- Detrimental effect on the area and the environment.

Item 5: W/22/1238 – Rosalind Franklin Laboratory

The Officer Report omits the following representation:

WCC Highways: No objection, subject to condition.

A note to advise the applicant of the Council's expectations for the Travel Plan to be secured by conditions 4 and 5 should be added to any approval as follows:

The Full Travel Plan required by conditions 4 and 5 above must include a survey of staff travel patterns in order to highlight any significant discrepancies in the number of employees travelling to work by private car and the level of parking provision at the Old Ford Foundry car park and to identify any vehicles on surrounding streets that might have been parked there by employees. Quarterly surveys will then be required for 9 months from the date of agreement of the Travel Plan and then when necessary, as to be defined with the Full Travel Plan. The Full Travel Plan must also include an 'employee welcome pack' which must highlight sustainable travel options available to employees to reduce car travel associated with the proposal and a scheme of delivery.

Item 6: W22-1509 - 5A Spencer Street, Leamington Spa

The Officer Report omits the following representations:

WCC Highways: Commented on the application raising no objection. It was noted that the proposed scheme is not considered to result in an adverse effect on the surrounding Highway Network.

Two additional public objection comments have been received. These cite concerns regarding the potential wider implications of the proposed educational use of the site in terms of student housing, and transport/parking impacts.

The agent has provided the following additional information regarding the proposed private-education use:

The nursery will be a study space for lectures and independent learning. There are two computer rooms, and smaller teaching spaces and break out spaces. The occupier estimates that no more than 30-40 students will be in the nursery at any one time, usually less, but students will gather for lectures.