

PLANNING COMMITTEE: 27 MARCH 2018

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6: 485 Tachbrook Road, Leamington Spa

Whitnash Town Council: Objection withdrawn following the withdrawal of WCC Highways objection.

One additional letter of objection received raising concerns about highway safety and parking.

Item 7: 1 Laertes Grove, Warwick

Additional Consultation Responses

Bishop's Tachbrook Parish Council: The Parish Council has reconsidered the applicants proposed revisions and have advised that their objection to the proposal on design and layout grounds and the effect on off street parking remains.

4 Achilles Close: Raise concerns regarding the proposed velux rooflight which faces towards their property.

Item 9: Land at Birmingham Road, Hatton

This item has been withdrawn from the agenda at the applicants request in order to enable their further consideration of the required link to the adjoining site.

Item 10 – Kenilworth Tennis and Squash Club, Crackley Lane, Kenilworth

Two emails received from member of the public regarding the Green Belt and indoor/outdoor sport usage which included reference to an appeal decision.

Item 11 – 36a Lillington Road, Leamington Spa

The 100m radius HMO calculation has been reviewed and updated to take account of 1no. additional existing HMO (No.36) that was not previously included. The percentage has therefore increased from 1.6% to 2.4% and remains below the 10% threshold identified by Policy H6.

One additional letter of objection received (from a County Councillor) raising concerns about highway safety and parking.

Item 12 – 222 Rugby Road

Additional neighbour response received objecting to application on parking and highway safety grounds

Item 13 – 5 Inchbrook Road

Addition to Planning History

W/09/1299 – application approved for the erection of a replacement garage for no.7 in alternative position, and addition of a two storey rear extension to no.7. Creation of new access road and erection of two detached dwellings and two double garages with living accommodation over to rear of 5 and 7 Inchbrook Road.

WCC Local Lead Flood Authority: Upon further appraisal of the above site in relation to the nearby HS2 works and large developments, the LLFA would require the submission of a plan outlining the options the site has in terms of attenuation and outfall should infiltration not be feasible at detailed design.

The agent has submitted amended details and Officers expect a response from WCC LLFA very shortly. Councillors will be updated at the meeting.

WCC Highways: Objection withdrawn, subject to conditions and notes.

Public Responses: Mr Byrne – intends to erect a fence under permitted development shortly which may affect visibility splays next to the site entrance and queried whether WCC Highways would amend their comments on this basis.

Officers are of the view that only the current site circumstances should be taken into consideration when assessing the application.

Item 14: W/18/0130 – Hillcroft, Red Lane, Burton Green

A total of 37 letters of support have now been received in respect of this proposal.

WCC Legal Services have confirmed that a completed unilateral undertaking provided to secure the open space contribution has been received and is acceptable.

Officers therefore propose that the recommendation be revised to omit refusal reason no. 4.

Item 16: The Coach House, 17A Sherbourne Terrace, Leamington

WCC Highways: No objection, subject to condition and notes.