

PLANNING COMMITTEE 18th JULY 2017

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5 W/17/0152 - Land On The South East Side Of Offchurch Lane, Radford Semele

The applicant has provided revised landscaping plans and additional information about the distribution of affordable housing across the development both in response to consultation responses received.

1 additional third party letter of objection has been received on the grounds of the increased use of the access; danger to highway safety and the levels of the site presenting problems during construction.

Following the receipt of further comments from WCC Highways, additional conditions and notes are proposed to be added in respect of the provision of an emergency access onto Offchurch Road and the specifications of estate roads.

Additional correspondence has been received from the agent re-iterating the actions taken and changes made to the scheme in direct response to public consultation exercises and comments received from neighbours including issues of density, storey heights, and distribution of affordable housing.

Item 6: W/17/0465 - 3 George Street, Leamington

Further Public Response received from 22 Radford Road: Objection referring to the absence of a resolution to the Private Sector Housing objection (means of escape); waste storage and parking.

The Parking Survey submitted with the application was carried out on Wednesday 9th March 2016 at 00:30 and Thursday 10th March 2016 at 00:30 within a 200 metre radius of the application site.

Environmental Health colleagues have raised queries regarding the management of the communal bins; and the transfer of noise between the residential properties and the retail unit. Following the provision of further information, they have advised that these queries have been addressed.

Item 7: W/17/0602 - 10 The Paddocks, Warwick

Additional representations received from neighbouring property which are summarised below:-

- The proposed extension would exacerbate overbearing/overshadowing and impact on privacy.

- The proposal would be overdevelopment leaving less space in the garden. The proposals are close to a listed/protected wall and could undermine the footings.
- The proposal is incongruous in the street scene.
- The amended plans do not address concerns raised about impact on neighbour amenity

Officer Response - There is not known to be any Listed structure or wall anywhere within or close to the application. The concerns raised about undermining footings are not material planning considerations but rather Building Regulations matters.

Item 8: W/17/0913 – 104 Trinity Street

Further supporting comments received from the applicant's agent:

- The Inspector for the previous appeal accepted the principle of the development for student cluster flats, and the current application seeks to address the Inspector concerns.
- The agent has worked closely with Officers to make further amendments to the scheme to ensure that it is acceptable, reducing the number of bedrooms.
- Angled windows have been removed in accordance with Officer recommendations.
- The site is brownfield land and in a highly sustainable location.

Item 10: W/17/1009 – The Durham Ox Public House

The Case Officer Report states that the site is located within Rowington, however, the site is located within Shrewley Parish.