

Planning Committee: 4th May 2022

Observations received following the publication of the agenda

Item 05 – W/22/0140 – Warwick Castle, Castle Hill, Warwick

Additional information received:

Drainage Strategy & Technical Note submitted by applicant leading to final response of 'No Objection' from Lead Local Flood Authority (LLFA)

Additional third-party representations received:

- 5 objections raising the following concerns:
 - Parking
 - Environmental impacts
 - Noise in close proximity to residential properties
 - Increased traffic
 - Proposals will result in unjustified harm to heritage assets
 - There is insufficient justification to outweigh the aforementioned level of harm
- Other non-material planning considerations raised.
- 1 support raising the following points:
 - Proposal would encourage more people to visit the town centre during an extended stay at the Castle
 - Economic benefits for the town

Item 06 – W/19/0531 – Milverton House S106 Report

The following conditions were requested by Members following the Committee Meeting on 14 July 2020.

Building Use

The development hereby permitted shall be used solely for purposes falling within the C3 Use Class only and shall not be used at any time for purposes falling within the C4 Use Class (Small Houses in Multiple Occupation) or for use as Purpose Built Student Accommodation.

REASON: To manage the balance of sustainable communities in accordance with Policy SC0 of the Warwick District Local Plan 2011-2029.

Sustainability Statement

Notwithstanding details contained within the approved documents, prior to commencement of development, a Sustainability Statement including an energy hierarchy scheme for that phase and a programme of delivery of all proposed measures shall be submitted to and approved in writing by the Local Planning Authority. The document shall include.

- a) How the development will reduce carbon emissions and utilise renewable energy;
- b) Measures to reduce the need for energy through energy efficiency methods using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;
- c) How proposals will de-carbonise major development;
- d) Details of the building envelope (including U/R values and air tightness);
- e) How the proposed materials respond in terms of embodied carbon;
- f) Consideration of how the potential for energy from decentralised, low carbon and renewable energy sources, including community-led initiatives can be maximised;
- g) How the development optimises the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading,

No dwelling/ building shall be first occupied until the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.

REASON: To ensure the creation of well-designed and sustainable buildings and in accordance with Policies CC1 and CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance (2019).

Building For Life Standards

No development above slab level shall commence until a Construction Statement demonstrating how the design of the buildings will achieve Building For Life Standards and how this standards will be implemented within the construction of the building.

REASON: To ensure the creation of well-designed and sustainable buildings and in accordance with Policies CC1 and CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance (2019).

Item 07 – W/21/2282 - 28 Clemens Street, Leamington Spa

Two further objections have been received on the following grounds.

- The surrounding area is not undersupplied with drinking venues, the proposal will therefore not add variety to the town
- Support comments have been received from addresses well beyond the district
- The application is contrary to Policy TC3
- Adverse impact on neighbour amenity

Officers would like to draw attention to and correct the statement that 11 letters of support have been received and not 13 as indicated in the Committee Report.