

Planning Committee: 3rd February 2021

Observations received following the publication of the agenda

Item 6: W/20/1364 – Homebase, 46 – 48 Emscote Road, Warwick

Condition 17 should relate to 'Lidl Great Britain Limited' and not 'Lidl Ltd' – wording to be amended accordingly.

Condition 10 should be amended to the following: No development shall be carried out above slab level unless and until a Design Stage Assessment by an accredited BREEAM assessor demonstrating how the development will be designed and constructed to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details. **Within three months of occupation**, a Completion Stage Assessment by an accredited BREEAM assessor demonstrating that the development achieves as a minimum BREEAM standard 'very good' (or any future national equivalent) shall be submitted to and approved in writing by the Local Planning Authority. **Reason:** To deliver reductions in carbon dioxide emissions, building running costs, energy consumption and water use in accordance with the provisions of Policy CC3 in the Warwick District Local Plan 2011-2029.

Following on from detailed discussions between WCC Highways, Legal Services advisors and Planning Officers, as it is considered that it has been demonstrated by the applicant that the sufficient parking is provided on site for the development (subject to a condition limiting the permission to Lidl only), there is no requirement by condition, or legal agreement for a car parking management plan. This is because these requirements would not meet the relevant tests for conditions and planning obligations, i.e. they are not necessary for the purposes of the development, directly related to the development, or fair and reasonable.

Warwick Town Council: wish to remove their objection as there have been revised comments from Highways which remove their concerns.

Item 7: W/20/1642 – Asps Farm, Banbury Road, Bishops Tachbrook

Warwick Town Council have raised no objection to the proposal

Item 8: W/20/1842 – Stags Head Farm

The application has been withdrawn by the applicant.

W/20/1331 – Land adj. Daly Avenue, Hampton Avenue

Some additional information has been submitted by the applicant regarding the construction of the flagpoles, summarised below:

- The poles are made out of steel so they don't sway in the wind;
- No ropes are present;
- The flags are fixed at the top section along a metal bar to minimise the flapping and noise; and
- There is a metal tether tag to the bottom of the flag.