

PLANNING COMMITTEE 22ND MAY 2013

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 9: W13/0239: Willoughby, 12 Augusta Place, Leamington

The applicant has highlighted changes to the proposed development made broadly at the time the Committee report was being published.

- The open space contribution is based on 18 bedrooms, Since the proposed development has been now been reduced from 18 to 16 bedrooms the contribution should be 16 - 3 (existing beds) = 13 x 628 = £8,164.00
- The latest drawings are 835-07d & 835-08d (as my email dated 13 May 2013), which includes the baffle – described in the report as a stepped curtain wall.

Items 10 & 11: W13/0343 & W13/0344LB – 9 Binswood Avenue, Leamington Spa

The Highway Authority have raised no objection.

A neighbour has submitted a further letter of objection raising the following further concerns:

- the revised plans show a glazed screen between the main house and the coal storage chamber; this will have a significant adverse effect on their property, being visible from their front door and inevitably throwing out a lot of light; and
- the revised plans show that the rooflight in the front garden is to be made from obscure glass brick; no sort of rooflight will be in keeping with the character of the terrace.

Item 12: W/13/0345 Treharrock, Valley Road, Lillington

An additional consultation response has been received from WCC Localities & Community Safety (Flood Risk Management):

“As this is the redevelopment of a brownfield site, the applicant should look to reduce the discharge from the site by 20-30% to account for future climate change effects. It does appear that an attempt to reduce the amount of storm water entering the public sewer has been made with the proposed use of rainwater harvesting and permeable paving.

I have no objection to the scheme, however would request that a planning condition is included to cover the detailed design of the surface water drainage.

As permeable paving is proposed, we request that percolation tests are carried out to confirm the suitability of the ground for infiltration, and that the contaminated land risk assessment requested by Environmental Services is made available to us.

We also request to see the detailed design of the rainwater harvesting unit to ensure that it is adequately sized”.

Item 14: W/13/0478 Victoria Park, Archery Road, Leamington Spa

The report states that permission is sought for a maximum of 36 days per year between the third week in July and the first week in September running from 2014 until 2023. These dates relate to the joint Men’s and Women’s Nationals starting from 2014. The proposal also includes the caravan pitches for the Women’s 2013 Nationals.

English Heritage has raised no objection to the scheme.

WDC Community Protection have raised no objection to the scheme on flood risk grounds.

Seven further objections have been received raising similar concerns expressed within the Committee report, particularly the loss of public access to part of the park during the Nationals.

Item 15: W/13/0558 – Honiley Airfield, Oldwich Lane East, Wroxall

The applicant has confirmed that 4 full time Pro Drive staff will remain on site. A further 50 Pro Drive staff will be relocated to their Banbury facility to work on another project. These will be replaced by a total of 80 full time Jaguar Land Rover staff split between two shifts i.e. 40 per shift.

WCC Ecology have raised no objection, subject to conditions to ensure that the works are undertaken in accordance with the submitted Ecological Appraisal.

Warwickshire County Council as Highways Authority have raised no objection to the scheme.

Environmental Services have commented that given that there is the potential for land contamination and specifically unexploded ordnance on site (former RAF base) a phase 1 risk assessment and an unexploded ordnance survey should be undertaken where new hardstanding is to be created. With respect to HGV movements the primary concern relates to early morning HGV movements and it is recommended that HGV’s are only permitted to visit the site between 7.30am and 8:00pm Monday to Friday, 8am to 5pm Saturday and 10am to 4pm on Sunday. These matters can be controlled through condition.

Twenty two letters of objection have been received raising concerns on grounds of highway safety; the lane is used by many horse riders which would be endangered by proposed transporters; inadequate size and condition of existing roads to accommodate the number of transporters proposed; additional traffic on country roads; additional noise and disturbance; delivery times and ecological impact.