

PLANNING COMMITTEE 5 SEPTEMBER 2012

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6 W12/0028 Abbey Fields, Bridge Street, Kenilworth

Kenilworth Town Council: Having taken further specialist advice raise no objection to the amended application, subject to all engineering conditions being met including the provision of an appropriate interceptor ensuring proper drainage obviating risk of contamination. Also condition for tree replacements to be indigenous species.

Community Protection (Flood risk): No objection subject to plans showing existing/proposed drainage systems, plan defining off site water catchment areas, full construction, design and maintenance details of proposed swale drainage system, and ground investigation results proving viability of water infiltration into swale. Such detail is recommended by an additional condition.

Two further objections received from local residents raising the same concerns as other objectors.

Item 7 W/12/0659 1 Grange House, 64 Clarendon Avenue, Royal Leamington Spa

Councillor Janice Dean would like the committee to be aware that the drawings submitted for the application only show one half of the pair of houses.

Further objections have been received regarding the proposed extension not being in compliance with Policy DP1, DP2 or DAP8 of the Warwick District Local Plan as the layout and design of the proposed extension does not respect surrounding buildings, does not provide adequate amenity for future occupiers of the application property, does have an overbearing and oppressive impact, and restricts the light and outlook from the neighbouring property. The proposals will also destroy the symmetry of the existing building to the detriment of the Conservation Area.

Item 8 W/12/0759 Amara, 7 Court Street, Leamington Spa

An objection from the Police Crime Prevention Officer has been received on grounds of crime and disorder as there would be no policing available between the hours of 4am and 6am to oversee those exiting the premises. The police would ask that their timings remain as they currently are.

Item 9 W12/0766 Stoneleigh Park, Stoneleigh Road, Stoneleigh

Sheldon Bosley on behalf of the freeholders of Stoneleigh Abbey raise no objection in principle but have concerns over increased traffic into the Abbey from the B4115. New signage should direct cars off the A46 via the Stoneleigh Road, not Kenilworth Road.

Warwickshire Gardens Trust: Object. The masterplan has not been informed by the EIA, adequate historic research or a holistic approach, and will result in harm to the historic landscape which will curtail future opportunities for improvement. Further opportunity to erode the grid layout should be sought. Retail proposals in conflict with Local Plan. Inadequate parking proposals to cope with future demand. No three storey buildings should be permitted. Campsite will erode the woodland setting. Temporary buildings are to be replaced with permanent ones.

Environmental Health: Recommend conditions requiring land contamination mitigation, air quality mitigation, construction impact mitigation, noise and vibration assessments. These conditions are recommended to Committee.

A variation is recommended to conditions 5, 7, 10 and 12 to allow for the development to progress in line with the phasing of development.

Highway comments awaited and will be reported verbally to Committee.

Item 11 W12/0901 Sandall House Farm, Narrow Lane, Lawsonford

Rowington Parish Council: An application to vary condition 4 was refused earlier this year when it was recommended that the approved hours struck a balance between residents and applicants interests. There has been no change in the circumstances since this time to lead to an alternative recommendation. Horses using the Circus will create problems and dangers of adjoining owners bringing horses onto their land as many paddocks are very close to the Circus. Users of the footpath will also be very close and in danger. The contents of the applicants planning statement are aspirational not factual as the gallops have not been used since Spring, and then outside permitted hours. The Parish Council may reconsider their current stance if there was regular use, but not beyond 4.00pm on the Circus only. Outstanding cases of unauthorised development should be dealt with prior to consideration of any further applications and claims within the planning statement should be verified. There currently appears to be little control over unauthorised development on this site.

Lawsonford Conservation Society: Object on the following grounds. Intense on-going development at the site is contrary to residents wishes and conditions on use imposed by the Planning Inspector have been progressively removed. No further lighting should be allowed due to harm to residential amenity and the Green Belt. Practicality of monitoring hours of use of different parts of the track.