

Planning Committee: 18 August 2022

Observations received following the publication of the agenda

Item 5 - W/21/0550 – Land at Glasshouse Lane, Kenilworth

In response to a series of questions received from Councillor Quinney, Officers have responded as follows:-

1. What is the mix of affordable housing between social rent, affordable rent and shared ownership, compared with our guidelines mix of 24/10/6?

The applicants have confirmed the split will be in full accordance with our guidelines as you have set out. This is secured through the Affordable Housing obligation in the Section 106 attached to the outline and there is a requirement for them to submit these details for approval.

2. Do the affordable units meet or exceed the National minimum internal space standards? If not and they do not meet WDC standards is there a Housing Association willing to accept them?

The affordable dwellings generally adhere to the standards. We acknowledge that some are marginally below. The applicants have confirmed that they have multiple offers from Housing Associations and are in the process of reviewing these with a view to having the full provision taken on by a registered provider.

3. The mix of 1/2 bed market properties is 28.8% (17 out of 59), below the 30-40% range set out in our policy, reflecting demand. What is the rationale for this shortfall?

We have assessed the development on the basis of 1, 2, 3 and 4+ bed houses. Each size property is assessed individually. The 1 beds are marginally under the threshold at 3.4% and the 2 beds comply with the 25-30% requirement. In addition, there is a very marginal excess (0.8% for 3 beds and 0.4% for 4+ beds). On a scheme of 59 market dwellings, we are satisfied that the scheme is acceptable.

4. It is implied the development will have to meet the much higher energy standards in the new Building Regulations? Is that correct?

This is correct. the Building (Amendment) Regulations 2021 came into force on 15 June 2022. There are transitional provisions whereby the amendments do not apply where a building notice or an initial notice has been given to, or full plans have been deposited with, a local authority before 15th June 2022, provided that the building work on that particular building is started before 15th June 2023. No building regulations

submission has been made so the development will be subject to the new standards.

5. How do those standards compare with the emerging Climate change DPD standards?

The new building regulations require a 30% betterment over the existing building regulations standards so a significant increase compared to the previous requirements. Obviously, this does not go as far as the Climate Change DPD that is seeking all new development to be zero carbon.

6. Will actual energy performance be subject to formal checks after construction? If not could that be a condition?

A condition has been imposed requiring a sustainable energy compliance statement to be submitted to identify the measures installed on each of the plots within the development.

Item 7: W/22/0623 – 32-34 Clarendon Street, Royal Leamington Spa

The wording of proposed condition no. 4 has been updated to strengthen the requirement to retain the obscurely glazed balustrading at a height of 1.8m in perpetuity.

In response to a series of questions received from Councillor Quinney, Officers have responded as follows:-

1. Please clarify the past use of the proposed roof terrace. Was it principally a fire escape route?

The nature of the previous use of this area isn't known. It did however form part of an office building and was accessible to the people working in the building.

2. Consideration has been given to the privacy and overlooking impacts of bringing the roof terrace into use. Has a similar assessment been made of any potential noise impacts?

The privacy and overlooking impacts would be the key considerations, it being unlikely that the use of this external area serving a single residential unit would give rise to inappropriate levels of noise.

3. What provision is now being made for bins (as the original proposal was not approved)?

This issue isn't a material consideration in this application which relates purely to the physical revisions to the building proposed.

4. Please clarify the function and visual impact of the 'copper pipes' on the facade, as mentioned by several commentators. it's not immediately clear from drawings or the report.

The function of these pipes isn't known however such infrastructure wouldn't usually be considered to require planning permission and given their nature, they wouldn't be considered to have a significant material impact on the appearance of the building.

Two further objection comments have been received one of which was from Councillor Cullinan raising similar issues to those summarised in your report.