

PLANNING COMMITTEE: 30 JANUARY 2018

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5: W/14/0967 – Land North of Gallows Hill

This item relates to proposed revisions to a Section 106 Agreement. Whilst it was intended that it be brought to this meeting, work is nevertheless still ongoing and therefore the report hasn't been completed.

For that reason, it has been agreed with the Chairman that this item be taken off the Agenda.

Item 7: W/17/1724 – Land at Meadow House/Kingswood Farm, Lapworth

Additional/updated consultation responses received:

WCC Highways: Further comments received specifically in relation to the increased number of dwellings proposed over and above the allocation (+8 units). There is no objection to the increased number.

WDC Cultural Services: Financial contributions requested for Indoor Sports Facilities (£31,831) and Outdoor Sports Facilities (£2,724).

Clarification to officer report:

p.13 – Condition 2 – updated drawing nos. to 3083-01 Rev.A and 3083-117 Rev.B both received on 15.09.17

p.14 – Condition 6 – wording corrected to reflect the recommendations of the LLFA; surface water drainage strategy to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on site

In relation to the affordable housing proposed, the total number of affordable units is 15 which equates to 40% of the total 38 units proposed.

The section 106 agreement will contain a clause to ensure that should elements of its requirements subsequently be funded by CIL, the developer will not be required to pay that contribution twice through both the S106 agreement and CIL.

Item 8: W/17/2025 – Merlin House, Firs Lane, Haseley

Further supporting information was received from the applicant. This information was forwarded by email to all Planning Committee Members today upon their request.

Item 11: W/17/2086 – Land on corner of Red Lane/Hob Lane, Burton Green

Additional consultation responses received:

WCC Infrastructure Team: Financial contributions requested for Education (£693,654) and Libraries (£1,754)

WDC Cultural Services: Financial contributions requested for Indoor Sports Facilities (£74,035) and Outdoor Sports Facilities (£6,336)

Severn Trent Water: No objection subject to drainage condition

Additional third party representations received:

5 x letters of objection received (from 3 individuals) raising following concerns:

- Excessive number of dwellings
- Overdevelopment of the site
- There should be fewer and larger dwellings with increased open space

3 x letters of general comment received raising following points:

- The parking for the school is welcomed although there is concern at the possibility of it being used as additional residents' parking
- The inclusion of a playing field is welcomed although it appears quite small; this area should also be secure when children are present
- There is some concern about trees and lines of sight around the playing field

1 x letter of support received raising the following points:

- CALA build houses that complement existing developments
- With government drives to support infrastructure Burton Green should see improvements to the surrounding road networks
- There is a need for new homes to be delivered

Clarification to officer report:

In relation to the affordable housing proposed, the total number of affordable units is 36 which equates to 40% of the total 90 units proposed.

The section 106 agreement will contain a clause to ensure that should elements of its requirements subsequently be funded by CIL, the developer will not be required to pay that contribution twice through both the S106 agreement and CIL.

Item 12: W/17/2253 – 34 St Fremund Way

Additional consultation response received:

WCC Highways written response received confirming no objections to the proposal

Items 13, 14, 15 & 16: Tesco and McDonalds Signage

The Town Council have confirmed their position that they still wish to object to the proposed signage as although they are not positioned adjacent to the highway, they remain visible in the surrounding area.

Item 17: W/17/2288 – 26-28 High Street, Warwick

Additional consultation response received:

CAF – No objection.

Two additional comments have been received from the public in support of the application