

PLANNING COMMITTEE 26 APRIL 2017

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF THE AGENDA

Item 4: W/16/1830 – 2 Manor Farm House, Lime Avenue, Leamington Spa

Revised section plan received showing the reduced height of Apartment Block B; this now concurs with the revised elevations already on the file.

Item 5: W/17/0115 – 32 Combroke Grove, Hatton Park

On page 1 of the report, W/17/0355 referred to, which is a Lawful Development Certificate for a loft conversion has since been approved on 12.04.2017.

Item 6: W/17/0142 – The Stables, Lyon Farm, Rouncil Lane, Beausale

For the purposes of clarification, the description of development includes 1no rooflight to the front elevation; the inclusion of a porch; the conversion of the garage and associated fenestration changes along with fenestration changes to the rear of the property.

With the exception of the rooflight, all of those proposed external changes are considered to urbanise and detrimentally impact upon the character and integrity of this former barn contrary to the Barn Conversion SPG.

Item 7: W17/0168 – Plot 8001, Tournament Fields

There have been minor changes to the recommended conditions to change the requirements from "pre-commencement" to "pre-occupation" where appropriate. The remaining "pre-commencement" conditions have been amended to exclude the construction of the access road from the restrictions so that the developer is able to commence work on this part of the scheme sooner. This will enable the development on the application site to come forward in a more timely manner as well as opening up access to other vacant plots.

Item 8: W17/0203 – 1 St Marys Crescent, Leamington Spa

There have been 6 further letters of support from the public, from 5 new individuals (taking the total number of letters of support up to 12). Further points made are:

- The wall gives a sense of solidity, stability and stature to the neighbourhood.
- The wall suits the house.
- Surprised that there are objections to the wall.

Again, other non-material planning comments were made.