

PLANNING COMMITTEE 10th October 2017

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6 - 4a Wise Terrace, Leamington Spa – W/17/0218

Additional representations have been received from the agent in respect of parking, residential amenity and the 2008/2011 permissions.

Additional representations have been received from the applicant in respect of when the building was completed and for how long it has been in use, its management and how it operates day to day, the adequate parking provision that has been made and the absence of noise complaints to date. Reference is also made to other permissions granted for purpose built student accommodation, and an offer made of entering into legal agreements and/or accepting planning conditions to control the development.

The Council is aware, since the publication of the committee report, that a noise complaint has been received in relation to this property.

Item 7 - Land South of Gallows Hill – W/17/0699

Updated Recommendation

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report and a Section 106 Agreement.

Thereafter, Planning Committee is recommended to grant delegated authority to Officers to refuse planning permission should any outstanding highways matters not have been resolved to the satisfaction of the Highways Authority and/or the proposed Section 106 Agreement has not completed by 27 October 2017.

Further Comments received from the Highways Authority

Whilst discussions are ongoing with the applicant regarding the detailed junction arrangements, the Highways Authority have advised that they are comfortable for planning permission to be granted for the proposals.

Further Submissions from the Applicant regarding Conditions

The applicant has requested revisions to the wording of a number of the proposed conditions which officers have no objection.

Additional Section 106 Contribution requests received

NHS Clinical Commissioning Group - £57,132 to be allocated towards improvement/extension of Warwick Gates Family Health Centre.

WCC Education – Updated request of £2,099,588 towards education. This figure has been reduced from the original request following a reassessment of the per place costs.

Public Involvement

1 letter received stating that a new fence has been installed in the wrong position.

1 letter of objection received objecting to the principle of the development.

Item 8 - Tournament Fields, Stratford Road, Warwick – W17/1104

Condition 8 (Low Emission Strategy) has been deleted. This is on the basis of legal advice received setting out that this condition cannot lawfully be imposed on a reserved matters consent because it relates to issues that were considered at outline stage.