

**PLANNING COMMITTEE: 4 DECEMBER 2019**  
**OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA**

**Item 6: W/19/0498 – 1 & 1A Farley Street, Leamington Spa**

1 additional third party letter of representation received objecting on the grounds of parking. The Parking Survey is flawed; local residents have a better understanding of the local area. In not objecting to this application, the County Council is endorsing the widespread parking on pedestrian pavements and the blocking of access for waste collection and emergency vehicles.

**Items 7 and 8: W/19/0674 & 0980/LB – 6 Jury Street**

Impact on adjacent Listed Buildings

The applicant has put forward a strong justification for the size and siting of the flue on the grounds that it would replace an existing harmful extraction unit and the proposed flue would effectively manage the levels of odour and noise.

The proposed flue has been sited so as to minimise the impact on the adjacent listed buildings; the flue will extend upward in a gap between no.6 and no.4 Jury Street so as to not obscure the rear elevation of either building. The nearest listed building at no.4 Jury Street benefits from a modern extension to the rear that benefits from a high parapet wall that runs adjacent to the location of the proposed flue. There will be some views of the flue from the rear of the listed buildings however the existing modern extension to no.4 Jury Street will obscure most views of the flue from no.4 Jury Street. The flue will be powder coated black to match the existing downpipes to the rear of the listed buildings which is considered sympathetic to its setting. It is also considered that the design is an improvement on the existing extraction unit.

The harm to the setting of the listed buildings would be less than substantial, however, it is considered that the proposal would be an improvement on the existing extraction unit and would provide a public benefit in terms of replacing a harmful extraction unit that has little or no odour control. The proposal is therefore considered to satisfy the requirements of Policy HE1 and para 196 of the NPPF.

Impact on amenity

The application site is located in a mixed use area with commercial units at ground floor and residential units to the upper floors. Environmental Health are satisfied that the proposed flue would not have a detrimental impact on the amenity of the adjacent residential properties in terms of noise and odour. Your Officers are also satisfied that the location of the flue will not result in visual intrusion to those upper floor uses to the extent that planning permission should be refused.

**Item 11: W/19/1772 - Land at the Valley, Radford Semele**

The report for this item sets out that further responses are awaited from the Lead Local Flood Authority in respect of revised information received from the applicant and from WCC Fire and Rescue.

Those responses have not yet been received and therefore in addition to the substantive recommendation, Committee are also requested to authorise the Head of Development Services in consultation with the Chair of Planning Committee to consider those responses once received and if required add further reasons for refusal to the decision.