

PLANNING COMMITTEE 18th August 2015

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5: Land west of Bridge Street/Wilkins Close, Barford

Flooding Risk

For the purposes of clarification, it is the northern part of the site that falls within Flood Zones 2/3 where there is a greater risk of flooding. The proposed access road and developable area all fall within Flood Zone 1 where there is a low risk of flooding.

The Environment Agency and County Council, as lead Local Flood Authority, have raised no objection to the scheme, subject to conditions.

Highway Safety

As indicated within the committee report, the Highway Authority considers that the information provided with the application demonstrates that the development will have a minimal impact upon the safe and efficient operation of the highway network at this location.

The Highway Authority concludes that the visibility splays for the development are acceptable and that there are no justifiable reasons on which an objection on highway grounds could be sustained.

Item 6: W15/0981 – Land at Myton, Warwick

Warwick Town Council: Object. The extension of time is unreasonable because it would result in the loss of amenity to residents by reason of the intensification of the use of the vehicular traffic via Saumur Way and place only limited incentive on the developer to expeditiously progress the actions necessary to protect the great crested newt habitats or to provide replacement habitats.

Similarly, the developer would be afforded too great a leeway in progressing the undergrounding of the overhead power lines.

Consequently the Town Council consider that the maximum period for the approval of reserved matters should be five years.

Leamington Society: Object. The extension of time would increase the risk of developers banking planning permissions and slowing the delivery of housing. If permission is granted it will impact upon the 5 year housing supply

Items 7 and 8: W15/0795 – Lord Leycester Hotel, Warwick

A completed Unilateral Undertaking has now been received to secure the £40,000 contribution towards affordable housing and the restrictions on residents' parking permits.

Item 10: W/15/1023 – 6 Farm Road, Leamington Spa

WCC Archaeology: Recommend conditions on a programme of archaeological work and mitigation to be submitted which are now proposed to be added to the recommendation.

Item 13: W15/0806 – Land adj Brethren's Meeting Room, Bosworth Close, Baginton

Further clarification from the applicant

The applicant has confirmed that the temporary school will be open to children who are not members of the Brethren community (as is the existing school).

Further consultation responses

Public response: Two further objections have been received raising similar issues to those listed in the "Summary of Representations" in the Committee Report.

WCC Highways: No objection, subject to conditions, including a requirement for a separate pedestrian access to be provided.

Additional condition

An additional condition is proposed to require a separate pedestrian access to be provided, as recommended by WCC Highways.

Item 15: W/15/1037 – 65a Red Lane, Burton Green, Kenilworth

Further Public response: A detailed letter of objection has been received objecting to the scheme on the grounds of: -

- i. The inappropriate size and scale of the extension which is out of scale with the character of the area and the original dwelling and the resulting precedent.
- ii. The loss of amenity from both the extension and the raised patio which create adverse overlooking and loss of privacy.
- iii. Concerns about the effect of the development on drainage.

Further Public response: A letter has been received in support of the application.

Further Comments Received from the Applicant:

- i. The extensions are not unsympathetic or overbearing and there is no loss of privacy over and above that which the applicant experiences from neighbouring properties.

Case Officer further comment: The occupier of a neighbouring property has raised concerns that the officer's report indicates that there is overlooking of other neighbouring properties from their property.

It is clarified that as part of the consideration of this application, the case officer only assessed the extent of any overlooking and loss of privacy arising from the development the subject of this application. It was not necessary for any such assessment to be made from any other properties.

Item 16: 18-20 Warwick Road, Kenilworth

No further clarification has been received from Kenilworth Town Council regarding their concerns about highway safety.

A recent legal decision now enables Local Planning Authorities to again request off-site public open space contributions in accordance with Policy SC13 of the Warwick District Wide Local Plan 1996-2011 and the Open Space SPD, rather than limiting this to developments of over 10 units as has recently been the case. A condition to that effect is proposed to be added.

Item 17: Crossways, Rowington Green

The applicant has raised concern regarding condition 9 which restricts the dwellinghouses to either single or two-storey construction only. Although properties have had loft conversions within the locality, Rowington Green is characterised by two-storey properties.

By way of clarification, Officers do not consider that this condition would preclude the sensible use of the roof space as habitable accommodation within the design of the properties at Reserved Matters stage, however the condition is intended to set parameters to ensure that the proposed properties would physically read as two-storey dwellings, avoiding raised eaves or a contrived roof design to accommodate another habitable floor within the roof.