

PLANNING COMMITTEE 3 February 2015

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5: W/14/1809 – Warwick Castle

Two objections have been received raising matters already identified within the report and one objection from The Warwick Society raising the following matters:

- Warwick Castle Park, of which Foxes Study is part, is a heritage asset of the highest significance.
- The proposal would cause substantial harm to the landscape.
- The assertion that the net income of the proposal is necessary to meet the maintenance costs of the Castle is spurious.
- The claimed economic benefits to the town and region are not supported by evidence or analysis but only by anecdote, and are balanced by loss of amenity to residents.

Two further comments in support have been received raising matters already identified within the report.

The District Council's Conservation Officer has undertaken an inspection of the areas used for glamping during 2013 and 2014 following the undertaking of the terralifting and reseeding of those areas.

He reports that the areas used in 2013 have now fully recovered; that the reseeded areas from 2014 are now starting to regrow and concludes that the level of restoration undertaken is such that there has not been any permanent harm to this part of the historic site.

The District Council's Environmental Health Officer has confirmed that no complaints were received during the 2014 glamping season.

WCC Ecology have clarified that they have no objection subject to a condition to secure annual pre-commencement checks for protected and notable species and, as necessary, mitigation.

Item 6: W14/1743 – Hatton Country World

Letter of support from Councillor Sawdon identifying that there are no objections from local residents or the Parish Council and commenting that the rural economy should be supported.

Public response: 5 further letters of support (identifying that the proposed development will have minimal impact on the surrounding area and is in keeping with the wider surroundings) and 1 objection (identifying that it will be visible from public vantage points and will be detrimental to the wider surroundings and will set a precedent for future development which could turn Hatton Country World into an amusement park).

Item 7: W14/1694 – North Fosse Farm, Fosse Way, Radford Semele

The applicant has provided further clarification on the need for this size of building. This height of building is necessary to accommodate two / three tier racking for storing pallets of reusable / returnable boxes and this ensures that the surface area of the building is kept to a minimum. This amount of storage space is required because Blackdown Growers currently have equipment, boxes and crop growing materials stored at two other locations which causes operational difficulties and additional costs in terms of time, fuel and wear and tear on vehicles.

The applicant has submitted a further response to the objections (the numbers below referring to the bullet points in the Summary of Representations in the Committee Report):

Point 3 – The number of employees we have currently is 46.

Point 4 – We are seeking exactly the same permission again - for an agricultural storage building not an industrial storage building.

Point 6 – This is not the case – as point 4 is answered above.

Point 7 – This is not the case – the proposal will decrease movement of material from other sites to this site as storage will be on site if granted. It is a 'within site' need.

Point 9 – The proposal is for all indoor storage – out of site in a building.

Point 11 – The proposed use is for storage only – not machinery, vehicle or repair facilities. It would be inappropriate to restrict the permission to one person.

Item 8: W14/1811 - 14 Charnwood Way, Leamington Spa

Further objections

Two further objections have been received reiterating concerns previously raised about car parking, harm to the character of the area and use of the private alleyway alongside No. 14 Charnwood Way.

Amended plan

An amended site plan has been submitted to show the pedestrian access to the rear gardens of the proposed dwellings being via a new alleyway alongside No. 14. Pedestrian access had previously been shown as being via the existing alleyway alongside No. 15.

Amendment to conditions

The plan numbers in Condition 2 have been changed to reflect the amended plan.

Condition 6 has been deleted because this information (finished floor levels) is shown on the submitted plans.

Item 9: W14/1664 – Milverton Service Station, 130 Rugby Road, Leamington Spa

Clarification

The applicant has clarified that the air-conditioning units have not been omitted from the scheme. The amendment to the application proposes to install replacement air conditioning units in the same position as existing, rather than in a new position as initially proposed.

Further objections

Two further objections have been received, raising further concerns about 24 hour use and the resulting noise and disturbance that this would bring, even if this was limited to just pay at the pump or ATM transactions.

Further comments from the applicant

- The proposed development will provide an enhancement to the existing facility including an improvement to the kiosk layout.
- The proposals incorporate minor extensions to the kiosk to facilitate the provision of an improved retail layout, whilst also modernising the site as a whole
- The new unit will provide a highly competitive and attractive petrol offer as part of a national price cap on fuel, which drives down prices to the benefit of local residents
- The petrol service is complemented by the provision of a range of convenience goods within the sales kiosk, of a character and scale appropriate to meeting local top up shopping needs.
- The proposal would not adversely impact on the character of the area, being accommodated within the existing petrol station site.
- The site will continue to operate within the current parameters, including the existing trading hours.
- There would be no adverse impact on neighbouring residents, given the existing use and the minor nature of the proposed works
- No objections have been raised by the Town Council, the Local Highway Authority or the Council's Conservation Officer.
- The development is in accordance with National and Local planning policy, being an improvement of the petrol station site which is proposed to be retained in its existing use.

Item 10: W14/1807 – 1 Lancaster Place

The applicant has submitted an email to clarify their position and explain their reasons why the application should be supported:

- The front elevation of the property is far away from the road and should not be considered as a traditional corner plot.
- The application property is screened by mature trees which detract from the openness of the corner plot.
- The street scene is characterised by wide roads and deep grass verges and the proposed development would not affect any other properties.
- The proposed development will not be highly visible within the street scene (contrary to the case officer's report).
- The proposed extension would be separated from Beauchamp Road by a grass verge.
- There have been no objections from local residents.

Item 11: W14/1678 – Land off Hill Wootton Road, Hill Wootton

The following part of the officer assessment section in the report has been updated as follows:-

Heritage

The application site currently forms part of the residential curtilage to The Old Farm House, which is a Grade II Listed Building and has its frontage to the eastern side of Hill Wootton Road.

The existing residential curtilage forms an 'L' shape with the highway making a 90-degree turn to the north of The Old Farm House and then continues eastwards. The application site has a frontage to this section of Hill Wootton Road.

Therefore in relation to the application site the Old Farm House lies to the south-west and there will be no direct relationship between the dwellings themselves. The proposed development will not be viewed against the existing listed building and therefore the impact on the setting of the listed building is considered to be limited.

Although the site does currently form part of the garden area to The Old Farm House it is currently laid out as a tennis court and vegetable patch and is somewhat detached from the dwelling itself. The Conservation Officer has confirmed that he does not consider there would be any harm to the setting of the Listed Building as a result of the proposed development.