

PLANNING COMMITTEE: 27 FEBRUARY 2018

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6: W/17/1552 – Land on the North Side of Common Lane, Kenilworth

An amended layout has been submitted to relocate some of the affordable dwellings so that they are distributed more evenly across the site. This is now considered to represent a suitable distribution of affordable housing.

The amended layout also shows additional soft landscaping to break up the frontage car parking to plots 38-62, which was previously a cause for concern. Given the constraints of the site, it is considered that the layout now proposed is acceptable.

Further details of noise mitigation measures have been submitted to address the issues raised by Environmental Health. Environmental Health have now raised no objection to the application, subject to some minor provisos which can be covered under the discharge of the noise condition on the outline planning permission.

WCC Ecology have confirmed that they have no objection following the receipt of further ecological information.

The applicant has confirmed that the open space and children's play space provisions will accord with what was included in the outline application and the proposal is considered to be acceptable in that respect.

Items 7 and 8: W/17/2145 & 2146/LB – Abbey Farm, Ashow

Councillor Wright

Councillor Wright doesn't consider that there are sufficient grounds to object to the proposals; believes that the proposals will improve the appearance of the site; and considers that any impact on the immediate surroundings would be minimal.

His position is one of support subject to there being no clear and concise planning reasons for the proposal to be rejected.

Public Response

1 additional letter of objection has been received on the grounds that the use of the extended existing annexe, which is attached to the objector's property will increase noise and nuisance, affecting the quiet enjoyment of their home.

Item 9: W/17/2209 – Land at Westham Lane, Barford

Public Response

Additional letter of objection received in response to Committee Report stating the following;

- Swept Path Analysis cannot be achieved.
- Contrary to Building Regulations with regards to Fire Vehicle Access.
- Council has a duty to make a proper assessment of Fire Safety Issues.

Officer Note – The proposal has been inspected by the District Councils Building Control Officer who has raised no objection to the proposal in terms of fire access.

The swept path analysis used is based upon the Light Rescue Vehicles as introduced by Warwickshire Fire and Rescue for use in rural areas.

Item 10: W/17/2275 – Land South of Gallows Hill

Applicants Comments

Further information has been received from the applicant's agent in support of their application which summarises the measures that are proposed in respect of air quality.

Notwithstanding the absence of any evidence demonstrating that their proposals will result in any air quality impact, the applicants will be bringing forward the following measures:-

- The provision of electric vehicle charging points and connections to all plots.
- The provision of sustainable transport packs to all properties within the development to encourage new residents to use alternative means of transport.
- The payment of the requested contribution to implement highway improvements to alleviate congestion, encourage walking and cycling, and to improve public transport near the site which will provide air quality benefits.

Following discussions with the applicant's agent, the following minor revisions to the proposed conditions will be made:-

- Condition 4 – to be amended to in accordance with submitted access plan.
- Condition 5 – to be revised to a pre-occupation condition.
- Condition 14 – Open Space scheme may overlap with Section 106 requirements. Wish to ensure it is not duplicated.
- Condition 18 – Mitigation strategy required such that the final part of condition can be omitted.

Consultation Responses

Historic England have provided a further response to the proposals which advises the Council that in view of the less than substantial harm arising from the proposal to heritage assets, it is for the Council to determine whether the balance between those effects and the wider public benefits of the scheme is such that outline planning permission should be granted.

Their view is that the applicant has provided insufficient information to determine this and whilst they have concerns about heritage impact, rather than object to the proposal, advise that it is for the Council to consider those issues.

WDC Open Space Team

- It is welcome that the open space provision exceeds all the requirements as set the Council Open Space SPD
- We would wish to see permanent water in any of the proposed SuDS features within the open space.
- An offsite contribution should be requested with respect to allotments since these are not provided on site.
- The Children's/Youth Area of 01.19Ha should accommodate a NEAP type play area due to the number of houses and population. Warwick District Council could deliver this play area on behalf on the developer with an agreed contribution.
- We would wish for the open space to be transferred to Warwick District Council with an agreed commuted sum for maintenance.

Update on Contributions

The Warwickshire County Council Infrastructure Team have provided the following draft requests for contributions:-

- Road Safety – Sustainable Travel Packs - £75 per dwelling.
- Library and Information Services - £5,472.
- Education and Learning - £1,854,667.
- Bus Stop Maintenance - £5,000.

Item 11: W17/2315 – Tournament Fields

Comments from the applicant: The applicant has submitted comments disputing the accuracy of the Environmental Health comments.

Comments from prospective purchaser: The purchaser of Plot 8004 has submitted a letter of support stating that they are designers and manufacturers of very specialist equipment for use in the pharmaceutical and medical industries. As such they require a very controlled environment in which to work, and therefore a quiet environment is essential. They advise that their normal working hours are up to 0700 hours to 1900 hours, but occasionally they will work outside these times. As a result they may need to have access through the loading door to take or make a delivery. However, their working environment is such that as soon as the delivery is dealt with the loading door will be shut.

Coventry and Warwickshire Growth Hub and Local Enterprise

Partnership: Make comments in support of the application. They point out that this is a key employment site not just for Warwick District but for the whole of the sub-region. It is one of a very limited number of sites with land immediately available to occupiers.

The LEP strongly support this application in the interests of providing the necessary flexibility in the operation of the site. Modern business practices now mean that some types of business units sometimes need to operate outside what were once conventionally regarded as "normal business hours". In this instance, one of units in question is earmarked for a local company and the LEP are advised that a limited amount of its operations may take place outside of normal business hours to enable the unit to operate efficiently. The

applicant has put forward a package of changes that will continue to protect the amenity of the area and allow the businesses to operate flexibly. The LEP welcomes the use of more flexible approaches to controlling the occupation of business premises. This will allow these new units and future developments to adapt to modern requirements.

Item 13: W/17/2343 – 131 Warwick Road, Kenilworth

Public Response

1 additional letter of objection received raising concern regarding the inadequacy of the site access.

Consultation Responses

Environmental Health – Recommend updated wording to condition regarding noise assessment. Also recommend conditions regarding Land Contamination, Low Emission Strategy and Construction Management Plan.

Item 14: W/17/2347 – Baginton School, Church Road, Baginton

Following the receipt of further information and clarification from the applicant, the proposed reasons for refusal have been overcome and planning permission has been granted for the proposals under delegated powers.

It is therefore no longer necessary for this item to be considered by Planning Committee.

Item 17: W/17/2429 – 47b Fieldgate Lane, Kenilworth

Public responses: 1 additional letter of support received echoing previously raised points

Item 19: W/18/0059 – 31 Offa Drive

The applicant has submitted comments disputing the accuracy of a neighbour objection claiming the proposed works would transform the bungalow into a house.

The applicant states that Offa Drive consists of two different property types; bungalows and houses. 31 Offa Drive was built with an original integral staircase giving access to first floor accommodation with a window in the side elevation. The proposal does therefore not aim to turn the existing dwelling into a house as this is already the case.