

Planning Committee: 13 February 2024

Observations received following the publication of the agenda.

Item 05 – 17 Beverley Road

Advice has very recently been received from the Council's Planning Policy & Major Sites Delivery Manager as to the weight that can currently be attributed to the emerging Net Zero Carbon DPD.

That advice is that the DPD should not be given significant weight in the assessment of current planning applications and that only **limited weight** can be attached to the DPD.

This is because there remain objections of significance, including in light of the December 2023 Written Ministerial Statement that have yet to be resolved, or ruled on by the Inspector.

This advice and clarification of the current position is a material consideration in the determination of this planning application.

Item 08 – Warwick Arms Hotel

Consultation response Warwick Town Council (email dated 7 February):

"The Town Council withdraws its objection based on the further information provided."

(the Town Council's initial holding objection was pending receipt of consultation responses from Conservation and Environmental Health).

Question from Councillor Boad at Chairman's Briefing (7 February):

What are the Drainage arrangements for the Patio area?

Response from applicant by email dated 8 February:

"The new patio was laid on the existing patio on spot beds of mortar. The majority of rain falls through the new slabs onto the old patio and the cobbles that act as a soakaway there are also 3 large manholes that take some water.

The new patio has slopes to the surrounding gravel bed and 3 gullies. Any other water runs, as before, into the courtyard where the cobbles act as a soak away and there are 2 large gullies which the courtyard drain to.

During some of the worst rain ever this last 12 months we have had no problems with any standing water or flooding.

The new hardstanding is laid over an existing hardstanding, the rainwater does exactly the same as it has done for centuries, part soaks into the ground and some into gullies and drains; there is no change."

Question from Councillor Richard Dickson (by email 11 February)

Conditions 2 and 3 are welcome additions. In practice, if there is evidence of a breach of either will this reportable by anyone concerned to the Planning Enforcement Team, to Environmental Health (for noise and/or smoke) or to both?

Officer Response to Cllr Dickson (by email 12 February):

“Dear Councillor Dickson,

Yes, if the conditions are breached the breach could be reported to Planning Enforcement.”