

PLANNING COMMITTEE: 8th JANUARY 2020
OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5: W/18/0092 – Land at Princes Drive, Leamington Spa

This application has been withdrawn by the applicant.

Item 6: W/18/1635 – Land East of Kenilworth, Glasshouse Lane/Crewe Lane, Kenilworth

Update to Recommendation

The recommendation is to be updated to include;

“Subject to final sign off by Highways England of the Thickthorn Island Highways Works...”

Update to Report wording

- On Page 21, 3rd paragraph - Last sentence should refer to 'air mitigation contribution' not 'highways' contribution'.

Updates to conditions

- Condition 9 to be revised to be “Prior to the submission of any reserved matters” instead of Prior to commencement”
- Condition 21 should reference Design and Access Statement March 2019, not 2018 as referenced.
- Omit Condition 22 as this is a duplicate of Condition 21.

Update to Section 106 Provisions

- SUDS provision to be updated to be in liaison with Highways England.
- Requirement for Self Build/Custom Housing to be secured.

Additional Comments

Councillors Trevor Wright and Pam Redford

- Crewe Lane is a minor road with no clear passing areas or white centre line.
- Understand the original plan was to make Crewe Lane an emergency access only which offered a level of restriction. This appears to have been abandoned in favour of changes to the junction at each end which will not address the safety or traffic risks.
- HS2 compound already adjacent to Crewe Lane which will cause disruption.
- Crewe Lane is a rat run and high risk area which will become a bigger problem with additional housing if not managed and controlled.

- There is significant and justified concern that the traffic into Stoneleigh and Ashow will increase substantially as a result of the development without controls and as we already have major issues it will become worse and unacceptable.
- Traffic flows will be affected by new Glasshouse Lane island resulting in additional congestion and forcing traffic onto alternative routes, further exacerbating congestion.
- Alternative access should be considered.
- The developers need to come up with a more practical and sustainable traffic management plan which is put to the community for comment.
- Contrary to Paragraph 102 of the NPPF as transport issues have not been addressed.

Public Comments

2 additional letters of objection received raising the following concerns;

- Over-development.
- Roads are inadequate for the increased traffic.
- Traffic island on Glasshouse Lane would be dangerous.
- No footpaths on Glasshouse Lane.
- Crewe Lane is barely wide enough for 2 vehicles.
- School is surrounded by houses so could not extend.
- No mitigation for impact of new roundabout for residents of Stansfield Grove in terms of access, noise, fumes, headlamp glare and loss of privacy.

Item 8: W/19/1133 – Land at Ward Hill, Warwick Road, Norton Lindsey

This item has been withdrawn from the agenda following the receipt of further comments from WDC Environmental Services in response to concerns raised by a commentator in respect of a specific environmental health issue which requires further consultation to be undertaken.

Item 9: W/19/1133 – 2 Penns Close, Cubbington

For clarification, Members are advised that contrary to the statement in the report, this application is being brought to Planning Committee due to the number of comments of support which have been received, rather than the Parish Council being in support as indicated.