

## **PLANNING COMMITTEE 27<sup>th</sup> NOVEMBER 2012**

### **OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA**

#### **Item 7: W/12/0307 Barford Grange**

The applicant has advised Planning Committee Members of their particular personal circumstances in relation to her marital situation and her son's health in support of their application. They state the building is ancillary to the main house and not intended as a separate independent dwelling, and would be happy with any alterations to be imposed or a time limited permission.

#### **Item 8: W/12/0950 Appleby, Snitterfield Lane**

One further objection received from Martyn Bramich Associates on behalf of Mr Quayle resident at Foldyard House, on the following grounds:

- *'That there are three separate two storey extensions proposed on three sides of the existing property Appleby, constituting over development of the property and therefore being harmful to the Green Belt.*
- *The over development of the property having an impact on the Conservation Area.*
- *The excessive height and width of the two storey extension facing Canada Lane not relating to the existing typography, the over dominating scale of the extension, impacting on the character and appearance of the street scene.*
- *The over bearing impact on the living conditions and outlook of the neighbouring properties by dominant excessive extensions'.*

The letter refers to a previous letter sent in on 30/10/12 and raises concerns that their objections had not been addressed in the committee report. It is considered that all matters have been addressed in the report.

#### **Item 9: W/12/0988 Rear of 16 High Street**

Following the site visit, Members requested clarification of the parking issues.

The application site can provide the three spaces required by the proposed two dwellings, with one space surplus which could be used by the butchers shop. The butchers shop will remain but will have a smaller floor area, as the application proposes the conversion of its attached abattoir and storage space. The parking need for the butchers will therefore be less, since the Council's parking standards for such uses are based on floor area. The two flats are some 165sq.m, which would require 5.9 parking spaces according to the standards, so the proposed two flats which require 3 spaces generate less parking demand.

#### **Item 10: W/12/1026 Kingsway Community Centre, Edinburgh Crescent**

Members should note that condition 2 has been amended to relate to the latest plan numbers and revisions which identify the area for solar panels.

#### **Item 12: W/12/1172 Five Ways Nurseries**

Two further letters of support received reflecting comments within the Committee report.

### **Item 15: W/12/1198 Castle Farm Recreation Ground**

Further clarification from the applicant as to drainage matters as follows:

"We do consider all potential sustainability measures including rainwater harvesting when developing our project specifications. The catalyst for the roof replacement project is the need to remedy leaks and stop the subsequent impacts on tenants and the services delivered at Castle Farm. While we have considered rainwater harvesting, solar-thermal and PV installations at castle farm, they are outside the scope of such a scheme.

This project is driven by tight budget and time restrictions. The development of a rainwater harvesting system to coincide with the roof replacement would add significant additional cost to the project as plant including storage tanks, filters, motors, and pumps would be required; moreover the existing water services infrastructure would need alteration to accommodate the harvesting system. This work would be extremely invasive and would require significant disturbance to existing materials and finishes within the building, creating waste that may negate any perceived environmental or financial benefits of a harvesting system.

As part of our ongoing work we are reviewing assets and stock condition information to develop a unified asset management strategy and plan for the long term development and regeneration of our assets, this work included the consideration of future "greening strategies" in collaboration with the Councils Climate Change Strategy Group will drive the development of business cases for such retro-fit projects in the future."

### **Item 17: W/12/1240 20 Wychwood Close**

Three further letters of support received for the application. One letter sent from the landlord in support of the shutter has been signed by 8 neighbouring residents, one from the neighbouring shop owner and two from neighbouring residents.

The supporting comments are summarised as:

- The shutter has prevented crime and further break ins, and has made the area feel safer
- The area where the shopfront is not a conservation area so therefore, further planning restrictions should not apply to this case
- The landlord has spent a lot of money investing in security measures but the external shutter is a last resort
- Internal shutters will not prevent damage to the glazed frontage
- The shutter will only be down and used at night time
- Support should be encouraged for small rural businesses to operate and the main concern if the shutter is taken away and more break ins occur will be that the shop has to close down

### **Item 18: W/12/1255 Talisman Square**

The applicant has changed the proposed surfacing material from porous to non-porous and has given the following justification. When the drainage consultant looked at this site some time ago, they have advised that the permeability of the ground is not suitable for the use of SUDS as the percolation results were poor. If a SUDS type system were to be adopted, it would require significant attenuation, which could have archaeological implications, and furthermore would make the scheme completely unviable given that the proposed car park is only planned to be on a temporary basis (as now reinforced by the imposition of a condition). Furthermore, it is worth noting that the existing surface material of the site is impermeable and therefore surface water run-off will not be increased.

### **Item 19: W/12/1269 Oaks Stables, Weston under Wetherley**

Further correspondence has been received from the Parish Council. They request that a condition be attached to ensure that a double gate system is put in place on the facility and that this is discussed at committee.

An additional condition (7) is recommended to read:

Prior to the occupation of the site for the use hereby permitted, a double gated system shall be installed at the entrance to exercise area and shall be retained as such at all times thereafter. **REASON:** In the interests of the safety of the animals and members of the public, in accordance with Policy DP2 in the Warwick District Local Plan 1996-2011.

### **Item 22: ENF/101/12/12 4 Granville Street**

The landowner has submitted a report to Planning Committee Members stating that the structure has been in existence for more than 4 years and therefore is immune from enforcement action. In addition, further evidence has been received by third parties citing that the works commenced during 2009.

### **Item 23: ENF/450/43/08 Meadow Cottage**

Following the receipt of communication from the landowner, this item is withdrawn from the agenda to allow for further discussion.