

PLANNING COMMITTEE 18th MARCH 2014

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6: W13/1782 Former Willoughby public house, 12, Augusta Place, Leamington.

Two further letters have been received – from Carolyn & Bill Gifford and Andrew Cave with comments that can be summarised as follows:

- It is not a minor material amendment but a series of significant changes to the approved plans.
- The approved elevation plan shows a clear step down between the height of the side extension and the main building. The current proposals involve the retention of the side extension with a much reduced step down which is 2/3 metres higher than the authorised design. This is overbearing rather than harmonious.
- It is disputed that this is caused by a desire to retain the first floor height of the original side extension because the approved scheme accepted a difference in height.
- The increased height and bulk of the rear gable is poor design in that it would lead to the blocking up of one of the original rear windows.
- The rear elevation of the side extension is higher than the rear roof plane of the original building and significantly higher than the building to the south harming outlook of the residents of Portland Street and the setting of listed building in Portland Street.
- The concrete lintels in the ground floor rear wing look crude compared with the arched brick lintels in the approved drawings. None of the approved windows are to the approved design.
- The windows in the side extension have not been constructed with a vertical glazing bar and therefore do not match the original windows.
- The scale of the building to the south has been depicted as being larger in the current application than the previous application to disguise the true scale of the proposals for the enlarged side extension.
- Planning Permission would be out of accord with the Planning Inspectorate appeals decisions in respect of a restaurant at 18 August Place and in respect of 37 Regent Street.
- The application would thereby conflict with the local plan saved policies DP1 (Layout and Design), DP2 (Amenity), DAP4 (Setting of Listed Buildings), DAP 8 (Protection of Conservation Areas), DAP9 (Unlisted Buildings in Conservation Areas).

Item 7: W14/0120 – 36 Warwick Street, Leamington Spa

Legal Services have advised that a Unilateral Undertaking should be submitted to revoke existing planning permission no. W12/1595. Otherwise that permission could be partially implemented in relation to the 3 flats on the second floor. Together with any planning permission for the current proposals for 9 flats in the

remainder of the building this would circumvent the affordable housing threshold. Therefore the revised recommendation is as follows:

Planning Committee are recommended to GRANT planning permission, subject to conditions, and subject to the submission of a satisfactory Unilateral Undertaking to revoke existing planning permission no. W12/1595. Should a satisfactory Unilateral Undertaking not have been submitted by 24 March 2014, Planning Committee are recommended to delegate authority to the Head of Development Services to REFUSE planning permission on the grounds that the combined proposals make inadequate provision for affordable housing.

Item 9: W14/0023 – Harbury Gardens, Harbury Lane, Bishops Tachbrook

This item is WITHDRAWN from the agenda to enable more work to be carried out on the evidence base to support the requested Section 106 contributions, notably those relating to the Country Park and NHS acute and community healthcare.

Item 10: W14/0162 – Site off Henley Road, Leamington Spa

Cllr Chilvers has submitted comments in support of the proposal for much needed affordable housing with two caveats:

- Further reassurances are sought about steps that will be taken not the damage the oak tree; and
- Planning Committee should carefully consider whether the number of car parking spaces provided is adequate for the properties being built.

Cllr Chilvers also confirms strong support for the provision of money for off-site open space improvements.