

PLANNING COMMITTEE: 26 FEBRUARY 2019

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6: W/18/2199 - 135 Warwick Road, Kenilworth

One additional letter of objection received from a local resident raising concerns about the width of the access and the ability for two vehicles to pass one another as well as how it would be used by emergency vehicles.

An additional condition is proposed to require the submission of the details of the proposed revisions to 135 Warwick Road to ensure that its revised format is visually acceptable within the street scene.

Item 8: W/18/2111 – Warwick Police Station

The recommendation set out in the main agenda is revised as follows: -

Planning Committee are recommended to GRANT planning permission, subject to the conditions listed at the end of this report and a Section 106 Agreement or Unilateral Undertaking to secure a necessary financial contribution of £3,000 in relation to enhanced pedestrian facilities in addition to the wider scheme proposed by Warwickshire County Council which will be under construction shortly.

*Should a satisfactory legal agreement not have been completed by 26 March 2019, Planning Committee are recommended to delegate authority to the Head of Development Services to **REFUSE** planning permission on the grounds that the proposal provides inadequate pedestrian safety improvements.*

The agent has confirmed that parking within the site will be controlled by a token system so that members of the public visiting the town centre (and not the medical centre), will not be able to park within the medical centre parking area.

The proposed parking area within the site has been amended so that parking will be available for staff and visitors (rather than having restricted areas for staff parking), as suggested by Councillor Day during the site visit.

For the purposes of clarification, Councillors are advised that the proposals include a covered cycle parking area and additional cycle storage at the front of the site, with 12 hoops, which can accommodate 24 cycles in total. There are various bus stops within easy walking distance of the site and electric charging points for vehicles parking within the site are to be secured by condition 11.

During the site visit, Councillors requested confirmation regarding the height of the existing building and of the proposed building. Officers can confirm that the height of the existing building is 8.5 metres and of the proposed building is 11 metres, making the total increase in height of the building of 2.5 metres.

The agent has confirmed that only two trees (at the front / side of the site) will now be removed as part of the proposals and an updated tree mitigation plan is therefore required and is proposed to be conditioned.

WCC Ecology: No objection, subject to the inclusion of conditions requiring the provision of a Construction Management Plan and Combined Ecological and Landscaping Plan.

These details can be secured by condition and will be added to any approval granted.

Warwick Town Council: No objection regarding amended plans.

Updated Soft Landscaping Plan submitted by the applicant: LA-17-045-001 Rev G (dated 22nd Feb 2019), which will be added to the approved drawing numbers under condition 2.

WCC Landscape: No objection to amended soft landscaping details.

Public Responses:

Warwickshire Gardens Trust: Objection, the proposal would have a detrimental impact on Priory Park. The application site was formerly a principal entrance to the park and mansion, and the current building was carefully designed to respect its surroundings. The proposal would result in a towering mass which would be detrimental to all of its neighbours. There is an inter-visibility with the properties along Northgate Street, such that anyone enjoying the views from the northern part of the street would also see this building. The bulk and brashness, together with the removal of the green character of the site is unacceptable.

Friends of Victoria Park: Objection, recommend that drawings are provided which clearly show the relationship between the proposed development and nearby properties. The present building was carefully designed and located so that it was respectful of its surroundings. It is set into the hillside and the low pitch of its roof allows the presence of Priory Park to be clearly appreciated. The proposed building, by contrast is such that it has taken no account of the presence of Priory Park. The proposal would make the park almost invisible by removing sight of much of the present tree cover and reducing the grassed bank in front of the present building. Whilst FOPP has no objection to the principle of a Medical Centre, the inclusion of a pharmacy and any associated illumination would further erode the value of the Conservation Area.

Warwick Chamber of Trade: Concern expressed regarding the impact of the proposed pharmacy and impact on existing town centre pharmacies.

Officers would like to make members of the committee aware that the applicant applied for and received pre-application advice regarding the proposed scheme. The Conservation Officer has been involved in discussions from the beginning of the process and the applicant has made every attempt to amend the drawings in accordance with Officer recommendations. Officers therefore consider that the scheme represents a well thought-out, high quality design.

Item 9: W/19/0030 30 Victoria Street Warwick

Warwick Town Council: Warwick Town Council concur with the comments made by the Council's Conservation Officer (who objected to the proposal).