

Planning Committee: 16 July 2024

Observations received following the publication of the agenda.

Item 04 W/24/0367 - Land South of, Westwood Heath Road, Coventry

No updates

Item 05 - W/22/1972 – Land at Marriott Hotel, Stratford Road, Longbridge, Warwick

Question from Councillor Richard Dickson

"The only question that I have on this report relates to a Highways matter. Why, given that it's planned that most of the customers at the venue will be M40 users, is it not considered safer and more practical to require vehicles to turn left out of the site to the roundabout then to turn back towards J15? This would prevent vehicles from having to cut across traffic travelling from Warwick into the site, either for this new venue or the hotel."

Officer response: Officers have considered this question in consultation with the Local Highway Authority.

The Highway Authority Transport Planning Team reviewed and agreed with the trip generation of the proposed development and the forecast (with development) performance of the access junction.

The Highway Authority did consider the potential that, during peak periods, traffic queueing back along Stratford Road from the junction with the A46 (Longbridge Island) could block the exit from The Peacocks for traffic leaving the proposed development and wishing to turn right onto Stratford Road. However, it was considered that this could be mitigated through the provision of "KEEP CLEAR" markings on the westbound carriageway of the A429 (Stratford Road) to allow the increased number of vehicles egressing the site to be able to make the right turn manoeuvre in the traffic flow without blocking the eastbound carriageway and the ghost right turn lane.

In light of the above, the need to restrict all users of the access (the proposed coffee shop, established hotel and the residents of The Peacocks) to turn left only was not considered to be necessary. It is observed that such a measure could result in unintended adverse issues in respect of the impact on the performance of other junctions along Stratford Road (closer to Warwick). In addition, the difficulty with enforcing such a measure could lead to other safety concerns in the vicinity of the exit from The Peacocks.

Item 06 - W/23/1750 – 83 Golf Lane, Whitnash, Royal Leamington Spa

No updates

Item 07 - W/24/0326 – Clarendon, 39A Haddon Road, Lillington, Royal Leamington Spa

Item withdrawn from agenda to allow further consideration of the Parking Survey

Item 08 - W/24/0346 - Proposed New Footbridge, Radford Road, Royal Leamington Spa

Biodiversity Net Gain report received 16 July 2024. This demonstrates that the 10% Net Gain can be achieved on the application site. This is still subject to final scrutiny from Ecology and so the recommendation remains as existing.

Item 09 - W/24/0412- 10-12, 14-28, 32-45 Martinique Square, Bowling Green Street, Warwick

No updates

Item 10 - W/24/0471 - Portland House, 20 Abbey End, Kenilworth

No updates