

PLANNING COMMITTEE 25 SEPTEMBER 2012

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6 W11/0812 Kenilworth Business Centre, Warwick Rd, Kenilworth

The Highways Authority has confirmed they have no objection to the revised vehicle tracking information, subject to their previously recommended conditions/notes.

Two neighbours have objected on the same grounds raised previously.

Item 7 W12/0027 Land south of St. Fremund Way, Whitnash, Leamington Spa

Further comments have been received from neighbours, reiterating concerns previously raised and listed in the "Summary of representations" section of the Committee Report.

WCC Libraries have confirmed that a contribution of £35,675 is required towards the provision of library facilities. The developer has agreed to make this contribution.

The requirement for a contribution towards library facilities is included in the recommendation to grant and consequently this does not need to be changed.

WDC Community Safety Manager: Objects due to the absence of a clear statement of how community safety considerations have been taken into account in the design of the development. Makes general comments about lighting, linkages with existing communities and natural surveillance of the central green. Requests a contribution towards the cost of CCTV and anti-social behaviour interventions.

Officer response: These comments have to be considered in the context of the consultation response that has been received from the Police (no objection). The applicant has confirmed that the development will be constructed to "Secured by Design" standards, and a condition is recommended to require this (this was a condition of the police accepting a lower contribution rate). There would be dwellings fronting onto all sides of the proposed central open space and this would provide a good degree of natural surveillance. The developer has agreed to make a significant contribution towards the cost of increased police infrastructure and in this context it is not considered that it would be reasonable to require a further crime and disorder contribution to a different organisation (WDC). The layout and design of the development has been carefully considered taking all relevant factors into account, including crime and disorder, and a condition is recommended to require lighting details. Consequently, as the Council's Community Safety Manager has not raised any specific concerns about

the proposed layout, it has been concluded that the proposals would be acceptable on crime and disorder grounds. As the layout has been judged to be acceptable, the absence of a clear statement of how community safety considerations have been taken into account is not a valid reason for refusing planning permission.

Item 9 W/12/0871 34-44 Vine Lane, Warwick

The applicant has amended the flat to a one-bedroom unit. The WCC Highway Engineer has confirmed that one additional unit is unlikely to be detrimental to highway safety.