

PLANNING COMMITTEE 4th FEBRUARY 2014

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6: W/13/1682 – Garages, 1-40 Bourton Drive

A letter of support has been received from 13 Bourton Drive stating that they believe only one of the garages is occupied with a car from a Bourton Drive resident and so the proposal would only increase the on-street parking by one.

A letter has also been received from 14 Bourton Drive citing concerns on how overlooked they are likely to be and seeking further clarification about the height of the proposed fencing between the gardens and whether they would lose any of their garden as a result of the development.

Item 8: W13/1781 - Warwick Castle

The applicant has requested the period applied for be extended by one week to the 9th September, with restoration of the site to take place before the 9th October, which reflects the additional costs associated with the de-compaction process requested by the Council.

A plan has been provided showing the location of the generator and fuel store, which is to the satisfaction of the TPO Officer, therefore suggested condition 4 is no longer required.

A Noise Management Plan and General Noise Policy has also been submitted to the Environmental Health Officer, who is content with the proposals. They include proposals for noise readings to be taken at the campsite; no PA systems to be used; no entertainment to be provided after 8.30pm; a curfew of 11.00pm; and no playing of music. The Stratford Road car park gate will be closed to campers at 10.00pm (one hour earlier than in 2013), and the town gate will be closed at 11.00pm. Suggested condition 3 is therefore amended to state:

*"The noise management plan submitted on 28 January 2014 shall be complied with in full at all times following the commencement of the development hereby permitted. **REASON:** To minimise noisy activities in the interests of protecting the amenities of surrounding residential uses, in accordance with Policies DP2 and DP9 of the Warwick District Local Plan 1996-2011."*

A letter of support has been received from Shakespeare's England, the destination management organisation leading on tourism, accommodation and

leisure strategy for the area as follows: The proposal supports the Warwick Town Plan's strategic aim of providing additional hotel accommodation within the Town, will encourage short breaks to Warwick with economic benefits to the town and the wider area, helps to address a shortfall in overnight accommodation in Warwick, adds truly unique accommodation offered within Warwick that we currently do not have which will attract a family based market, will encourage new potential visitors, will be highly marketable and could generate TV coverage for the area as it has already done so in 2013, and is a unique selling point for the Castle and Town that will drive interest, awareness and visitation to the wider region from across the country.

A consultation response has been received from the Warwickshire Gardens Trust expressing concern about the effect of this proposal on the fabric of the Grade I Listed Park and Garden as follows:-

In recent years, the woodland with Foxes' Study has been allowed to thin and the council should be encouraging the Castle management to renew the historic planting, rather than permitting activities which are likely to degrade it further.

The proposals including the number of visitors introduce potential for damage to tree roots and grass which should be monitored carefully and the grass be allowed to recover afterwards.

The proposed activity will be visible from Pageant Field and the nature of security arrangements to protect the belongings of the campers is questioned including the extent of any fencing.

Clarity on the temporary nature of the proposal is requested.

Item 11: W13/1578 – Regent Court, Livery Street, Leamington Spa

Further comments

The following further comments have been received:

BID Leamington: I am writing to express support for the application. In the past we have seen that Livery St area has struggled to attract and retain retail uses particularly in the centre of the site so it is sensible to explore what other uses will be viable here. On balance I consider that the 'softening' treatments proposed will enhance the amenity of the area and while the concerns of residents is recognised with respect to the change of use, it should be recognised that they live in a town centre which is alive and changing. No towns can afford to stand still as they must adapt to the changing retail environment, which in recent times has seen leisure uses become an important part of the town centre offer.

External dining

This application does not include any proposals for external dining facilities and therefore the recommendation has been amended to revise the wording of condition no. 6 as follows:-

*No external seating shall be provided in association with any of the restaurants hereby permitted. **REASON:** To protect the living conditions of nearby dwellings, in accordance with Policies DP2 and DP9 of the Warwick District Local Plan.*

Renewables condition

By way of clarification, a renewables condition has been recommended for this proposal because, whilst the application relates to existing units, the Council's Sustainable Buildings Supplementary Planning Document applies to changes of use as well as new build developments. As the proposed use (restaurants) is likely to have a greater energy consumption than the existing use (shops), it is considered that such a condition is justified.