

PLANNING COMMITTEE 24 May 2016

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5: W/16/0279 – Severn Acre Close, Bishops Tachbrook.

Area H49 within the proposed modification to the Local Plan refers to a section of land off Severn Acre Close. The consultation closed on 22nd April 2016 and the results of the consultation are being evaluated. At present little weight can be attributed to the allocation of the site for housing.

WCC Highways: Following the original Highway Authority consultation response dated 21st March 2016, further information and a revised access plan have been submitted to the Highway Authority. The Highway Authority considers these to resolve the issues raised in the original consultation response. Information regarding the visibility splays has been provided, including the results of a traffic speed survey undertaken in March and April 2016.

This shows the eastbound approach speed at the furthest extent of the visibility splay (within the 50mph speed limit) to be appropriate for the visibility splay. The splay to the east of the access is entirely within the 30mph limit and is considered to be acceptable.

A revised access layout has been provided (revision D) amending the junction layout in order to provide a more appropriate arrangement with existing private drives. The Highway Authority considers this to be acceptable.

Item 7: W16/0463 – Land at Fosse Wharf Farm, Offchurch

Public Response: An objector has submitted further comments in response to further information that has been submitted by the applicant and the contents of the Committee Report. The following further points are made:

- the glasshouse is suitable for non-agricultural use because the applicant has cladded over the glass on part of their existing glasshouse and uses this for storage and other uses;
- the agricultural need for the development is still unproven, the letters of support are not anything to do with Valspan Growing Group;
- query whether the glasshouses will now be run east/west to maximise sunlight for plant growth now that the solar panel installation has been withdrawn;

- comparisons with other large scale complexes in the Committee Report need to be put in the context of the size of the existing and proposed Blackdown Growers complexes, which at a combined floor area of over 40,000 sq m would be 16 times the size of the exhibition hall at Warwickshire Exhibition Centre; and
- various other detailed comments in response to the applicant's letters.

Environment Agency: No objection.

Item 9: W/16/0496 - Former Print Works, Theatre Street, Warwick

Public Response: A further letter of objection has been received on the following grounds; The development is oppressive and would represent a dominating edifice in Bowling Street; The recently completed Waterloo scheme in Malthouse Court had insufficient parking and now residents park illegally; There is uncertainty about Linen Street car park.

Item 10: W/16/0702 - Castle Pavilion, Kenilworth

Public Response: Three further objections, raising similar concerns already identified within the Committee report.

WCC Archaeology: No objection, subject to a condition to secure a programme of archaeological work given the potential for archaeological deposits in the area.

WCC Highways: No objection. Access onto the public highway (Castle Road) is accessed from a private road. The existing access junction is of an acceptable standard, with the required visibility splays being achieved in both directions onto Castle Road. No conditions suggested.