

## **PLANNING COMMITTEE 16 SEPTEMBER 2014**

### **OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA**

#### **Item 05 - W/14/0746 - Warwick Printing Co Ltd, Theatre Street, Warwick**

An additional pre-commencement condition requiring the submission of a construction method statement is recommended to be added if planning permission is granted.

#### **Item 07 - W/14/1018 – Land West of Mill Lane/Old Warwick Road junction**

Comments received from a Lapworth Parish Councillor stating that comments are made in a personal capacity and not on behalf of the Parish Council. Comments state that the pertinent briefing note to the Committee states that "the Highway Authority.....are satisfied that [the proposal] would not cause harm to highway safety". In fact, the Parish Council made a detailed submission opposing this view, to which I note there is no response in the briefing note. *Also, and critically, the visibility splay to the west shown on the diagram on page 13 of the briefing note demonstrates clearly that the required 'y' distance of 90 metres visibility from the new junction to the near edge of the public highway carriageway is not met. In fact, I doubt whether visibility extends beyond 10 metres into the blind spot on this part of the carriageway.* There are safety concerns and fear that this proposal will exacerbate risk at what is already at Lapworth's most dangerous road junction. There is no issue with housing development on this land provided that road safety issues are properly addressed.

#### **Item 10 - W/14/0975 – 10 Earl Rivers Avenue**

*Further comments from 8 Earl Rivers Avenue* (who has objected to the application) stating if Warwick District Council grant the application, they will be held responsible for any injuries sustained if the wall collapses.

*Objection from 2 Earl Rivers Avenue* – wall is poor quality, dangerous, not in keeping with the build quality of the area. Objector advises that there are covenants covering the shared drive for No's 2, 4, 6 and 8 Earl Rivers Avenue which include a right of access at all times. Objector has been informed by an estate agent that granting permission will render the covenants void. If correct, this will have the effect of land locking No 6 entirely as their boundary does not extend to the public highway, and also the garage and parking space for No 2.

**Item 11 - W/14/1036 – 134 Warwick Road, Kenilworth**

WCC Highways: NO OBJECTION, subject to the stated conditions.

**Item 15 - W/14/1166 – 11 Wise Grove, Warwick**

No.12 Wise Grove has commented regarding whether the front extension breaches the 45 degree sight line taken from No.12's front window.

**The Council can confirm that the proposed extension does not breach the 45 degree sightline taken from No.12's front windows.**