

**PLANNING COMMITTEE: 16 JUNE 2020**  
**OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA**

**Item 4: W/20/0210 – 16 Princes Drive**

Further public responses

An additional 16 objection comments have been received on the grounds that the 10% concentration has already been breached, the presence of the railway line is not sufficient to justify departure from policy H6 and the application would set a harmful precedent.

Relevance of the railway line

Several commenters have queried the relevance of the railway line and the justification of this as a physical barrier to mitigate the impacts of the HMO's within the college campus to the properties along Princes Drive.

It has also been raised that a pedestrian access gate situated along Warwick New Road in close proximity to Princes Drive is used as the main access point for student residents and that Princes Drive is often used by student residents as the main pedestrian route to Leamington South.

Officers would not dispute that Princes Drive may be used as a more direct access route to the south of Leamington. Warwick New Road however is a more direct access route to Leamington Town Centre and is a more attractive route for pedestrians in terms of being a main thoroughfare, is well lit and benefits from more natural surveillance.

Further consultation responses

Royal Leamington Spa Town Council have revised their previous no objection to an objection on the grounds that the 10% HMO concentration has been breached, granting this application would set a harmful precedent and the railway line is not sufficient to justify departure from policy H6.

**Item 5: W/20/0263 – 23 Regent Grove**

The following further information has been received since the publication of the agenda:

Supporting Statement from Agent

The agent has provided a statement of support on the application on the grounds that both units have been vacant for some time, other retail units have struggled to find tenants in the immediate area with some being converted to office use already along Regent Grove. The site would provide open plan office space which is difficult to find and would accommodate 60-70 employees that can make use of public transport due to the town centre location.

Supporting Statement from Landlord

The landlord has provided a statement of support, the site has been vacant for some time and there has been little interest in retail uses in this part of the town. A neighbouring site along Regent Grove has recently changed use from a restaurant to office due to a lack of interest for restaurant uses in this area. He also notes that the site is located opposite the employment zone which attributes to the lack of interest for retail uses along Regent Grove. The application site is a modern building that is benefits from a lot of light and so would be ideal for a studio space.