

## Planning Committee: 29 March 2022

### Observations received following the publication of the agenda

#### Item 5: W/21/2192, Land at Leafields, Warwick

Updated Landscape and Ecological Management Plan (LEMP) received in response to final comments from WCC Ecology requesting additional details in relation to fencing around the woodland.

#### Final response from WCC Ecology:

Content with the revised LEMP to include details of fencing and protection around woodland; recommended condition in this regard can be altered to a compliance condition rather than a pre-commencement condition.

Update to condition 4 (p.14) changing the requirement for a further LEMP prior to the commencement of development to a compliance condition requiring the development to be undertaken in accordance with the updated LEMP:

#### Amended wording for cond.4

*"The development hereby permitted shall be carried out strictly in accordance with the detailed Landscape and Ecological Management Plan (PE0266/HS dated March 2022, Harris Lamb). The approved measures within the LEMP shall thereafter be implemented in full.*

#### Response received from Warwick Town Council:

Neither supports nor objects to the proposals.

#### Corrections to report

In light of amendments being made through the course of the application in response to comments from statutory consultees the following corrections are necessary (where the information in the report is based on the original submission):-

- p.1 – under 'Details of Development' the relocated car park would accommodate up to 1,200 cars which is due to the increase in the width of buffers and parkland tree planting shown on revised plans
- p.5 – comments from WCC Landscape have now been fully addressed in view of the proposed parkland tree planting to the east of the site
- p.10 – in the final paragraph, the site area of the proposed car park is 2.86ha which corresponds with the maximum parking capacity in view of the increased buffers

It is also worth noting that parking capacity figures are an approximate maximum; the car park is expected to operate in the same way as existing which is one of fluctuating capacity linked to seasonal use.

## **Item 6: W/21/0763, Zetland Arms, Warwick**

### Public Consultation Responses

One further public representation received, raising objection to the scheme and citing the social and communal benefits the public house operation brings to Warwick.

## **Item 7: W/21/1313, Baginton School Site, Church Road, Baginton**

### Addition of a pre-commencement condition (wording below):

Notwithstanding details contained within the approved documents, prior to commencement of development other than site clearance, preparation works or demolition works, a Sustainability Statement including a programme of delivery of all proposed measures shall be submitted to and approved in writing by the Local Planning Authority. The document shall include;

- a) How the development will reduce carbon emissions and utilise renewable energy;
- b) Measures to reduce the need for energy through energy efficiency methods using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;
- c) Details of the building envelope (including U/R values and air tightness);
- d) How the proposed materials respond in terms of embodied carbon;
- e) How the development optimises the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading,

No dwelling shall be first occupied until the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.

**REASON:** To ensure the creation of well-designed and sustainable buildings and in accordance with Policies CC1 and CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance (2019).