

PLANNING COMMITTEE 27th May 2015

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 7 – W/15/0297 – East of Radford Semele

Radford Semele Parish Council/Councillor Doody: have raised no objections but have requested a number of conditions be applied. Officers have confirmed to the PC/Cllr Doody that these conditions have already been addressed at outline stage and do not need to be imposed again. Construction working hours were not imposed at the outline stage; however this can be controlled through separate Environmental Health legislation.

Affordable Housing: In terms of the tenure mix for the 40% affordable housing this will be either shared ownership (intermediate), social rent or affordable rent. This needs to be agreed with the Council as required by the Section 106 legal agreement.

Item 8 – Site 4200/4300 Poseidon Way, Trident Park, Warwick

Following receipt of further information in relation to noise, Environmental Health have raised no objection. They recommend a further condition is imposed to require that the external building fabric of the depot building provides a sound reduction of 35dB and the workshop shutter doors provide a sound reduction of 20dB when closed.

The applicant has also submitted further information in relation to air quality, which is subject to one of the recommended conditions in the report.

An objector has pointed out that the fence for the existing bus depot is 2.2m high.

Item 9 – W/15/0297 – Woodside Farm

WCC Ecology: The County Ecologist is concerned that the layout proposed as part of this reserved matters application has the potential to disturb or destroy the habitat of a protected species (further survey work is required to establish this).

Although this application includes details of layout, Officers are mindful that the development cannot commence until pre-commencement checks and suitable mitigation, as necessary, have been agreed and secured through the Construction

and Environmental Management Plan, which was required by condition no.9 on the outline planning application W/13/1207. Furthermore this species is protected by separate legislation. A licence would be required from Natural England before any works could be undertaken that would disturb or interfere with this protected species.

Officers would therefore recommend that permission can be granted should members consider it to be acceptable in more general terms. Should further survey work find that the layout needs to be altered to increase the buffer zone the developer will be unable to implement any approved scheme and will need to submit an amended layout scheme to satisfy Natural England and the County Ecologist's requirements.

Market Housing: The applicant has amended plans accordingly to provide five 1-bedroomed units to enable an appropriate mix of houses on the site.

Public response: A further letter from a local resident has been sent direct to Members raising issues relating to green space; levels; footpaths; layout and dwelling design suggestions. A number of other issues have been raised, which are not material to the consideration of this reserved matters application, including financial contributions; traffic and access.

Item 11 – W/15/0256 – 3 & 5a Princes Drive, Kenilworth

Warwickshire County Council Highways: Having reviewed the additional information received from the applicant, there remains no objection to this proposal. Access onto the public highway is to an acceptable standard and should be able to accommodate the number of vehicle trips generated by the site, particularly larger vehicles.

Within the committee report, under the heading of Details of Development, the opening times for Saturdays should read 08.00am to 1600 pm.

The applicant has clarified that the change in levels within the site between the storage area and the delivery access is 0.5 metres; the retaining walls within the site will be faced with concrete modular blocks; palisade security fencing of 2.4 metres in height will be used; and that a 5 metre high lighting column will be provided in the centre of the storage area timed to switch off 30 minutes after closing.

Item 14 – W/15/0449 – 25/27 Shakespeare Avenue

Environment Agency: No objection

Item 15 – W/15/0528 - 36 Berenska Drive

Royal Leamington Spa Town Council: does not raise an objection to the proposal.

A comment has been received from 40 Lillington Road requesting that any trees that are lost to the proposal are replaced.

An amended plan showing vehicle tracking has been received.

Item 16 – W/15/0570 - 36 Berenska Drive

Royal Leamington Spa Town Council: does not raise an objection to the proposal.

1 no. objection has been received from 17 Wathen Road which states that the proposal is contrived, infill and unnecessary contrary to Policies DP1, DP2 and DAP8.