

TO: PLANNING COMMITTEE -21ST JUNE 2006

SUBJECT: QUALITY SITE VISITS

FROM: PLANNING AND ENGINEERING

1. PURPOSE OF REPORT

To consider possible sites for "Quality" site visits of completed developments

2. BACKGROUND

2.1 Quality Site Visits of completed developments are an established feature of the operation of the Planning Committee, with the last set of visits being undertaken in 2004.

2.2 An Appendix is attached with a suggested list of sites which members are asked to consider for inclusion in this years quality site visit programme. Normally, three or four sites are visited based on a representative sample

3. RECOMMENDATION

3.1 That Members indicate their preference for the 2006 set of quality site visits.

BACKGROUND PAPERS

Nil

For further information about this report please contact:

Contact Officer: John Edwards
Tel: Direct Line (01926) 456541
E-mail: john.edwards@warwickdc.gov.uk

**Areas in District
Affected:** All

Commercial/Mixed developments

Regent Hotel (Site E) Parade - conversion of hotel, new shops and flats – major town centre scheme which raises issues in relation to historic listed building and conservation area.

Housing Schemes

42-46 Lillington Road Leamington Spa – demolition of three detached houses fronting Lillington Road and erection of 13 dwellings and one apartment over garages involving development of site in depth

R/O 132 Lillington Road Leamington Spa – single dwelling fronting Elm Bank Close – issues of plot size, neighbour and street scene impact

Whitemoor Engineering Site Kenilworth – high density housing scheme allowed on appeal where refusal contrary to officers recommendation.

Ansell Way Warwick – high density flats scheme on former gas works site near town centre

Ranelagh Terrace Leamington Spa – erection of four storey block of flats comprising 108 student bedrooms - high density development with issues of neighbour impact and amenity

Sites Within Conservation Areas

R/O 54 Warwick Place adj. Conway Road Leamington Spa – conversion scheme to main property and new build at rear close to bungalow on Conway Road – raised neighbour impact /proximity issues

R/O 1a Warwick New Road Leamington Spa – development of 12 three storey flats on site of single dwelling – significant neighbour concerns..

R/O 52 Warwick New Road/fronting Rugby Road Leamington Spa - two houses on rear part of garden of main house – significant neighbour and street scene concerns.

Bread and Meat Close Warwick – high density development close to Hill Close Gardens and racecourse following preparation of Planning Brief for the site.

Domestic Extensions

1a Highland Road Kenilworth – allowed on appeal following refusal contrary to officers recommendation. Issues of neighbour impact and street scene.

34 The Gardens Radford Semele – allowed on appeal following refusal against officers recommendation. Issue of neighbour impact

Other – Slade Hill Shops Hampton Magna – residential development on top of single storey flat roof shops in centre of village