

PLANNING COMMITTEE: 11 SEPTEMBER 2018

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5 – W/18/0554 – Waverley Riding School, Coventry Road, Cubbington

This item has been withdrawn from the agenda to allow further assessment of compliance with Policy H1.

Item 14 – W/17/2371 – Land at Coventry Road/Rugby Road, Cubbington

Updated 5 Year Housing Land Supply (HLS) Figures

The latest update to the 5 year HLS has been produced and demonstrates that as of 1 April 2018, Warwick District Council can demonstrate a 6.49 year HLS.

Additional Consultation Responses

Councillor Pam Redford: Objects for the following reasons:

- Scale of development, which is approximately 20% over the expected number of homes for this site.
- Lack of green space on the Rugby Road area of the development, which would seem to go against the WDC policy of green space, open areas "Garden village" aspect. If the number of homes for this development were to be reduced to the original expected number, especially on the Rugby Road area of the development, then the WDC policy for open area and green spaces could be better addressed.
- Concerned about the placement of the balancing ponds on the Coventry Road side of the development without substantial fencing, are a danger to young children living on the development, as they are placed within areas of green space, where children will clearly gather and play.

Councillor Trevor Wright: Objects for the following reasons:

- The increase in dwellings against the original plans submitted
- Inadequate details with regards to the protection against intrusion of children/young people into the pond and water amenity areas within the green space.

Public Response: 1 additional letter of objection has been received that has been circulated to Members raising the following points which have been summarised:

- New allotments have already been allocated to local residents which appear as if the decision has been completed and agreed. This is clearly not the case.
- Affordable housing is still grouped along the one boundary/area and not spread throughout the development. The plans show they are "crammed" into the one corner.

- The existing allotments should be allowed to remain as allotments and the new houses built where the proposed new allotments are envisaged as well as on the open agricultural parcel of land.
- The size of the development exceeds the allocation of 65 and 35 dwellings. The proposed scheme is for 67 and 53 which is an appreciable increase over size envisaged, i.e. 20%.
- There are a number of mature trees on the land which appear to be being cut down.
- Questions whether the boundary hedgerows including trees will be retained to the degree as outlined in the plan.
- Concerned about the number of residents' vehicles that will entering and leaving the 2 entrances on the Coventry Road and Rugby Road on grounds of highway safety
- Concerned about where the boundary of the proposed plan comes up against No. 11 Coventry Road as well as neighbours at Nos. 11, 13 and 15. Concerned about the existing old hedge and trees on their boundary.

Item 7 – W/18/1071 – 121-123 Warwick Road, Kenilworth

Additional consultation response

Public Response: One additional letter of objection has been received on the following grounds:

- Insufficient parking provision
- Badly maintained student accommodation could result in an eye sore
- Why is student accommodation required in Kenilworth when there is no university or college in Kenilworth?

Item 8 - W/18/1180/FUL - Faerie Tale Farm, Rouncil Lane, Kenilworth

Further response received from the agent contesting the Council's Agricultural Consultant's latest comments quoted in the committee report and the validity of the figures relied upon for the recommendation

Additional consultation response

Public Response: Two additional letters of support have been received.

Item 9 - W/18/1349 – 199 Leam Terrace, Leamington Spa

Updated dormer design

A revised drawing has been received which reduces the size of the proposed dormer which formed part of the reason for refusal. The revised plan forms part of the updated presentation. The proposed dormer is now considered to be of an acceptable size and design for a property in the Conservation Area and the

Conservation Officer has verbally removed his objection to the dormer. The reason for refusal has therefore been updated to remove reference to the dormer:-

"Policy HE2 of the Warwick District Local Plan 2011-2029 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas. Policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Residential Design Guide SPD sets out design principles for side courtyard extensions to properties in the Conservation Area.

In the opinion of the Local Planning Authority the design of the proposed side courtyard extension is not in accordance with Warwick District Council's Residential Design Guide SPD, and is therefore considered to cause harm to the character and appearance of the property and the wider Conservation Area. The development is thereby considered to be contrary to the aforementioned policies".

Item 10 - W/18/1352 - 12 Staunton Road

Additional consultation response

Councillor Naimo: Objection. Queries whether the planning application at 29 Grosvenor Road to regularise the HMO has a material impact on this application; query over parking requirements and impact on amenity.

Officers would like to clarify that the application at 29 Grosvenor Road (W/18/1375) will not be supported as the percentage of HMOs within a 100m radius of the site is 18% which is more than permitted by Local Plan policy H6.

Item 6 – W/18/1060 – 7 Lower Farm, Brownley Green Lane, Hatton

As this application is retrospective the condition requiring the development to commence within 3 years is deleted. The window and the roof light have already been installed and are considered to be acceptable (updated photographs are provided as part of the presentation). The large scale details condition is therefore deleted.

Additional consultation response

Public Response: One further objection has been received on grounds of lighting being harmful to the rural character of the area and on local wildlife

Items 11 & 12 – W/18/1362 & W/18/1363/LB – 8 Savages Close, Bishops Tachbrook

These applications have been withdrawn by the applicant

Item 13 - W/18/1372 - Corner of Princes Drive, Kenilworth

Additional consultation response

WCC Landscape: Objection. Concern that this development does not visually link with neighbouring properties and could potentially lead to further ribbon development in this location.

Additional response from agent querying the Landscape Officer's comments regarding siting and landscaping

Public Response: 3 additional letters of support received reiterating the reasons previously raised.

Item 15 - TPO 549 - Myton Hospice Myton Lane

Additional consultation response

Public Response: Additional letter of support for the TPO received on grounds that the removal of the tree would have a terrible aesthetic and environmental impact and adversely affect the neighbours' enjoyment of this area.