

Planning Committee: 12th January 2021

Observations received following the publication of the agenda

Item 5: W/20/0760 – Montague Road

General

Drawings:

The following drawing reference numbers were omitted in error from condition 2:

- 19057 MAI - 01 (maisonette type, plots 15 - 22, ground floor plans) submitted on 15th May 2020.
- 19057 MAI - 08 Rev A (maisonette type, plot 116 - 121 floor plans) submitted on 2nd December 2020.

Drawing 19057 MAI - 01 Rev A (maisonette type, plot 116 - 121 floor plans) submitted on 2nd December 2020 should be removed from the drawing list under condition 2.

Landscape:

As requested, the applicant has provided a technical note which details the requirements from WCC Landscape:

- Proposed trees will be predominately of native species, numbers and locations will be provided on the revised detailed landscape proposals. Species will be specified appropriate to their location and the use of the ornamental varieties will be concentrated to private gardens.
- The planting schedule will be updated to remove any invasive species from the list.
- Open space grassland will be specified as EL1, Flowering lawn mixture with areas of Meadow Grassland EL1F, Special Pollen & Nectar Wildflower mixture (as supplied by Emorsgate Seeds).
- Proposed bulb planting species will be revised to a native mixture to include English Bluebell (*Hyacinthoides non-scripta*), Snowdrops (*Galanthus nivalis*) and Wild Daffodils (*Narcissus pseudonarcissus*).

This technical note is considered to address the points identified by WCC Landscape in their comments. A landscaping condition is attached to the proposed list of conditions to confirm the final details.

The applicant has also advised that approximately 65 replacement trees will be planted, which represents a potential net overall increase in the number of trees on the site by 15.

Affordable Housing Tenure:

The applicant has confirmed the proposed affordable housing tenure split as:

- Social rented 60%
- Affordable rented 25%
- Intermediate tenure 15%

The Council's Housing Team have confirmed that the tenure and housing mix is acceptable, in accordance with the Council's requirements and have no objection to the proposal.

Ecology:

An updated BIA calculation has been provided by the applicant as requested, however WCC Ecology do not have the capacity to check this prior to the committee meeting. The updated biodiversity offsetting figure has been calculated as £116,367 by the applicant, which should be added to the section 106 agreement if WCC Ecology accept this.

It is requested that in the event that Planning Committee resolve to grant planning permission, the final figure for the biodiversity offsetting contribution is delegated to Officers, in consultation with the Chair of Planning Committee.

Parking:

Following a query from the Chair of Planning Committee, Officers wish to confirm the parking provision for the development:

256 allocated spaces = 100% of standard requirement

16 unallocated visitor spaces = 31% of standard requirement (under provision of 35 spaces)

TOTAL = 307 spaces = 89% of the total standard requirement

Plots 1, 2, 10, 39, 41, 43, 46, 48, 49, 68, 69, 70, 71, 72, 75, 77, 79, 81 & 93 have enlarged garages to comply with WDC Parking Standards (June 2018) – these are counted as parking spaces per plot.

Plots 63, 64, 65, 66, 87, 88, 91 & 92 are a York house-type (4 bedroom) which have an integral garage that has not been counted as a parking space because an additional space per plot has been provided to meet the required parking standards for these houses.

Section 106

Public Open Space: The Green Spaces Officer has confirmed that it is likely that existing nearby public open spaces can be enhanced, rather than their being a need for the provision of new public open space off site, therefore the relevant contribution is £765,576 and an offsite contribution will not be required by the S106 agreement.

However, Green Spaces are reviewing the contribution request.

Officers request that in the event that Planning Committee resolve to grant planning permission, the final figures for open space contributions are delegated to Officers, in consultation with the Chair of Planning Committee.

A financial contribution to mitigate the under provision of private amenity spaces to go towards enhancement of local open spaces of £15,232 has been added to the requirements of the Section 106 Agreement.

Consultation Responses

Town Council: Objection maintained:

- Whilst additional car parking has been provided and the garages enlarged to meet a standard which can accommodate a car, this results in a distinct lack of landscaping within the street scenes of the development which has a car dominant street scene which is contrary to Policy BE1.
- The Spinney Hill junction remains a key concern.
- There is still a lack of setback on the Canal side dwellings which will result in a direct visual impact to the Canal side properties, landscape buffers should be provided to assist with mitigating this impact.
- There also remains to be a lack of landscaping around the commercial premises which will also have a negative impact in relation to future occupiers of the site.

Warwickshire Police: Amended financial contribution request of £32,056 towards police facilities to mitigate the additional impacts as a result of the proposed development. *(Also updated in the S106 agreement)*

WCC LLFA: No objection, subject to conditions *(already attached to report)*.

WCC Highways: confirmation of S106 contribution towards provision of toucan crossing of £150,000. *(Also updated in the S106 agreement)*.

WCC Ecology: No objection, subject to conditions (pre-commencement conditions for provision of a landscape and ecological management plan and a construction environmental management plan – **TO BE ADDED**).

Additional Public Responses: 18 Objections:

- The amendments have not overcome previous concerns.
- Over density of housing.
- The proposal results in loss of privacy and overlooking to existing residential properties.
- Loss of amenity to existing residents, loss of green space.
- The existing petrol filling station will cause noise disturbance to future residents.
- The development still fails to provide adequate unallocated parking provision. Insufficient justification has been given to provide a reduced

number of parking spaces in comparison to the requirements of the Vehicle Parking Standards.

- Concerns about 'overflow' parking on to adjacent roads thereby causing increased congestion and increasing the risks of accidents a domestic housing area.
- Concerns still raised regarding impacts on nearby highways network and traffic congestion. The data on car parking ownership is obsolete and inaccurate, providing a misrepresentation of the car ownership in the nearby area. The garages should still not be counted as parking spaces as people do not park their cars within them.
- Request that if the application is approved, mitigation measures for parking and traffic flow within The Ridgeway and surrounding area be put in place as a condition of the application.
- Suggests a further reduction in the number of units is required to overcome above concerns.

Item 7: W/20/0735 - 23 Mill End, Kenilworth

The applicant has confirmed in writing their agreement to the recommended pre-commencement condition related to flood risk.

WDC's Building Control Team have been consulted on the application and have advised that they would not require any further information prior to the determination of the planning application. Instead it is considered that matters related to the loading on the culvert can be dealt with via an application for Building Regulations Approval.

Item 8: W/20/1531 – 8 The Close, Leamington

Leamington Spa Town Council have confirmed that Members raise no objection to this scheme, which omits the previously proposed HMO conversion.

Item 9: TPO 561: Rear of 7 Dickens Road, Warwick

26/12/20 – 9 photographs from the objector have received to demonstrate the width of the access, before and after photos of site clearance and the crack in the slab.