

PLANNING COMMITTEE 19 JULY 2016

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6: W/16/0441 - Westham Lane, Barford

Further comments received from a local resident raising issues of land ownership and highway safety.

Item 7: W/16/0552 - 76 The Fairways, Royal Leamington Spa

A further letter from the occupiers of 78 The Fairways has been received which reiterates concern that no other property has an overbearing extension and whilst all the houses are different, the view and property lines have been kept intact.

The bulk will detract from our amenities and make us feel very enclosed.

Further objections from 74 The Fairways have been received to reiterate the concern regarding a two storey extension and the precedent it would set; harm to residential amenity through overlooking and loss of privacy and the continued concern that this application would lead to likelihood of an application for multiple occupancy.

Item 8: W/16/0656 – Land at Haseley Knob

The Parish Council have reiterated their concerns that this part of the lane is characterised by well-spaced, well set back dwellings and the scheme would create an alien suburban appearance. The PC considers the development does not represent 'limited infilling' and is inappropriate development and is contrary to the parish plan. The PC have created a street view of the scheme below:

Proposed Street View



Four Winds

Hillcrest

Existing Street View

Item 10: W/16/0775 - 5 Inchbrook Road

7 further Public Objections received in respect of:

- The lack of a site notice publicising the application;
- The development being inappropriate and out of scale, comprising backland development and over-development of the site and not in keeping with the wider street scene;
- The limited access which will cause danger to pedestrian safety; congestion of the public highway and increased traffic;
- The destruction of trees and shrubs;
- Noise and general disturbance during the works;
- The adverse effect on neighbouring residential amenity in terms of overlooking and oppressiveness;
- The increased exposure of the proposed HS2 line through removal of existing trees;
- The absence of affordable housing;
- The precedent the development will set;
- The potential for the development to be let to students which will cause noise disturbance;
- The increased risk of flooding.

Officer Note: A site Notice was displayed at the site from 17 May 2016.

WCC Highways formal consultation response received following submission of amended plans: NO OBJECTION subject to conditions and informative notes requiring that:-

1. The development shall not be occupied until the existing vehicular access to the site has been remodelled so as to provide an access of not less than 5 metres for a distance of at least 7.5 metres.
2. The access to the site for vehicles shall not be used in connection with the development hereby permitted until it has been surfaced with a bound material for a distance of 7.5 metres.
3. The development shall not be occupied until all parts of the existing access within the public highway not included in the permitted means of access have been closed and the kerb and footway have been reinstated in accordance with the standard specification of the Highway Authority.
4. Gates erected at the entrance to the site for vehicles shall not be hung so as to open to within 7.5 metres of the near edge of the public highway carriageway.
5. The development shall not be commenced until a turning area has been provided within the site so as to enable the largest anticipated vehicle on site to leave and re-enter the public highway in a forward gear.

The recommended conditions and notes have been revised in respect of the above.

Item 11: W16/0777 – St. Nicholas Park Leisure Centre

Results of gas monitoring have been submitted by the applicant and these have been accepted by Environmental Health. A revised contamination condition is recommended accordingly.

Item 12: W16/0784 – Newbold Comyn Leisure Centre

WCC Highways have raised no objection to the application, subject to condition 3 as listed in the Committee Report.

The applicant has submitted revised lighting details to address issues raised by WCC Ecology. The recommended conditions have been amended to account for these revised details.

Results of gas monitoring have been submitted by the applicant and these have been accepted by Environmental Health. A revised contamination condition is recommended accordingly.

Item 13: W/16/0793 - The Limes, 21 Guys Cliffe Avenue, Royal Leamington Spa

A further letter on behalf of all residents has been received which summarises their objections on the grounds of:

- Parking, including underground and lack of visitor spaces
- Traffic increase on the Cul-de-sac
- Safety of children and pedestrians
- Character and quality of dwellings
- Density and mass of proposed development
- Development of private garden land
- Overlooking/overshadowing
- Building line and separation distances
- Proximity to dissimilar properties
- Noise, light and air pollution
- Concern about mature trees.

Tree 2 is inaccurately accounted for in that it is misleading as it is closer to the boundary than shown on the survey.

A letter has been received which confirms that 41 local residents have objected and concentrated on parking and safety.

A further letter from the community states that this development is clearly garden grabbing which is at odds with the guidance regarding brownfield land. Concerns are raised regarding overlooking into gardens from the ground, first and second floor windows. The density significantly exceeds the area and the underground parking is inconvenient and will cause a danger to safety, especially to school children.

Item 15: W/16/0902 - 13 Newbold Terrace, Royal Leamington Spa

Condition 3 of the proposed development is to be removed as public open space contributions are applied to developments of more than 10 units and where the floor area exceeds 1000 square metres. This site does not fall within either of these categories.

A further letter has been received which questions the differences between this application and that which was previously refused as the Highway objections do not appear to have been overcome.

Item 16: W/16/0912 – 22-24 High Street, Warwick

Warwick Town Council: No objection.

One email received in support of the scheme.

12 further e-mails received objecting to the scheme raising concerns already covered within the officer report.

Further comments from a local resident identifying that:

- The application is contrary to Local Plan Policy TCP2.
- There is no evidence to support the view that this application would bring increased footfall in the area.
- There are sufficient coffee shops in that area to meet current demand.
- The view that the proposal would encourage consumers to remain in the shopping area longer is misguided in that this application if granted would reduce the 'shopping' area.
- There are sufficient venues for social interaction currently in Warwick.
- An alternative application providing retail opportunities would provide job opportunities in the same way as this proposal.
- The benefits that officers have listed in their report are flawed for the reasons above and I would ask the Committee to reject this application.

An online petition has been created titled: *Chain coffee Shops! No more!* showing 10 supporters.