

PLANNING COMMITTEE: 9th OCTOBER 2019
OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5: W/19/0067 – Former Tamlea Building, Nelson Lane

The applicant has withdrawn the application.

Item 7: W/19/1310 – William Wallsgrove House

Conditions

The wording of condition 3 has been amended to state that details of the bin storage screen is to be submitted within 1 month of any approval and following the approval of those details the screening shall be implemented in full within 1 month.

An additional condition has been included to restrict the occupancy of the building to no more than 22 residents at any one time with the exception of during severe weather conditions whereby the occupancy will increase to no more than 30 residents.

Further consultee comments

Subsequent responses from Waste Management have been received stating that the existing bin storage is sufficient.

Management Plan

The Management Plan has been revised to include an additional summary that sets out and summarises the key commitments made by William Wallsgrove House, to the neighbouring residents in the local vicinity.

That Additional Information is reproduced in full at the end of this note.

Item 4: W/18/2387 – 73 Warwick Street, Leamington Spa

Letter from Councillor Bill Gifford

I understand from Peter Frampton's letter to members of the Planning Committee (passed on to me by Simon Tate of TAG), that a car club is being proposed for this scheme. Simon Tate had been speaking to the operator of a car club who had also been talking to me in my capacity as a County Councillor about the possibility of car clubs in Leamington Spa.

I will leave it to others to look into the viability of the proposed development, but the issue of parking and car clubs is one of considerable interest to me.

I am very pleased to see that this town centre scheme is going to discourage car ownership by removing the eligibility of residents to be granted parking permits and, more positively, by providing cycle storage and by paying for a car club to be set up in the centre of Leamington Spa. Given the very central location, that makes it attractive to those who might well decide that they can manage without

owning a car, especially as it will be very easy for members of the car club to use a car when required.

The provision of parking spaces in a renovated/newly rebuilt Covent Garden is useful, but I would hope that it is walking, cycling, public transport and the imaginative idea of a car club that is moving towards the idea of less dependence on the car.

Supporting Statement from the Site Owner

I write as a Managing Trustee of the Pension Scheme which owns the above property. I was surprised and concerned to learn yesterday that the Town Council proposes to reinforce its objection by appearing in person to address the Planning Committee on Wednesday 9th October.

You will be aware that over the last 15 years this property has gained planning permission, which has been amended and altered, to convert and refurbish the existing structure to provide retail accommodation on the ground floor and residential on the first. These permissions have been granted following viability studies which proved that neither the provision of affordable housing nor any on-site car parking could be sustained and, indeed, despite our best endeavours and the Council's compromises none of these proposals has ever proved viable for this extremely sensitive site.

To this end, over nearly two years we have worked tirelessly alongside our chosen development partner, TAG Urban Properties, who have a proven track record and reputation for high quality development within the district to find a solution.

The proposal to take down the incongruous building which now exists and replace it with the high quality application now before you would dramatically improve the retail offering at ground floor whilst creating much needed residential units above in a wholly sustainable location and commensurate with the character of this highly visual location.

You will be only too aware of the numerous amendments to the drawings made in close liaison with your Conservation Department to deliver this project, however, its viability sits on a knife edge and has only become achievable by mitigating both affordable housing and parking provisions.

The new proposals offer a dramatic enhancement of the Leamington street scene as well as meeting the requirements of a sustainable property into the 21st century and beyond.

May I urge you to strenuously stress these points to the Planning Committee as, if this project is lost, the Trustees fail to see any appropriate way forward other than to close off all upper floors, remove staircases and retain the present incongruous structure.

Agenda Item 7 – Application Number W/19/1310
William Wallsgrove House Commitment to the Community

The Council recognises that there have been concerns associated with William Wallsgrove House. This document sets out and summarises the key commitments made by William Wallsgrove House which are included in this management plan to our neighbouring residents in the vicinity of the hostel.

- A new management team is in place which has refreshed operational practices and policies.
- 24 hour monitored CCTV is permanently provided on site both internal and external.
- Rear external doors and the first floor fire escape doors are alarmed. The main front doors are electronically controlled by onsite staff.
- Hourly internal and external inspections of the building take place on a 24 hour basis in order to monitor activities inside and outside the building. Each inspection is logged and remedial action taken as necessary.
- A strict no alcohol and no drugs policy is in place.

- This no admittance for new or prospective hostel residents after 10.00pm except in exceptional circumstances. Statutory and voluntary partners are aware of this policy.
- Where admittance is refused due to unsuitability reasons, or where an individual is not complying with house rules and are being asked to leave the service, staff will engage with the parties concerned to encourage them to leave the area quickly and quietly.
- If an individual refuses to leave, the police will be called to escort them from the building and vicinity.

- All prospective hostel residents are risk assessed before admission to dormitories or rooms.
- On admission, Licence/Use and Occupation documents and House rules are explained, read or translated.
- Prospective hostel residents are advised that non-compliance with those rules may result in them being removed from the building.
- During support sessions and house meetings staff reinforce the message that inappropriate behaviour in the hostel and in the vicinity may lead to exclusion from the service.

- Only one person at a time is permitted to leave the building to access the smoking shelter after midnight (including staff).
- Activity in the garden is monitored by CCTV, and any inappropriate behaviour will be dealt with by security staff.
- In the event a hostel resident goes off site after midnight, there will be no re-admittance until 11.00am that morning. Statutory and voluntary partners are aware of this policy.

- The Council's Contract Services team carry out early morning litter picks 3 times a week in the Lillington Road, Waller Street, Champion Road, Wathen

Road and alleyways "Block" and submit a record of any items found and in what location after their removal.

- In order to ensure that local residents and community groups are able to easily make contact, contact details for the premises (including a named single point of contact) and details of a complaints procedure will be widely publicised in the vicinity.
- All complaints will be recorded in a written format including the investigation and outcome of the matter and will be available for inspection.
- There will be monthly meetings with the Community Safety team and local residents to monitor ongoing issues.
- If there is an incident leading to exclusion an incident form is completed and passed to management who will interview the relevant parties to see if there are any lessons to be learned for that individual and for the team as a whole or to inform the management plan.

Moving Forward

- An oversight group will be established, chaired by the council to monitor effectiveness of the management plan for William Wallsgrove House and any other issues that may arise. That group will include representative of the local residents and local communities. Minutes of the meeting will be circulated.
- The Council's Community Protection to investigate how a pilot Street Marshal Scheme could be funded as the darker nights approach