

PLANNING COMMITTEE: 30 JANUARY 2019

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 4 - W/18/0190 – Unit 3, Holly House, Queensway, Leamington Spa

Clarification of Height restriction

The proposed development, whilst outline, has to be assessed regarding the character of the area. When assessing the proposal, officers noted that the adjacent development is a three storey building under a pitched roof. The proposal on the site is for a maximum of 4 storeys in height and officers concluded that a condition to limit the overall height to not exceed the overall height of the adjacent building would give an acceptable parameter to guide the reserved matters submission.

Breakdown of Parking Standards

The scheme has been submitted with an indicative level of housing proposed together with a two room health suite. The parking layout indicated on the layout plan demonstrates that the scheme would meet the required 34 spaces as set out in the adopted standards, namely;

12 x 1 bed flats	1 space per unit	12 Spaces.
4 x 2 bed flats	2 spaces per unit	8 Spaces.
3 x 3 bed flats	2 spaces per unit	6 Spaces.
Health Suite	4 spaces per consulting room	8 Spaces.

This is an indicative layout only to demonstrate that appropriate parking can be achieved. The final scheme will be subject to a separate approval under the Reserved Matters submission where the final scheme and layout is presented and this will be further assessed for its compliance with the Parking Standards SPD.

Additional Condition

"The development hereby permitted shall not be occupied unless and until the means of access to the site has been provided in full accordance with details to be submitted to and approved in writing by the local planning authority and thereafter the means of access shall be kept available for use by vehicular traffic at all times. **REASON:** In the interests of vehicular and pedestrian safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029."

An associated note regarding works within the highway is also proposed to be added.

Item 5: W/18/1996 - Land at the Valley, Radford Semele

WCC Local Lead Flood Authority:

Following the submission of additional details, the LLFA have confirmed that they

withdraw their objection, subject to a condition requiring the provision of detailed drainage scheme.

Whilst the LLFA note that the information submitted demonstrates that the flood risk to the site, due to the topographic levels of the area, is considered to be low, they have serious concerns regarding access and egress from the site due to the surface water flow path along the Valley which emanates from an Ordinary Watercourse running along the Valley. This flow path runs along the only vehicular access to the proposed properties and as such, access and egress to the site would be severely impeded even if the site itself did not become inundated. Photographs submitted to the LLFA and LPA provide validation to the EA national scale mapping in this location.

Policy FW1 Reducing flood risk of the Warwick District Local Plan states that *"Where development lies in an area of flood risk it must be designed to be flood resilient with safe dry access for vehicles and pedestrians"*. Whilst the site itself is not at risk of flood, it is adjacent to a high risk area and would not achieve a safe dry access for vehicles, and the LLFA strongly advise that this is considered by the Local Planning Authority. In addition, Paragraph 057 of Planning Practice Guidance advises important considerations for flood warning and evacuation plans and states that *"In consultation with the authority's emergency planning staff, the local planning authority will need to ensure that evacuation plans are suitable through the appropriate planning conditions or planning agreements"*.

Criterion (e) of Local Plan Policy FW1 states that development *"must be designed to be flood resilient with safe dry access for vehicles and pedestrians"*. The Valley is the only vehicular and pedestrian access route to this site and this is prone to flooding (the flood in 2007 would have rendered this site inaccessible), and therefore the development cannot comply with this criterion as proposed. The development is therefore also considered to be contrary to Local Plan Policy FW1.

Officers have consulted with the WCC Fire and Rescue Service regarding the access to the site in the event of emergency. Concern has been verbally expressed by the Fire and Rescue Service in relation to the access to the site and access to water. Officers expect a response from the Fire and Rescue Service prior to the committee meeting and Officers will update members at the meeting.

Applicant

The applicant would like to draw Councillor's attention to the pre-application advice received from Officers, which stated that the site was within the village envelope of Radford Semele and would therefore be acceptable in principle.

Item 7 - W/18/1960 - The Great Western, Coventry Road, Warwick

Environmental Protection:

No objection, subject to conditions in relation to noise mitigation for the future occupiers, a contaminated land survey and air quality improvements.

Councillors are advised that proposed condition 4 would be amended to the

wording suggested by Environmental Health Officers.

Environment Agency:

No objection, subject to the inclusion of a condition requiring the provision of a detailed flood risk mitigation report.

Item 10 - W/18/2110 – Station Approach, Royal Leamington Spa

Revised Plans

Revised plans have been received for house types F1 and F2. The change relates to the position of the chimneys only. The condition referring to the approved plans will be changed to reflect the revised plan numbers.

Public Response

1 letter of objection has been received relating to the loss of the car parking spaces. This element was considered and approved under the original submission and is not being considered by the current proposal.

Items 11 & 12 - W/18/2145 & W/18/2146/LB - Offa House, Village Street, Offchurch

The Offchurch Group PCC

Supports proposed boundary treatment which will maintain views across the valley remaining visible from the churchyard. Query regarding the direction which the proposed gates will open - there is a small piece of highway land often used by those visiting the Church which currently cannot be used because the gates open outwards. The PCC hope that the proposals would result in the Church being able to use this area of highway when the construction work is finished. No concerns regarding the proposed secondary access or alterations to the main dwelling. The main desire for the Church, as the neighbour, is to see the property renovated and in use again after standing empty for five years now. The concern is that we will continue to watch it deteriorate further if the planning situation cannot be resolved.

Item 13 - W/18/2388 – Riverside House, Milverton Hill, Leamington Spa

This application has been withdrawn at the request of the applicant.