

## **PLANNING COMMITTEE: 19 JUNE 2018**

### **OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA**

#### **Item 5: W/17/2357 – Westwood Heath Road**

##### Addition of condition (p.27)

An additional condition is proposed to require the submission of a management plan prior to the commencement of development for the area of open space along the southern edge of the application site in order to protect the scheduled ancient monument (the Moat) in the vicinity of the application site.

##### WCC Archaeology response

No objection subject to condition requiring written scheme of investigation

##### Clarification re S.106 contributions

Provision of 40% affordable units is intended to be made for the whole development (i.e. 40% of 425 dwellings)

Clarification provided from Open Space team re S.106 contribution for £19,997.31 and for the open space and the SUDs to be adopted by WDC.

##### Additional third party representations received

The comments received relate to traffic and highway safety, parking, the character of the development, the impact on the scheduled monument and air pollution.

##### Revised drawings received from the applicant 18.06.18

Submitted in the interests of clarity and consistency in respect of the red line application site area and the red line indicated on subsequently submitted detailed plans (e.g. parking/refuse/access/materials plans etc.)

#### **Item 7: W/18/0434 – 6 Parsonage Close, Bishops Tachbrook**

A comment by a previous objector has been raised stating that extensions undertaken to houses in the Close either have no impact from the front view or have retained the original roof style.

#### **Items 11 & 12: W/18/0632 & 0633/LB - Abbey Farm, Ashow**

CAF recommend the refusal of these applications. They consider that the development and associated domestication fails to integrate with the curtilage Listed barn and setting of the Listed building; and does not preserve or enhance the character of the Conservation Area and the site's integrity/quintessential rural character .

CAF is concerned that granting this application would set a precedent for similar proposals in the District and further lessen the validity of existing conservation guidance

### **Item 13: W/18/0744 8 – 8 Carter Drive**

The applicant's agent has submitted comments to respond to Parish Council's concerns which can be summarised as follows:-

- The proposed dwelling would not be 2m higher than surrounding buildings and is closer to half of this.
- The building has been moved further away than the required separation distance, and has the upstairs rooms partially built into the roof space, thus reducing the overall height of the building.
- The proposed house dwelling takes 20% of a 502m<sup>2</sup> plot.
- The houses built in Carter Drive are eclectic in their design– there is no prevailing architectural style.
- The proposed property has a smaller footprint than all other properties (bar one) built on Carter Drive, and has the lowest roof line. It has a separation gap between properties of 8.5m to the south and 14.8m to the north. It cannot in any way be considered overbearing.
- The plans have been developed with advice from the Warwick District Council conservation officer. The proposal has been designed to sit in harmony with the eclectic array of nearby buildings.
- Carter Drive is 4.9m wide. This road has capacity for up to 50 houses but currently only serves 20. Due to the new drive removing the possibility of parking in the turning head, highways consider the addition of a new drive a factor in improving highway safety.
- The proposed house is beyond the canopy of the nearby tree, and the house will only encroach 3.11% into the root protection area.

### **Item 14: W/18/0771 – The Clangers**

An additional condition is proposed to remove permitted development rights within the site for extensions and new buildings.

### **Item 15: W/18/0803 – 17 Gaveston Road**

Over 35 further objections have been received on the following grounds:-

- Highway safety and parking;
- The addition of an HMO in a family-oriented street causing disruption;
- The absence of the independent traffic survey which was commissioned by the residents of Gaveston Road;
- The unsuitability of the property for conversion;
- The impact of the change of use of Gaveston Road and the wider area.

A parking survey was submitted from the Gaveston Road, Gretheed Road and Freemans Close Residents Association.

In response to the objectors concerns the applicant has an existing double garage to the rear of the property which is accessed via the vehicle accessway from Rugby Road. The internal dimensions of the garage are 3.6m x 4.8m.

WCC Highways have not objected to the application on highway safety grounds.

**Item 16: W/18/0842 – 2 Oaks Precinct**

Additional information has been provided by the applicant as follows:-

- The proposed occupier currently works out of premises at Kenilworth Chiropractic Clinic however the business has outgrown available space.
- Appointments will be provided 6 days a week.
- A retail element provides foot care products currently but with a unit that has a shop frontage this could provide an increased range and also serve the general public.
- Existing parking near the Chiropractic Clinic is limited whilst internally the Clinic is not flat.
- A larger unit allows for further expansion

Response from WCC Highways of no objection

Response from the Town Council of no objection

2 additional comments of support from members of the public