

Planning Committee: 28 March 2023

Observations received following the publication of the agenda

Item 04 - W/22/0400 – Land at Goggbridge Lane, Hampton Road, Warwick:

It is noted that recommended Condition 2 (approved plans) has not been populated in the Committee Report. In the event that the application is approved by Members, this will be updated to reflect the up-to-date documents as shown on the Council's website.

A further response from the Lead Local Flood Authority has been received in which they express their view that their preference would be for the required hydraulic modelling to be undertaken prior to determination of the application. However, they request that should the application progress to Planning Committee in advance of that, conditions and notes be added which can be summarised as follows: -

- Condition: No development shall commence until a hydraulic model representing overland flow paths and surface water flooding, along with any details regarding mitigation measures have been submitted to and approved by the LPA, in consultation with the LLFA.
- Condition: No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA.
- Condition: No occupation of the development shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority.
- Condition: No occupation and subsequent use of the development shall take place until a detailed, site-specific maintenance plan is provided to the LPA in consultation with the LLFA.
- Notes regarding advice relating to the detailed design of the development.

No further requests for S106 Agreement contributions have been received.

Item 05 – W/22/0830 – 90 Nelson Road, Warwick:

Three additional objections have been received, raising the following issues:

- Request for Councillors to drive down Nelson Lane during the day.
- Highways concerns:
 - Access for large vehicles
 - Poor visibility at existing junction
 - Parking restrictions should be put in place on local roads.
 - Safety concerns for children

Due to a technical issue the numbering of the conditions in the committee report was incorrect and condition 15 was not populated in full. The numbering for the conditions has now been corrected and the full wording for condition 15 is set out below.

15. Prior to the occupation of the dwellings hereby permitted, a detailed maintenance plan, written in accordance with CIRIA C753, shall be submitted to the Local Planning Authority giving details on how surface water systems shall be maintained and managed for the lifetime of the development. The name of the party responsible, including contact name and details, shall be provided to the LPA and LLFA within the maintenance plan. The surface water systems shall be maintained as detailed within the approved plan thereafter. **Reason:** To ensure the future maintenance of the sustainable drainage structures and to prevent the increased risk of flooding, improve and protect water quality and improve habitat and amenity in accordance with Policies FW1, FW2 and NE2 of the Warwick District Local Plan 2011-2029.

Item 09 – W/23/0018 – 7 Almond Grove, Warwick:

Minor changes to plans:

Front Elevation

- Reduced the size of the GF window
- Removed the side window to front door
- Increased the size of the garage door

Rear Elevation

- Changed the shape of the GF window

Side Elevation (north)

- Added small GF window