

## **PLANNING COMMITTEE: 5 DECEMBER 2017**

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

#### **Item 7 – W/17/1740: Leamington Shopping Park**

No further information has been submitted in relation to highway matters and therefore the response from the Highway Authority remains one of objection.

5 further comments in support have been received, citing the following factors in support of the proposals:

- this has been wasted empty space for years;
- it would not have any impact on Leamington town centre – Boots, Clarks, Argos, Greggs etc. all have thriving shops in both places;
- the effect on traffic congestion will be negligible since it would be unlikely that people would drive there exclusively to visit M&S when there are already many other shops there;
- the traffic impact will be minimal compared to the impact of the new houses that have been permitted in the area;
- the site is currently an eyesore;
- the problem for the town centre is the lack of parking and the excessive parking charges, not out of town development;
- there is ample parking;
- this is a much needed facility;
- it will provide competition for Sainsburys;
- the proposals will increase customer choice; and
- the proposals will create jobs.

3 objections have been received, raising the following concerns:

- there is no commitment to keep the Warwick town centre M&S foodstore open;
- the Warwick M&S is busy with residents and office workers who visit on foot - allowing M&S to close this while opening one which is convenient only for car users would cause congestion and pollution;
- there is already severe traffic congestion in the locality;
- investment in the town centre is required, not out of town;
- today yet another shop closed in the town centre (Shoon footwear);
- question what has happened to the plans for Chandos Street, which would be a tremendous boost for the town; and
- more car parking is needed to encourage people into the town centre.

#### **Item 8 – W/17/1534: Bakers Barn, Bakers Lane, Knowle, Solihull, B93 OEA**

An additional condition is proposed requiring that prior to the first occupation of the development, 2 sheds at the site are removed and the land on which they are located is returned to its previous condition in order to prevent encroachment into the open countryside.

**Item 10 – W/17/1631: Whitley South (amendment to outline permission)**

**Baginton Parish Council:** Further objection submitted raising the following concerns:

- the proposals are completely at odds with the scheme that was granted outline permission, being far more visually intrusive;
- noise pollution from the mechanical and electrical plant;
- air pollution;
- no plans to prevent traffic through the village;
- there are no plans to build infrastructure before the development is due to start, leading to further traffic through the village;
- the Highway Authority are yet to agree to the proposals;
- the countryside park and landscaped bund should be in place before construction begins;
- the Environmental Impact Assessment is no longer valid due to the changes in the scheme;
- contrary to the Neighbourhood Plan; and
- section 106 agreements seem to constantly change at the whim of the developers.

**WCC Highways:** No objection, subject to conditions.

**Item 11 – W/17/1729: Whitley South (reserved matters)**

A revised landscaping plan has been submitted to address the concerns of WCC Landscape.

**Baginton Parish Council:** Further objection submitted raising the following concerns:

- the proposals are completely at odds with the scheme that was granted outline permission, being far more visually intrusive;
- noise pollution from the mechanical and electrical plant;
- air pollution;
- no plans to prevent traffic through village;
- there are no plans to build infrastructure before the development is due to start, leading to further traffic through the village;
- the Highway Authority are yet to agree to the proposals;
- the countryside park and landscaped bund should be in place before construction begins;
- the Environmental Impact Assessment is no longer valid due to the changes in the scheme;
- contrary to the Neighbourhood Plan; and
- section 106 agreements seem to constantly change at the whim of the developers.

**WCC Highways:** No objection, subject to conditions.

**WCC Landscape:** No objection, following the receipt of amended landscaping details.

**Item 12 – W/17/1639: The Bungalow, Honiley Road, Beausale**

Clarification regarding proposed condition 4 (landscaping scheme)

The condition includes a requirement to provide details of replacement planting and in pursuance of this the applicant and their agent have been advised that a suitable landscaping scheme to be agreed will include details of replacement planting along at least part of the frontage boundary to replace what was previously removed.

Additional representations have today been received from the Parish Council concerning the use of the required open space contribution which they propose is used at Wren Hall. The Council's Open Space team's views are being sought on this and any further update will be reported to your meeting.

One additional neighbour representation has been received with an attached photograph and copies of Land Registry documentation, the latter of which relates to a private matter and is not a material planning consideration.

**Item 15 – W/17/1829: 41 The Fairways, Leamington Spa, CV32 6PP**

7 further objections have been received from 6 neighbours who have already objected but also from 1 new objector, reiterating points made previously. A new issue has been raised about the effect of the proposed dormer windows in the Conservation Area.

A statement from the applicant in support of their application has been sent directly to committee members today.

**Item 16 – W/17/1830: Priors Club, Tower Street, Leamington Spa**

**Public response:** 4 further objections have been received, raising concerns about the concentration of student accommodation in the locality similar to the issues summarised in the main report to Committee. Also cite appeal decisions elsewhere in the country where Inspectors have supported refusals on these grounds. Further concerns are raised in relation to crime and the impact on air quality.

**County Councillor Chilvers:** Objects on the grounds that the proposals contravene Policy H6. There is no valid reason for an exception. This is not a main thoroughfare.