

**PLANNING COMMITTEE: WEDNESDAY 6<sup>TH</sup> November 2019**  
**OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA**

**Item 4: W/18/2200/LB – Bandstand, Pump Room Gardens, Dormer Place, Royal Leamington Spa**

Conservation Area Forum (CAF) - "Revised drawings of the scheme were presented to CAF in the meeting. Whilst CAF still expressed some concern in relation to accessibility to the undercroft, the Forum had no objection and looks forward to seeing large scale details of the grille and door to the undercroft".

Condition 3 (Details of proposed metal grille) is amended to also require details of its fixings.

**Item 5: W/19/0423 – Annexe at Yew Tree Cottage, Old Warwick Road, Lapworth**

WCC Ecology provided their consultation response having reviewed the submitted ecological assessment raising no objection subject to conditions and protected species notes.

An additional condition is proposed to require a further bat survey to be undertaken and the submission of a mitigation plan prior to the commencement of development.

**Item 6: W/19/0784 – Land on east side of Warwick Road, Kenilworth**

A final response from WCC Highways has been received: 'No Objection' subject to conditions and notes.

Additional representations have been received from the adjacent Cricket Club in respect of an access gate to/from the Club, along the southern boundary of the Club but which was omitted from the layout plan. This has now been addressed through the submission of a further revised layout showing the access gate opposite Plot 16.

Additional representations have been received on behalf of Kenilworth Rugby Football Club in relation to the red line boundary in the south eastern corner of the site. Kenilworth RFC indicate that they cannot accept unrestricted public access on the land allocated for outdoor sports use as this would potentially compromise the security of the site as well as the safety of users (children) of the adjacent pitches.

Officer note in respect of the above – while it is noted that the layout shows a pedestrian link in the south east corner which would create the potential for a connection through to the site to the south, which is allocated in the Local Plan for outdoor sports use, the approval of this layout plan would not by default facilitate a right of access into the adjacent site. It would be a matter for any

future application on the land to the south to determine how, or even if, the two sites are physically connected.

Revised plans were received on 31<sup>st</sup> October, 1<sup>st</sup> and 5<sup>th</sup> November in relation to landscaping (updated in line with Open Space comments), and other details connected with the layout to align with the comments of the Highways Authority. The latest drawings received on the 5<sup>th</sup> November follow the representations received from the Cricket Club in relation to the omission of the access gate along the southern boundary which is now resolved.

Revised conditions

1. Approved drawings to be updated to reflect those received on 31<sup>st</sup> October, 1<sup>st</sup> and 5<sup>th</sup> November 2019

Additional conditions to be added to p.14

3. Development to be carried out in accordance with the approved ball-stop mitigation details
4. Development to be carried out in accordance with final revised layout (Rev.X)
5. No structure, tree or shrub planted with/retained within the visibility splays shall exceed 0.6m in height above the level of the public highway carriageway
6. The 8no. stipulated plots where garages are providing the third parking space required must be retained as garages in perpetuity to ensure the requisite parking provision is maintained for each dwelling

**Item 7: W/19/0818 – 66 Market Place, Warwick**

This application has been withdrawn by the applicant.