

## **PLANNING COMMITTEE 26<sup>th</sup> November 2013**

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

#### **Item 6      W/13/1490      2-22 Northgate Street, Warwick**

English Heritage: Have provided identical comments to the previous withdrawn application (provided in agenda).

Public Response: One additional neighbour has objected to the proposed siting of the waste collection point at the entrance from The Butts. The position will be a risk to users or traffic in The Butts, as vehicles need to turn in sharply round a blind corner from the congested part of The Butts. There are no plans for the creation or maintenance of this communal facility.

CAF: Overall the scheme is to be applauded. Query whether the tree at the front of the site is to be removed. Object to the bin store at the front of the site.

#### **Item 7      W/13/1504      Warwick Hospital, Warwick**

Public Response: Three additional neighbours have objected. The new building design is improved but is now even taller. A dormer roof would have been more appropriate and would have addressed resident's concerns about the height. Provision should be made for further landscaping as the site is not well screened by existing vegetation from Cornwall Close.

The workshop use on the ground floor has not been clarified. It is not clear what activities will be carried out there, the hours of use or if odours will be created. The building will be larger than the department it is currently housed in and will therefore create more traffic.

#### **Item 12      W13/1339 - Unit 11, Regent Court, Leamington Spa**

##### Conditions

The applicant has requested that condition 5 relating to the requirement for renewables is omitted. The reasoning provided is that various options for renewables have been explored but none are considered workable at this site. E.g.1. In terms of solar, the unit has no roofspace available as it is in separate ownership. It does have 10m<sup>2</sup> at first floor for plant space but this is already full with condenser units and extract ductwork; 2. In terms of air source heat pumps, 6 units would be required and there is no space to install them as the 10m<sup>2</sup> plant space at first floor is already full. If space could be found there are likely to be issues with noise. In addition, air source heat pumps are considered to be of little benefit to the operation of the restaurant.

Following the receipt of further noise information, Environmental Health have advised that the recommended condition in relation to noise (Condition 8) should be amended. The revised Condition 8 is as follows:

- 9        The kitchen extract system hereby permitted shall not be used unless sound attenuation treatment has been implemented in strict accordance with the recommendations of the Noise Impact Assessment Report by RPS (Acoustics) dated 13 September 2013. The sound attenuation treatment shall be maintained in strict accordance with the approved details at all times thereafter. **REASON:** To ensure that the premises are not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

Application to extend opening hours (W13/1439)

It should be noted that this application was submitted by the prospective tenants of Unit 11, and not the owners. The current application for a change of use was submitted by the site owners, New River Retail.