

PLANNING COMMITTEE 2 February 2016

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6: W/15/1662 – Bath Place, Royal Leamington Spa

Minor changes to the some of the proposed conditions are proposed.

Following discussions with the police, in order to assist in the provision of a secure environment, **the applicant** has clarified that they will be providing an appropriate means of delineating the boundary of the site from the public realm and that residents will be accompanied when outside of the building.

Further Consultation Responses Received

Following discussions with the applicant and the provision of further clarification including about the security measures which will be in place at the site to ensure the safety of residents, **the Police** have advised that the development would achieve a Secured by Design Accreditation, that the redevelopment of this vacant site is an improvement within the area and have withdrawn their objection to the proposal.

Councillor Gifford objects to the proposal on the basis of the unsuitability of the site.

County Councillors Jenny St John & Matt Weston have made further representations objecting to the proposal by reason of the unsuitable location of the site.

2 further objections have been received regarding the unsuitability of the site for the location of housing vulnerable adults.

Item 7: W/15/1766 – Field House, Ashow

The applicant has clarified that the property has been extended on only one occasion and that 2 trees have been planted in the front garden to replace those to be removed. The new trees will provide screening of the property from the road, screen the neighbouring property at Grovewood and absorb moisture, reducing run-off to the lane.

Councillor Pam Redford has reiterated her concern that there is an issue of excessive run off of rainwater from the driveway of this property causing flooding to

the drive of the neighbour opposite and requests that there is a requirement for the applicant to install a drain across the property's drive to prevent such flooding.

The **Health & Community Protection, Environment & Sustainability Team** raise **no objection** subject to a condition requiring a drainage strip gully or other means of capturing additional runoff to be constructed on the driveway. A condition has been added to that effect.

Item 9: W/15/1999 – 207 Rugby Road, Royal Leamington Spa.

Councillor Grainger objects to the proposal due to the access to the site and to the state of Conway Road, which has deteriorated since the last application.

Officers would clarify that the existing house at the site benefits from off-street parking accessed from Rugby Road.

Friends of Conway Road Residents Association Committee object to the application by reason of the condition of Conway Road: it's unsuitable, deteriorating state causing health and safety concerns, access issues, crime & flooding.

Item 10: W15/2006 – Land off Waverley Road, Kenilworth

One further objection has been received raising concerns about devaluation of property and blocking up of private rights of access.

Item 11: W/15/2022 – 50 Radford Road, Royal Leamington Spa

Further comments have been received from **an adjoining neighbour** raising concern about the scheme's design and its impact upon the street scene/Conservation Area and the privacy, quiet enjoyment and structural integrity of the adjoining property No.2 St Mary's Crescent.

Officers would clarify that as stated in the Committee report the covering of air bricks and structural damage is a civil matter.

Condition 5 has been re-worded to include 'dormer window', as an element required in timber construction.

Officers would clarify that in the Committee report the reference to the proposed dormer window being well proportioned and reflecting the existing dormer on the front elevation refers a similar dormer window belonging to No.2 St Mary's Crescent (the proposal will be viewed in this street scene). There is no dormer window on the front roof plane of the application property.

The applicant has confirmed that the existing boundary wall to St Mary's Crescent will be retained, albeit with the existing access widened to accommodate two off-street parking spaces side-by-side.

Items 12 & 13: W/15/2108 & W/2109 Helen Ley Care, Bericote Lane, Blackdown

Because of the location of the site in the open countryside and Green Belt, it is considered appropriate to add a condition to ensure that the use of the site continues in a sustainable and appropriate manner for residential care home purposes.

Item 14: W/15/2111 12 Euston Place, Royal Leamington Spa.

The applicant has provided further information concerning the marketing of the premises by the previous tenants and the lack of interest by prospective tenants due to the layout and constraints of the building.

On receipt of this additional information, the **Economic Development Team** at WDC have advised that WDC as landlords have let similar buildings with similar layouts and constraints in close proximity and are informed by local agents that demand for such office space continues.