

PLANNING COMMITTEE 4th September 2013

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6: W/13/0858 Land to South of Fieldgate Lane, Whitnash

274 further standard objection letters and two further letters received raising points previously highlighted in the report and the following further points:

- The proposed site access of the development is where ice forms first and longest on Fieldgate Lane and this area is never gritted which will lead to traffic issues
- The two local GP practices cannot be extended on site
- Many children cross the road at the junction of Fieldgate Lane and Whitnash Road where traffic will increase
- The traffic modelling has been based on inadequate assumptions of one car per dwelling
- Potential for traffic calming measures is queried
- The only type of housing that would be in keeping with nearby dwellings would be large detached houses or bungalows in generous plots

The Environment Agency have removed their objection and recommended a condition for a detailed drainage design. The details requested are those recommended to Planning Committee under condition 19.

WCC Highways have made a further request for a contribution towards school transport of £302 per dwelling, therefore this is added to the recommendation to Planning Committee as part of the required Section 106 agreement.

WCC Ecology have confirmed that further satisfactory bat, newt and reptile surveys have been carried out. Further survey work can be required under recommended condition 11 for a Construction and Environmental Management Plan. Biodiversity offsetting can be required under the Section 106 agreement, therefore this is a second additional item for the required Section 106 agreement and is added to the recommendation to Planning Committee.

WCC Archaeology have raised no objection subject to a condition requiring a programme of archaeological works which is recommended to Planning Committee.

WCC Education have confirmed their request is for £18,436 towards the provision of one secondary SEN school place, as there is capacity at St Margeret's and Briar Hill for the primary needs of the development, and at Campion School for the secondary needs. There is need for less than one primary SEN place but this is rounded down to none. The recommendation for the S106 requirement is therefore changed to £18,436 in total towards education places.

Item 11: W13/0715 - 31 Augusta Place, Leamington Spa

Comments have been received from the occupants of the dwelling on the opposite side of Augusta Place advising that they have no objection to the pergola as it now is, but that they feel strongly that painting the honest wooden structure would be very detrimental and make it far more prominent. Therefore they hope that planning permission is granted but without the condition that the structure should be painted black or magnolia.