

## PLANNING COMMITTEE 7<sup>TH</sup> OCTOBER 2009

### OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

#### Item 14      W09/0885      268 Myton Road Warwick

The report wrongly lists conditions in the planning history section when the previous application was refused. The refusal reasons are:-

- 1      The proposed bulk and design of the extensions are such that they will not be a subservient element to the existing dwelling, contrary to the adopted Residential Design Guide. It would also be unneighbourly by reason of its size and overbearing effect which would be contrary to Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011 and the Residential Design Guide.
  
- 2      The garage/store in the front garden would be unacceptably prominent, clearly visible from Myton Road. It would be contrary to the Residential Design Guide and set an unacceptable precedent, detrimental to the existing character and appearance of the locality contrary to Policy DP1 of the Local Plan and the Residential Design Guide.
  - An online comment has been received stating that the immediate neighbour at **266 Myton Road** supports the proposal.
  - Another letter has been received from a neighbour **244 Myton Road** supporting the scheme on the grounds that the proposal is in keeping with other properties in the area and that the garage would be screened from view by the front wall.

#### Item 15      W09/0899      80 Emscote Road, Warwick

**1 public response (82 Emscote Road):** Objects on grounds of:

Out of character for area ,Adjacent private houses provide traditional low intensive responsible and high quality guest house accommodation and have been successful in maintaining a pleasant residential character to the area with little impact on disturbance of the area whilst helping to attract tourism to Warwick and attracting tourism to Warwick Development of multiple occupation bed sits will only serve to undermine the character of the area and have a negative effect on the attraction of tourists to the area. Development of 8 bed sits intensive and will undoubtedly result in increased noise and disturbance to neighbouring properties. Issue of increased traffic and in this particular instance danger to road users and pedestrians because: only 1 parking space yet potential of a minimum of 8 extra cars requiring parking(more with visitors) ,if developers intend to convert rear garden then access via private road and means a major increase in number of cars entering and exiting onto Emscote Road upon an already busy, difficult and dangerous junction there is going to be a problem and I urge the Council to take close look at how this sudden increases of use will affect the safety of this junction before a decision is made.

**Environmental Health, Private Sector Housing:** No Objection

**Item 16**                      **W09/0906**      **22 Myton Gardens, Warwick**

**1 public response (19 Myton Gardens)** Objects on grounds of:

Unbalancing of street scene and terracing effect

**Item 17**                      **W09/0925**      **Spirit Motor Holdings Tachbrook Park**

The agent has submitted an amended plan showing additional landscaping to soften the impact of the vehicle display.

It is further pointed out by the agent that the maintenance of the display is important to the continuing success of the business and economic factors should be given due weight in the balance of considerations raised by the application.

**Item 20**                      **W09/0974**      **NFU, Stoneleigh Park, Stoneleigh**

**WCC (Highways):** no objection to proposals, subject to the Green Travel Plan in the legal agreement for the main NFU headquarters being extended to cover the current development.

It is therefore recommended that the proposed condition on a green travel plan is omitted and replaced with a revised Section 106 Agreement to secure amendments to the existing travel plan, so as to cover the current proposals.