

## PLANNING COMMITTEE 10 JANUARY 2017

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

#### **W/16/1676 - 29-33 High Street, Leamington**

Cllr Quinney: Objection on the following grounds:

- The development of a further HMO student accommodation in a non-residential location with easy access to public transport, in principle, is acceptable. However, it will add to over-concentration of HMO within a 100 metre area.
- Objection to the scale of the development which is not clear in terms of the additional number of bedrooms.
- Concerns regarding the reduction in the **size** of some of the bedrooms and increase of the communal area by only 30% - queries whether this is adequate?
- Inadequate parking provision due to increased parking stress from other developments and the proposal.
- Concern regarding the increase in waste which could be stored within the public highway and have safety implications.

#### Response from Council:

The existing HMO benefits from 7 bedrooms and the proposed development will facilitate an additional 7 bedrooms, creating a 14 bedroom HMO.

All of the bedrooms have a floor area of at least 6.5sqm which meets the minimum requirements.

The other points above have been addressed in the case officer report.

#### Public Response:

1 objection received from 34 Charlotte Street on grounds that the development breaches the 10% policy for concentration of HMOs.

#### **W/16/1823 - 25 Beauchamp Road**

Environmental Health – Details to be agreed via pre-commencement condition in relation to the noise mitigation measures to the elevation fronting Trinity Street and to the floor/ceiling levels to the flying freehold. Note that the proposed

acoustic ventilation and sound insulation to flying freehold are acceptable in principle to Environmental Health Officers, but these details need to be updated in a noise assessment provided by the acoustician which can be secured by pre-commencement condition.

Error in report:

The planning history for 25 Beauchamp Avenue has been provided rather than for 25 Beauchamp Road.

The correct planning history is as follows:

W/16/0435 – application withdrawn for change of use from warehouse and flat, including demolition of the warehouse and flat, to a residential development of 5no three storey 4 bed town houses, 2no 2 bed flats, 1no 3 bed flat (replacing existing) and a single storey convenient store (A1 shop).

Public Response:

A further objection has been received from 38 Binswood Avenue on grounds that notwithstanding the officer's conclusion in the committee report that there would be no loss of light to their conservatory, they consider that there would be a loss of sunlight.

**W/16/1314 – 16 Old Square, Warwick**

Agent for Cobalt Developments Warwick Ltd:

There is great merit in acknowledging that the Councillors have already considered the impact on the residential amenities of those that live in the adjacent homes and apartments. This occurred on 12 September 2016 when the licencing application was determined.

At the licencing hearing, to prevent anti-social behaviour and undue noise and disturbance in the town centre, the Councillors considered that the licencing hours should be limited to 11am to 11pm with no drinking up time. No differentiation in licencing hours was provided for weekdays or the weekend.

On behalf of our clients, we would therefore actively encourage the elected Members on the planning committee to be consistent and impose the same safeguard on the amenities of local residents by imposing the same hours of opening on the change of use application. Additionally, there is of course merit in controlling the hours of deliveries and refuse collections to being after 8am and before 11pm on weekdays and Saturdays and for there to be none on Sundays and Bank Holidays.

## W/16/1831 – Newlands

Further information from applicant

