

PLANNING COMMITTEE 13 SEPTEMBER 2016

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

W/16/1267 – 1 Castle Hill

Officers consider that the implementation of a condition requiring provision of a scheme for renewable or sustainable energy measures is not appropriate on this occasion. As there will be no increase in internal heated floorspace as a result of the proposal and there will not be a substantial intensification of the site, it is not considered necessary to impose Condition 3. This was added in error by officers.

W/16/0801 – North Leamington School

Affordable housing

The Council's independent surveyor has advised that the scheme would be viable with 5 units of affordable housing (11%). The applicant has amended the scheme accordingly to show the provision of 3 shared ownership flats and 2 social rented houses.

Environmental Health comments

Environmental Health have raised no objection, subject to conditions on contamination, construction impacts, air quality and noise insulation. Additional conditions are recommended accordingly.

Further public responses

Two local residents have submitted comments in support of the application, welcoming the changes that the developer has made to address the objections and noting that the existing site is an eyesore and dangerous.

Conditions

An additional condition has been added to prohibit occupation of any of the flats before the construction of the bin and cycle stores.

Some of the "pre-commencement" conditions have been changed to "pre-occupation" conditions.

W/16/0842 16 Wasperton

CAF comments:

The cumulative effect of the overly horizontal fenestration with a lack of the characteristic brick arches, the flat roof two-storey extension, and the addition of a second rear gable that breaks the symmetry of the rear elevation, would result in harm to the appearance of the existing building and the Conservation Area. The extensions could be viewed obliquely from the public street. It is recommended that the successful extensions on the neighbouring property, with which this building has symmetry, be copied, all be it at a reduced scale as it is a narrower plot.