

## **PLANNING COMMITTEE 30<sup>TH</sup> April 2013**

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

#### **Item 7: W/13/0115 Newgale, The Avenue, Rowington**

Rowington Parish Council have no objections to the proposed extension.

#### **Item 10: Application W/13/0176 87 Kingsley Road, Bishops Tachbrook**

Bishops Tachbrook Parish Council have withdrawn their objection:

"A meeting of the Parish Council took place on Saturday 27th April at which it was decided that although we were still concerned about the 2 issues in my e-mail of the 22nd April, we would withdraw our objection to the application on the basis that it was not possible to apply the condition on landscaping suggested in that e-mail and that the applicant was not willing to concede the suggested reduction to the first floor bedroom at the rear of the property. We note however that you will be applying a condition that the property shall only be occupied by the family and not let out in part at any time in the future".

#### **Item 12 W13/0402 Land at Walcote House, Sandy Lane, Blackdown**

##### Amendment

An amended plan has been received showing 3 additional parking spaces for the "work" element of the development (as referred to in the Committee Report).

The applicant has also submitted further details of the air source heat pump and solar panels.

##### Ecology

Comments have been received from the County Ecologist in relation to the Ecological Appraisal that was submitted by the applicant. The County Ecologist has accepted the findings of the appraisal and has raised no objection, subject to various conditions and informative notes.

##### Highways – further information

The applicant has submitted further comments in relation to the Highways issue. They advise that they have not had a sufficient period of time to engage a highway consultant, undertake an automated traffic count and provide a response to the

comments made by the Highway Authority. However, they have made the following comments:

"I have to say that in the context of a highway which is signposted as a 'dead end other than for cyclists' (see photo attached) and the fact the proposal is for a workplace home with light vehicle traffic only, the observations of Mr Garrison are somewhat odd!

The features are:

- i. There is no eastbound traffic to the west of the site, other than the very occasional vehicle from the adjoining dwelling.
- ii. Traffic on this length of Sandy Lane is virtually non-existent. Indeed westbound traffic, which then has to turn left onto Kenilworth Road only arises from the few dwellings with access points on Sandy Lane.
- iii. Traffic associated with a workplace home is generally confined to light vehicles. There is no purpose in setting the entrance gates back 7.5m to accommodate a heavy vehicle clear of the highway.

In my submission the Highway Authority could not substantiate that the traffic impact on this development is 'severe' (NPPF para 32)."

#### Highway Authority response

The Highway Authority have responded to the further information to advise that this is insufficient to enable them to withdraw their objection. The further information requested in their initial comments must be submitted before they can consider this matter further.

#### **Item 13    W13/0337   Red House, Radford Road, Leamington Spa**

Further petition signatures have been received raising the total to 217.

Four further objections have been received, raising concern with the loss of the public house and that insufficient time has been given before the sale for the opportunity to turn the Red House back into a successful, thriving local pub. Objection to the removal of the left chimney.

Additional objections have been received from two local residents stating that the applicant's information is inaccurate and misrepresents that amount of tenants that have occupied the public house. Furthermore an offer was put to Urbanside Properties by a local resident to purchase the public house on 12<sup>th</sup> June 2012. This was unsuccessful. Urbanside Properties confirm this is the case but note that the other offer was also for a residential conversion.

**Item 15: Application W/13/0377 Unit 169, Avenue H, Stoneleigh Park, Stoneleigh**

Stoneleigh and Ashow Joint Parish Council support the application with the following comments: Stoneleigh Park is acknowledged as a major development site in the Green Belt and is adjacent to Registered Parkland and a Grade I Listed Building.

When the Master Plan application was discussed at Committee (W12/0766) much was made by the Planning department of the necessity to take "an holistic" approach to the development of this important site, however, this application is being considered in the absence of an agreed Design Framework. As such there is no agreed cohesive plan to address matters of design. Condition 1 of the Master Plan requires details of the appearance of all building(s), landscaping of the site, the layout and its relationship with adjoining development etc...and condition 14 requires that the development shall be carried out only in full accordance with sample details of the external facing materials of all buildings which have been submitted to and approved in writing by the LPA.

It is difficult to assess whether the current proposal is acceptable without knowing the design for the whole site. A Design Framework would ensure a good standard of design and consistency in this highly designated area. Piecemeal development within the Park will result in a more fragmented appearance. It is acknowledged that the proposal will improve the energy efficiency and reduce energy consumption. We trust that officers will consider the application against the wider development plan and any other material considerations.