PLANNING COMMITTEE 28th April 2015

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6 W/15/0256 Units 3 and 5a Princes Drive, Kenilworth.

Further public response:

A further letter of objection has been received on grounds of noise and proximity to houses, increased traffic from HGVs and irresponsible parking. There has been little coverage that the company wished to move here rather than stay at Warwick Road as the focus has been on the Priory Road site for the Kenilworth Railway Station.

Amendment to condition:

An alteration to the wording of condition 7 is proposed and should read:

"*Prior to the commencement of development hereby permitted, details of landscaping for the rear (south-east) boundary of the site showing means of enclosure, new planting and retained trees shall be submitted to and approved in writing by the Local Planning Authority. Any trees or shrubs removed without consent of the local planning authority or which die, become seriously damaged or diseased within a period of 5 years from the completion of the development, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.* ***REASON:*** *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011."*

Item 9: W15/0035 – Petrol Filling Station, 130 Rugby Road, Leamington Spa

Further public response:

One neighbour has submitted further comments objecting to the proposed click and collect lockers on the grounds of car parking, highway safety and harm to the character and appearance of the Conservation Area. They also reiterate concerns about the impact of the signage on the Conservation Area.

NB. The click and collect lockers are the subject of a separate planning application that has now been refused under delegated powers (Ref. W15/0346).

Comments from applicant

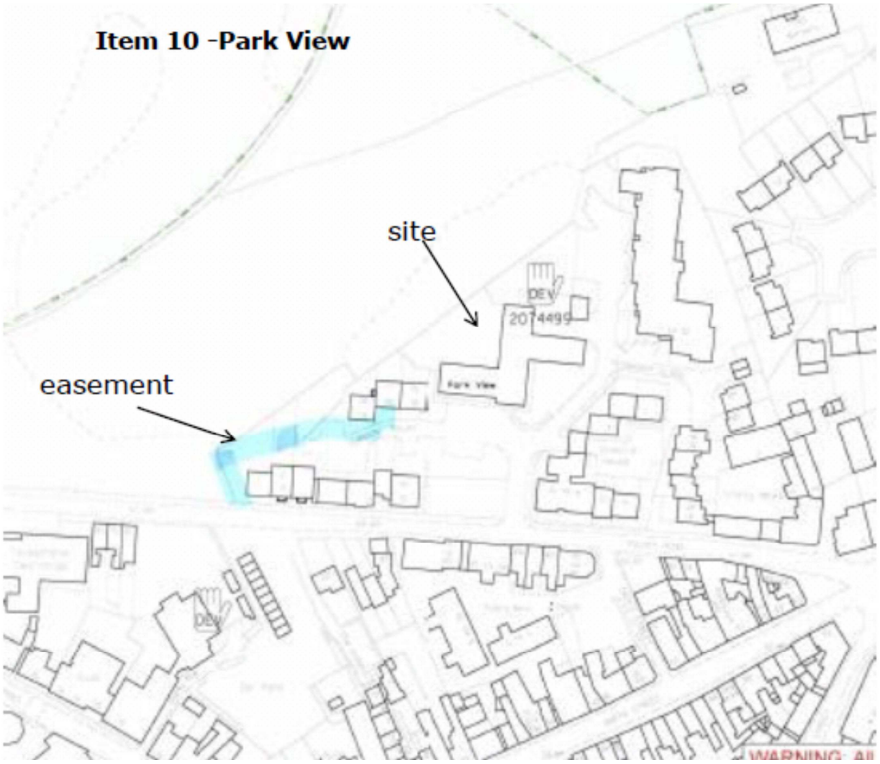
The applicant has commented on the following statement that is included in the "Summary/Conclusion" of the Committee Report:

"As some of the signs are considered to be acceptable and some not, the applicant has requested that a split decision be issued, which is within the scope of the Advertisement Regulations."

The applicant is concerned that this implies that they are satisfied with the recommendation to refuse consent for the totem and canopy elements of the application. They wish to point out that they consider that all aspects of the application are appropriate for the grant of advertisement consent.

Item 10 W/15/0258 Park View, Priory Road, Warwick.

Councillor Bromley has raised a query with regards to a Western Power easement that crossed the site. It has been clarified with Western Power that they do have an easement for underground cables adjacent to Park View, as shown on the plan below showing the approximate area affected. Western Power have stated that they do not appear to have any other agreements for the area.



Item 11 W/15/0177 Land at Brickyard Barn, Mallory Road

Bishops Tachbrook Parish Council have stated that if there is a condition stating that there should be planting around the container to shield it from residents the PC would withdraw their objection.

Officers note that the container is set within the fenced compound adjacent to the solar arrays and it is not considered practical or necessary to require additional planting within this location. The wider site is already subject to additional landscaping, conditioned under the original proposal.

Item 12 - W/15/0135 Ribbons, Rowington Green

Rowington Parish Council have commented further on the amended scheme acknowledging the removal of the addition to the link between the main house and the outbuilding but highlighting the addition of a hipped roof which they consider impacts upon the front elevation of the property, adds to the scale of the dwelling and brings it close to the outbuilding.

The Parish Council is concerned that without the proposed changes there is a strong connection between the two structures which from the front gives the appearance of a single continuous dwelling and that the proposed changes will strengthen that connection. They consider that the proposed amendments now take the extension beyond the limits of acceptability.