Planning Committee: 12 October 2021
Observations received following the publication of the agenda

Item 6 - W/21/1165 - Land at the corner of Ramsey Road and St Mary's Road, Leamington Spa, CV31 1PP

Update to Section 106 Contribution Requests

- South Warks CCG (Doctors Surgeries) – Confirm no requirement.
- South Warks NHS Trust (Hospitals) - Confirm no requirement.
- Open Space - £73,656 towards Eagle Recreation Ground, Newbold Comyn and/ or Leam Valley Nature Reserve Improvements.
- Sustainable Travel Promotion - £150 towards the provision of Sustainable Travel Packs for each dwelling.
- Road Safety Initiatives - £750 to support road safety initiatives within the local community.
- WCC Monitoring – £250.

Item 7 – W/21/0675 - Abbotsfield House, 43 High Street, Kenilworth

Design and impact on Conservation Area

The assessment in the Committee Report omitted to make reference to the relevant Kenilworth Neighbourhood Plan.

Neighbourhood Plan Policy KP13 relates to the general design principles and states that proposals should achieve an appropriate design standard whilst considering the design principles including heritage assets and their settings. Neighbourhood Plan Policy KP13H pays particular attention to design management in High Street. Regard should be demonstrated for various design characteristics including the mix of area and building materials.

Officers consider that the proposals are in keeping with the streetscene and no objection has been raised by the Conservation Officer and therefore the proposals are in accordance with the above policies.

Parking

The Chair of Planning Committee has queried the distance between the existing and proposed vehicular access. This distance has been measured at approximately 4.5 metres. Whilst this is less than the 5-metre distance as set out in the WDC Parking Standards SPD, it is considered that a small vehicle would be able to park between the two access points.

The agent has provided the following supporting information in relation to parking: below:

"We have been working out the ratios of parking spaces per person for both High Street and Zone K3 (which High street falls within).

Interestingly there are 60 car parking spaces (1no. disabled) on High street with 316 resident & 197 visitor permits issued. This equates 1no. space per 8.7 people

Across the Zone K3 there are a total of 83 parking spaces (1no. disabled) for 778 permits issued. The ratio of persons per space is slightly worse at 1 to 9.48

If we factor in the loss of an 8m section of road or 1.6no. parking spaces (based on the WCC figures of 1no. space per 5m). The difference in ratio for each area is insignificant. 1 to 9 for the former and 1 to 9.73 for the later.

The net effect of losing this road space is therefore negligible to a problem that already exists. It's also worth pointing out that none of this takes into account that none permit holders can park for up to 2hrs Mon-Fri and all-day weekend".

As stated in the Committee Report, Officers are of the view that this would not result in material harm to residential amenity by reason of parking stress to justify a refusal of planning permission.

<u>Ecology</u>

1. WCC Ecology have recommended that the following conditions be added to any approval granted:

   The development hereby permitted shall not commence until a detailed schedule of habitat and species enhancement measures has been submitted to and approved in writing by the District Planning Authority. Such approved mitigation and enhancement measures shall thereafter be implemented in full. REASON: To enhance the nature conservation value of the site and ensure no net biodiversity loss in accordance with the NPPF.

2. No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedgerows to be retained on site has been submitted to and approved in writing by the District Planning Authority and has been put in place. The scheme must include details of the erection of stout protective fencing and be in accordance with British Standard BS5837: 2005, a Guide for Trees in relation to construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the grounds levels be altered, or any excavation take place without the prior consent in writing of the District Planning Authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed. REASON: Reason To protect trees and other features on site during construction.

They have also requested that advisory notes relating to protected species be added.

Item 8 - W/21/0900 – 21 Montrose Avenue, Lillington, Leamington Spa, CV32 7DS

Additional Advisory Note

For the avoidance of doubt it is recommended that the following advisory note be attached to any approval granted:

"The proposed use of the structure hereby permitted as set out in the application is considered to constitute a predominantly domestic function, ancillary to the main dwelling and has been deemed to be acceptable on this basis. A change of use is a matter of fact and degree dependent on the scale and impact of the operation. Should future use of the structure be deemed to consolidate or intensify a commercial operation constituting a material change of use, planning permission would likely be required".

Item 9 - W/21/0921 – Old Beams, Lapworth Street, Bushwood, Lowsonford, Henley in Arden, B95 5HJ

Since the publication of the agenda, amended plans have been received to seek minor alterations to the fenestration details of the dwelling. The latest plans are shown within the presentation. The plans condition is amended to reflect this.

No changes are proposed to the overall footprint or scale of the dwelling.