Planning Committee: 14th September 2021
Observations received following the publication of the agenda

Item 5 – W/21/0170 Abbey Fields

To clarify a point regarding the sustainability of the proposed building - the proposed building has a 33% reduction in carbon emissions **per square metre**, in comparison to the existing building.

WCC Legal Services suggested providing additional clarification to Members on the heritage impacts of the substation. The Conservation Officer has provided the following response:

I do not consider the substation to be harmful to the significance of designated heritage assets on this site given recent amendments including use of traditional materials.

Officers agree with this statement.

Page 13 of the Officer Report contains a typo and should read:

Both WCC Archeaology and Historic England have confirmed that following the submission of this additional information, they are now reassured that the development can proceed without harm to items of archeaological importance, subject to a condition for the provision of a program of archeaological works.

Additional consultation responses:

1 Objection:

- Please reconsider making both pools indoor, this is a real opportunity to put Kenilworth on the map by reinstating a good-sized outdoor pool at a time when outdoor and wild swimming are so popular and lidos are so sought-after.
- There are benefits of open-air swimming, and this could be an asset for the people of Kenilworth as well as bringing in people (and therefore money) from out of town.
- It is destructive to the town and the welfare of its inhabitants.

WDC Director for Climate Change: No objection: whilst I do not have the technical expertise to fully analyse and understand the technical detail of the report, I am satisfied that in overall terms, the energy strategy report is consistent with the discussions that took place with the applicant prior to the application being submitted. Whilst the proposal does not achieve a net-zero carbon design, it is accepted that initial the proposals for this site pre-date the declaration of the Climate Emergency by the Council and that to achieve lower carbon emissions would require a costly and time-consuming review of the whole development strategy. In any event, there are significant challenges in achieving zero carbon

swimming pools and my understanding is that some of the examples held up as best practice are reliant on low carbon district heating to achieve net zero carbon – something that is not currently available at this site. I therefore accept that at present the proposed gas condensing boilers and combined heat and power, provides the best viable options for heating the pool, even though this poses future challenges for the Council in achieving its carbon reduction ambitions.

I note that efforts have been made to incorporate passive design features, improved energy efficiency measures and to introduce renewable and low carbon energy sources where possible. Further I note that efforts have been made to enable further low carbon energy to be incorporated in to a number of elements of the design at a future date without wholesale redesign. This welcomed and will be important in the events that funding becomes available to make these enhancements.

Conditions

WCC Ecology have confirmed that condition 10 (requirement for provision of scheme for bat boxes and hedgehog houses) can be amended to be worded as follows (amendment highlighted):

No development (other than works of demolition) shall be commenced until a scheme for the provision of bat boxes and hedgehog houses within the site, has been submitted to and approved in writing by the District Planning Authority. The scheme to include details of box type, location and timing of works. Thereafter, the boxes shall be installed and maintained in perpetuity.

WCC Legal Services recommended slight amendments of the wording of condition 17 (energy efficiency measures) to be more specific (additional wording highlighted):

Within three months of the first occupation of the development, a report shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the energy efficiency measures detailed within the Revised Energy Strategy Report (submitted to the LPA on 6th April 2021) 'low-carbon strategy' have been implemented in full. These measures shall be retained as per the approved details or replaced with a betterment in energy efficiency terms.

Officers recommend that the above changes are made to the conditions if Planning Committee resolve to grant planning permission.

Item 10: TPO 566 – 2 Fernhill Drive, Leamington Spa

An objector has requested that the item is deferred to enable them to obtain an Arboricultural Report and Structural Engineer's Report. They also request a deferral on the grounds that other objectors have been on holiday since before the Committee notification letters were sent out and so are unable to speak.