**PLANNING COMMITTEE 14 October 2015**

**OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA**

## Item 5: Land at Lower Heathcote Farm, Harbury Lane

The NHS have clarified that the revised contribution is based on a calculation of the Service requirements generated by the occupants of the new development as opposed to the capital infrastructure required. That calculation is based on the information summarised in the table below:

South Warwickshire Population (mid 2013) - Source: Warwickshire Observatory 259229

785 Dwellings Development Population 1806

| Activity Type | Activity 2013/14 | % Activity rate per annum per head of population | Activity rate per annum per head of population | Delivery Cost per Activity | 12 mths Activity for 785 Dwellings | Delivery Cost for 785 Dwellings |
|---|---|---|---|---|---|---|
| A&E Attendances | 54229 | 21% | 1 in 5 | £ 130.84 | 378 | £ 49,418.26 |
| Admissions | 52837 | 20% | 1 in 5 | £ 1,365.37 | 368 | £ 502,462.47 |
| Operations | 21930 | 8% | 0.8 in 10 | * | 153 | * |
| Outpatient appointments | 287145 | 111% | 1.1 to 1 | £ 94.65 | 2000 | £ 189,292.20 |
| Diagnostics | 210102 | 81% | 4 in 5 | £ 51.39 | 1463 | £ 75,199.77 |
| Total | 626243 | 242% | 2.4 to 1 | | 4362 | £ 816,372.70 |

* NB: Operation costs are included in Admission Costs

Therefore, they have requested that the definition of 'Hospital Contribution' also be amended to reflect and clarify the revised purpose of the obligation.

The definition of 'Hospital Contribution' within the current S106 is:

*"means the sum of £1,678.00 (one thousand six hundred and seventy eight pounds) per Dwelling to be applied toward the cost of constructing a new ward block at Warwick Hospital and additional outpatient, diagnostic treatment and inpatient facilities, including hubs for community healthcare teams at Warwick and Leamington hospital sites and which shall be paid in accordance with Part 8 of the Third Schedule"*

It is proposed that this shall be replaced with the following in accordance with the NHS requirements:

*"means the sum of £1,039.97 (one thousand and thirty nine pounds and ninety seven pence) per Dwelling to be applied toward the costs of acute and planned health care services provided by the South Warwickshire NHS Foundation Trust to meet patient demand arising from the Development and which shall be paid in accordance with Part 8 of the Third Schedule".*

**Item 7: W15/1170 – Land at Bosworth Close, Baginton**

This application has been WITHDRAWN by the applicant.

**Item 8: W/15/1203 – Foxes Study, Warwick Castle, Warwick**

**Warwickshire County Council (Economic Growth):** Support. The submitted Economic Statement puts into context the very significant role that the Castle continues to play in the local visitor economy, both in the town of Warwick and in Warwickshire as a whole. The County Council support this investment from an economic perspective and recognise the significant potential spin-off benefits for the Warwickshire visitor economy. The creation of new high quality lodge facilities in the unique setting of Warwick Castle will doubtless boost overnight stays and bring new opportunities to increase visitor expenditure and job creation. The County Council is committed to supporting tourism as an engine for stimulating economic growth and are committed to working closely with the Castle and all our tourism partners in the private and public sectors to stimulate the further success and growth of the industry.

One further letter of support, raising points already covered within the officer report.

One neutral response stating that there is accommodation within Warwick that deserves recognition.

**Item 9: W/15/1210 – 8 Milverton Hill, Royal Leamington Spa.**

**The further clarification below has been provided by the case officer:-**

The Policy H6 of the Draft Local Plan states that planning permission will only be granted for Houses in Multiple Occupation where:-

a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100 metre radius of the application site does not exceed 10% of total dwelling units;

b) the application site is within 400 metres walking distance of a bus stop;
c) the proposal does not result in a non-HMO dwelling being sandwiched between 2 HMO's;
d) the proposal does not lead to a continuous frontage of 3 or more HMOs; and
e) adequate provision is made for the storage of refuse containers whereby - the containers are not visible from an area accessible by the general public, and the containers can be moved to the collection point along an external route only.

In this particular case,

a) There are 4 HMOs within a 100 metre radius of the application site which equates to an existing 6% concentration.

b) There are bus stops is located within a 400 metre walking distance of the application site.

c) No.23 Church Hill and 8 Milverton Hill are HMOs and neighbouring properties. The other neighbouring property to the application property is not a HMO and therefore the proposal will not lead to a non-HMO being sandwiched between 2 HMO's;

d) The proposal does not lead to a continuous frontage of 3 or more HMO's. Please see above.

e) Bin storage is shown on the drawing which will be kept on site until bin collection.

The proposed which relates to an existing HMO is in accordance with the above policy and is not considered to contribute to any over-concentration of HMOs within the locality.

**Item 12: W/15/1337 – Peeping Tom Inn, 216 Cromwell Lane, Burton Green, Kenilworth.**

Environmental Health have raised no objection to the proposals. They comment that concerns raised by residents regarding loud music and late opening hours at the premises are addressed by the conditions of the existing premises licence.

Any future operator will have an on-going responsibility to ensure that both indoor and outdoor activities at the premises do not cause a statutory nuisance to local residents, be it as a result of noise, odour or otherwise.

**Further information**

The application site is the only public house within Burton Green. The nearest public house to the Peeping Tom Pub is the Bell Inn located in Coventry approximately 0.7km away.

**Item 13: W/15/1379 – 20 Crackley Hill, Kenilworth**

**Further neighbour comments (22 Crackley Hill):** The amended roof design from a lean-to to a gable increases the bulk of the extension at the end of the extension which projects furthest into the garden. The extension will cast a substantial shadow. The extension should be reduced to 3 metres in depth (in accordance with permitted development limitations); the roof design should be amended to a hipped roof and the width reduced so that the gutters, tiles etc. do not overhang the boundary and the overbearing impact is reduced.

**Amended Plan (13/10/15):** in order to address the neighbour's concerns the applicant has agreed to hip the roof of the proposed extension following private negotiations between the applicant and neighbour (amended plan is in the folder).

**Item 14: W15/1404 – 34 Lillington Road, Leamington Spa**

**Town Council:** No objection.

**Item 15: W15/1414 – 11 Livery Street, Leamington Spa**

**Correction:** The Town Council comments are incorrectly recorded as "No objection" in the Committee Report. In fact the Town Council comments had not been received at the time of writing the report, the "No objection" related to the previous application for an outdoor seating area at these premises (Ref. W15/1050). The Town Council comments on the current application have now been received and are provided below.

**Town Council:** Object. The increase to 32 covers would cause additional nuisance and noise to the detriment of residents and occupiers of nearby properties.