Planning Committee: 20th May 2021

Observations received following the publication of the agenda

Item 1: Newbold Comyn (W/21/0256)

The 'Relevant Policies' section of the Committee Report states that the Royal Leamington Spa Neighbourhood Plan is not yet formally made. However, following the outcome of the referendum on 6 May 2021, this Neighbourhood Plan is now made.

Additional Condition

The "Progressive Jump Area" shown on the Proposed Trails Plan shall not commence unless and until full details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in strict accordance with the approved details.

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 BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

Additional Consultation Responses

Comment from Councillor Cullinan (Officer Note: Cllr Cullinan's comments were incorporated into the Public representations but have been included in full for completeness)

"I am not against cycling tracks but I do feel the map shows that the balance of walking and cycling may have be adversely affected.

I walk around Newbold Comyn at least twice a week and cherish the open space on the old golf courses and in the woods. This has become especially valued by many of the District's residents in the past year and will hopefully continue to be a haven for peaceful roaming in future years. A treasured amenity for all. The balance of activities planned for and tracked do look as though this mainly peaceful co-existence may be put under pressure.

I have often been met by cyclists on the perimeter path, some moving quite fast, not wanting to curb their enjoyment, but feeling startled and stressed does not make for a relaxing walk. I hope a way can be found to allow both groups a safe and enjoyable time at the Comyn. Crossover points and the perimeter path will be put under intensified pressure in the current plan, particularly at weekends which are already very busy.

This is called a Neighbourhood Consultation yet it is clear many comments are from outside the District, some very distant. Is there any process to prioritise or

sort these? I would particularly like to see effective cycle routes to the Comyn that are safe for families, travelling from Warwick gates as an example. Town way-finding could support this.

Another suggestion from a resident was fitness routes and trails combining outdoor gyms and walking/ running/ cycling routes. I have asked for an accessible wheelchair woodland/ nature walk to be included as an amenity, yet I don't yet see one? I really think this would be a valued addition.

This is a wonderful town and we are so lucky to have many parks and open spaces right in our town centre. We are of course happy to share them with visitors, however the safety of users must be paramount, followed by ensuring this peaceful and wonderful Comyn with space to roam is retained for all ages to enjoy".

Royal Leamington Spa Town Council

The Town Council wishes to raise an objection to this application on the following grounds:

1. Lack of requested diagram/ plan showing how the separation of pedestrians and cyclists is to be successfully achieved.

2. There remains a lack of necessary detail regarding safe movement of pedestrians and cyclists on and around the proposed trails and the perimeter path to confirm an effective and fair shared space.

3. It is not clear from the response provided that the trails/ squeeze gates are DDA compliant.

The Town Council believes that before this significant application is decided, further consultation with and information to Leamington residents would be crucially helpful and productive moving forward.

Public Response

An additional 11 letters of objection and 8 letters of support have been received. Comments are in line with those already reported within the Committee Report.

Of the objection letters, 5 were from Leamington residents, 3 from within the wider District, 1 from within Warwickshire and 2 did not specify an address.

Of the support letters, 3 were from Leamington residents, 1 from within the wider District and 4 from within Warwickshire.

Item 2: 9 Camberwell Terrace, Leamington Spa, CV31 1LP (W/20/2035)

Following the publication of the Committee Report, the Senior Environmental Health Officer for Private Sector Housing confirmed that the property reverted to a 4 bed HMO last year and is no longer licensed. 'The Site and Its Location' section of the published report which refers to the property being a licenced HMO is therefore incorrect and the works proposed do not seek to maintain occupation by 5 individuals.

There is a typo in the following sentence of the 'Amenity impacts' report – '*Officers agree that the basement does not provide acceptable living conditions for use as a habitable room; the room has a low ceiling height; the windows do provide sufficient natural daylight or an acceptable level of outlook.'* This should state that the windows in the basement do not provide sufficient natural daylight or an acceptable level of outlook.

Royal Leamington Spa Town Council have confirmed that they would like to enter a "No objection, subject to the inclusion of a condition barring the basement from becoming a habitable room in the future".