Urgent Delegated Planning Decisions: 21 October 2021 Observations received following the publication of the agenda

Item 4 - W/21/0649 – The Thistle Estate, Red Lane, Burton Green

Update to conditions

Condition 4 (demolition) has been revised to allow the applicant 6 months to demolish the existing dwelling following first occupation of the proposed dwelling. The condition also requires the existing bungalow to remain vacant once the new dwelling is occupied.

Compliance with Neighbourhood Plan Policies

Neighbourhood plan policy 2: New dwellings in Development Boundary, states that proposals for new dwellings will be supported in principle subject to being in accordance with other policies in the plan.

Neighbourhood plan policy 3: Responding to Local Character, states that all new development should have regard to local character ensuring that new buildings and modifications to existing ones have sympathetic regard to their immediate setting and to the character of that part of the village.

Officers are satisfied that the development would not have a harmful impact on local character, the street scene is mixed with a range of styles and design and the proposed dwelling is of a good design. The proposals are therefore considered to comply with the Burton Green Neighbourhood Plan.

Item 05 - W21-0277 - Heritage House, 3 Millers Rd, Warwick

Update to conditions

Condition 2 (plan numbers) has been updated to reflect the most recent proposed drawing.

Item 6 W/21/0856 Tantara Lodge, Coventry Road, Stoneleigh

Councillor Kohler has concerns that the proposals and recommendation for refusal have not taken the Climate Emergency into consideration and it could be viewed the proposals undermine WDC's Climate Emergency Action Plan.

As stated in paragraph 202 of the NPPF where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Officers consider that domestic solar panels will bring some benefits in respect of the climate emergency, such as the contribution of sustainably energy. However

due to the scale of the proposals the benefits will be limited and will not outweigh the harm to the heritage asset.

Update to report - planning history

The following planning history has been added as it was not included in the original report:

- W/03/0235 - Erection of a two-storey side/rear extension and a triple detached garage. Permission granted May 2004.
- W/03/0236/LB - Erection of a two-storey side/rear extension and a triple detached garage. Permission granted May 2004.

Item 7 - W/21/0939 - The Old Leper Hospital / Chapel Master's House, Saltisford, Warwick

Officers recommendation

The Council are awaiting a final response from the LLFA on flooding issues. The LLFA are satisfied that a detailed scheme can be secured via condition however they have requested assurances that the proposed surface water drainage proposals would be a viable option. This information has been provided to the LLFA and officers are awaiting their final response.

Officers have recommended committee to delegate authority to the Head of Development Services in consultation with the Chair of Planning Committee to finalise the terms of the Section 106 agreement and officers also ask that this includes the delegated authority to address any flooding issues.

Consultation responses

Environmental Health have raised an objection to the conversion of the Chapel to a residential dwelling on the grounds that the noise levels from Saltisford would exceed the WHO guidelines for community noise. Whilst the average noise levels across the night would fall within the guidelines, there were instances during the night time period when these guidelines were exceeded.

Officers are mindful of concerns regarding noise however officers are also mindful of the fact that the scheme would secure the long term viable use of two Grade II* listed buildings and would secure the restoration of the Master's House that is in a serious state of disrepair. The benefit of bringing these heritage assets back into a viable use should be afforded substantial weight and given that on average the noise levels could be achieved, officers are satisfied that the scheme is acceptable.

Highways

A Traffic report has been submitted to the LPA following the committee report to consider traffic and parking generated by the development. The report concluded

that traffic generation and parking requirement would be low and would not create highway safety issues, in line with the response from the Highways Authority. The Traffic Report also proposes measures to manage traffic at the new access including new road markings and highway signage and an automated barrier at the main entrance. A condition has been added to ensure the measures within the report are complied with to protect the amenity of neighbouring uses, the condition will read as follows:

> *The development hereby permitted shall not be occupied until the physical measures described in the Transport and Highways Technical Report dated October 2021 ("the Report") have been implemented in full and a Communication and Enforcement Strategy as proposed in the Report ("the Strategy") has been submitted to and approved in writing by the Local Planning Authority. The signage, markings and information provided in accordance with the Report within the development hereby permitted shall be maintained in good condition and the Strategy shall be observed at all times.*

Sustainability

Local Plan policy CC1 requires all developments to be designed to be resilient to, and adapt to the future impacts of climate change.

Improving energy efficiency for the existing listed buildings would be limited due to potential impacts on the integrity of the historic fabric. The applicant has put forward that thermal efficiency for the new apartment building will be maximised through a 'fabric first' approach, improving upon current Building Regulations requirements.

Update to conditions

Condition 2 (plan numbers) has been updated to include all submitted proposed plans.

Condition 23 has been added to secure the measures set out in the Traffic Report.