PLANNING COMMITTEE 25 APRIL 2017

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5: Warwick School W/16/2172

An amendment to the scheme has been submitted following publication of the Council's Planning Committee report. The amendment is purely to N1 (Kings High building) and "cuts-off" the most south-easterly corner of the building. This is to make savings to the overall cost of the scheme.

The drawings have been assessed by Officers who are satisfied with the proposed amendment, subject to the previously requested conditions.

An amendment to Condition 2 is therefore required to substitute drawing numbers.

WCC Ecology have confirmed that the additional information submitted addresses items required by Condition 7 and this can therefore be amended from a pre-commencement condition to a standard condition to ensure that the combined ecological and landscaping scheme submitted is adhered to during the course of the works on site.

The agent has advised that the development will be built out in a phased approach and therefore request that the wording of conditions 9 and 17 are amended accordingly. Officers have no concerns in regard to this.

The applicant has queried whether Condition 10 is reasonable given that WCC Highways are responsible for highway drainage. On reflection and in conjunction with advice obtained from WCC Legal Services, Officers have concluded that the condition is unreasonable and should not form part of any approval granted.

Item 8: 55 Queen Street – W/17/0094

Cubbington Parish Council has withdrawn its objection.

As this was the only reason to refer the application to Committee, the item has been withdrawn from the agenda and planning permission has been granted under delegated powers.

Item 11: 8 Warwick Place – W/17/0277

Additional Supporting Information

The applicants have submitted a Traffic Survey (dated December 2016) in support of the application. The report is already referred to in the Committee Report.

Consultation Responses

WDC Private Sector Housing: Means of escape windows required. Has the potential to be converted to HMO. Officers are of the view that this is a matter which can be addressed at Building Regulations stage and that a proposal for a change of use to a HMO in the future would need to be the subject of a separate planning application.

WDC Environmental Health: Transmission of Noise is an issue. An additional condition has been recommended to address this issue.

Public Response

An additional letter of objection has been received from the occupant of the adjacent property. Comments made:

- Will cause noise disturbance due to location of a kitchen, bathrooms and lavatories adjacent to the party wall.
- Concern over protection and reinstatement of their garage (including roof drainage) and the party wall fence at the boundary.
- By stating noise is something for the Building Control and/or Environmental Health departments to consider after approving the planning application without imposing any relevant condition is tantamount to ensuring that the issue that I have identified is ignored.
- The Planning Authority is explicitly endorsing the layout that includes the siting of internal drainage for bathrooms, kitchen and lavatories adjacent to the party wall, thereby over-riding my objection by ensuring that no layout changes can be made.
- By failing to impose any related planning condition it is hampering the Building Control and Environmental Health departments from doing anything to mitigate effectively the problem identified.
- There is a failure to give proper consideration to the environmental issue raised, and failure to impose any related condition to planning consent - particularly since my concern has previously been endorsed by the Council's Environmental Officer, Mr Peter Lawson.

Item 12: 8 Hawkes Hill Close – W/17/0290

Plans have been received amending the red line on the site location plan; no other change has been made.

Further comments have been received from the neighbour at Hawthorne Court expressing that a two-storey extension to his property is not shown on the site plan and the proposed extension at 8 Hawkes Hill Close will breach the distance separation of 12m to this part of the property.

These comments are noted, however, the fact that the new extension at 8 Hawkes Hill Close is proposed to have a blank gable and the elevation facing 8 Hawkes Hill Close from Hawthorne Court is also a blank gable, it is considered that there will be no overlooking created and the distance separation standards are not applicable.

Item 13: Land adjacent 62 Rounds Hill – W/17/0294

Public Response

An additional 20 letters of objection have been received from local residents. Comments made;

- Out of scale with the area.
- Will spoil a 'green corner'.
- Not in keeping with surrounding properties.
- Overdevelopment of a small plot of land.
- Drainage insufficient.
- Detrimental to highway safety.
- Increased traffic, noise and pollution.
- Harm to habitats and local wildlife.
- Contrary to the NPPF Paragraphs 63 and 64.
- Garden grabbing.
- Will set a harmful precedent.