

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 26th July 2022

Item

- 1 Amended proposed rear elevation plan received to remove the 2 rear windows which were incorrectly shown.
Condition 4 (schedule of plans) to be updated accordingly to:

Description	Reference number	Date received
Proposed rear elevation	151/028B	25/07/2022

Section 2 – Impact on residential amenity to include -
Residential properties are located directly opposite the site to the south-west within Clock House. Clock House consists of residential flats with windows serving habitable rooms upon the elevation facing the application site. Clock House is three storey and the proposed extension will create a third storey. As per the SPD, there should be a minimum of 30m between the dwellings to prevent an oppressive sense of enclosure. This distance is not met as the proposed separation is just 22.75m. However, section 11.5 of the SPD states that the distance standards can be relaxed when they span over a public space (i.e. front gardens/highway). This is applicable in this case as the apartments are separated by Marlborough Road and therefore this shortfall is considered to be mitigated and acceptable.

As the first floor has no rear windows proposed, the separation distance from the extended unit and boundary does not require assessment. The separation distance on the new second storey level where there are rear windows proposed has a separation distance of over 7m. The SPD requires windows above ground floor level to be at least 7m from the boundary. The proposal therefore complies with this requirement.

An amended plan has been received – Proposed rear elevation as above

Part 5 - Trees

The site is surrounded by 15 trees, not 14 as the first line of the paragraph suggests.

- 2 Description of Development has been cut short. The full description of development to be considered is –

Outline application with all matters reserved except for access for the erection of industrial unit(s) for either Class Use B2 - General Industry or Class Use B8 - Storage and Distribution including ancillary offices (Class Use E formally B1a) together with associated access, service yards, parking, landscaping and drainage infrastructure (Plot K) at Site 124A003 land rear of 1- 23 Mercers Meadow (also known as Prologis Park).

Consultee responses to be updated to –

Comment received from:
Public Health Warwickshire

Section 9 – Health, Noise and Contamination to include –

Public Health Warwickshire provided comments on the application on the 25th July 2022. No objections were raised with regard to the principal of development or the access/accesses. Questions were raised with regard to wider cycle provision, however this was not requested by WCC Highways, WCC Infrastructure or WCC Cycle Officer.

Other topics raised included staff shower provision, walking to work initiatives, working hours for employees and provision for food/snacks for employees. These topics are considered to be either not applicable for consideration at this stage or outside of the planning remit.