

PLANNING APPLICATIONS COMMITTEE

**ADDENDUM
18 February 2020**

Item 1.

**ADD to CONSULTEES NOTIFIED:
WCC Fire Water Officer.**

**AMEND CONSULTEE RESPONSES:
No comment from:
Warwickshire Police and WCC Fire Water Officer.**

**Comment from:
Central Building Control Partnership stating:
Annex will require Building Regulations as over 30 square metres and within
1 metre of the boundary and the building therefore will be subject to the
requirements of the Building Regulations including adequate resistance to
external fire spread.**

**No objection subject to note:
WCC Fire Safety stating;
The development must comply with Approved Document B, Volume 2,
Section B5 – Access and Facilities for the Fire Service. Full details including
the positioning of access roads relative to buildings, the arrangement of
turning circles and hammer heads etc., regarding this can be found at;
www.warwickshire.gov.uk/fireguidance-commercialdomesticplanning
Where compliance cannot be met, please provide details of alternative
measures you intend to put in place and also note The Warwickshire County
Council Guide 2001, Transport and Roads for Developments, Section 5.18;
Access for Emergency Vehicles.**

**No response from:
NHS Ambulance.**

**ADMEND NEIGHBOUR RESPONSES:
There have been 6 letters of objection from 4 addresses raising the following
points:**

- 1. Previous application on the land refused in neighbours favour and was hard fought.**
- 2. Land should have been included in garden for 1 and 2 Davy Lamp Close as per the conditions on approval.**
- 3. People purchased properties for the quietness.**
- 4. Too large a building on a small plot.**
- 5. Previous approval said no more building for 5 years.**
- 6. Had to endure stress due to development here for years.**

7. Detrimental Impact on wellbeing of surrounding neighbours on overcrowding and intrusion.
8. Concerns of noise and light from the proposal and concerns over use of building for residential purposes.
9. Obtrusive and not in keeping with surrounding properties, noise issues, height, overshadowing and privacy concerns.
10. Water drainage concerns.
11. Concerns due to the previous permission for erection of bungalows on the land at Davy Lamp Close.
12. Covenant clause on land that only 4 buildings can be erected on the land.
13. Lack of access for emergency services for example, Fire Service; Ambulance Service and Police.
14. Concern about fire risk of building as so close to boundaries.
15. Mental health of neighbours will be impacted upon by noise; disturbance; dust; loss of daylight; vibration; visual amenity; smells and fumes.
16. Overdevelopment and sense of enclosure.
17. Will be used as residential so will increase light and noise to neighbours late into night including that from security lights.
18. Agenda report is incorrect only enough parking for 2 cars at the property not 4. Also incorrect about parking numbers at 88 Mavor Drive. Applicant owns both property and additional parking will cause congestion and safety issues.
19. Has a Planning Officer visited the property? They would see it would be overdevelopment.
20. Construction noise will be nuisance to neighbours.
21. Have all neighbours being notified?
22. Roof lights should be facing applicants property not neighbours. Could this be done as gesture of goodwill?
23. As further gesture of goodwill and community spirit could the toilet and shower room be removed? The main residence has this and the extra space would increase the games area.

AMEND under the heading INTRODUCTION:

Paragraph two, change four cars to two cars, and under paragraph three change five cars to two cars.

2. **ADD to NEIGHBOURS NOTIFIED:**
13 Skey Drive, 35 Chaucer Drive, 11 Thackeray Close, 15 Chesterton Drive, 8 Hardy Close and 15 Langdale Drive.

ADD to CONSULTEES NOTIFIED:
Stagecoach.

REMOVE from Schedule of Plans:
The Avon AVO-01 25.9.19

ADD to Schedule of Conditions;

2. No dwelling shall be occupied until the estate roads including footways serving it, have been laid out and substantially constructed to the satisfaction of the Highway Authority in accordance with the details approved in writing by the Council.

AMEND Landscaping

Amend the reference to T96 to read T69.