



Jayne Topham MILCM
Town Clerk

PLANS COMMITTEE

18th MAY 2017

MINUTES

Present:

Councillor Mrs L Bolton
Councillor Mrs MA Grainger
Councillor J Holland
Councillor M Littlejohn
Councillor N Murphy (Chairman)

403.Apologies- it was resolved to accept the apologies from the Mayor (Ex Officio) Cllr JP Bromley, Cllr R Eddy, Cllr R Edgington Cllr G Guest.

404.Declarations of Personal and Prejudicial Interests. – Cllr M Littlejohn W/17/0665

405. Approve minutes of the meeting held on 24th April 2017 – it was resolved to approve the minutes as a true record.

406.Review Decisions of the Local Planning Authority - decisions were reviewed.

407.Planning Applications for Warwick

No applications were moved from Part one to Part two.

Part 1 Matters to be considered by the Committee
Part 2 Matters to be considered as delegated items

The Town Clerk reported regarding applications for planning permission as reflected in the schedules circulated to the committee.

No objections were raised in the schedule attached hereto other than: -

Planning number	Application	Warwick Town Council's comments
W/17/0701	Former Tamlea Building, Nelson Lane	<p data-bbox="764 121 1476 268">Objection: Warwick Town Council find that this is over development of the site. The traffic assessment remains untenable - this was our reason for objecting last time.</p> <p data-bbox="764 317 1476 621">The transportation statement is not factually correct and facts made states that Nelson Lane is not a busy road. The fact that there are car garages, repair workshops and factories as well as a busy wholesaler and 161 properties in Cliffe Way and streets off Cliffe Way does not seem to be understood. Nelson Lane is also a popular cut through to get from Coventry Road to Emscote Road near the Tesco junction.</p> <p data-bbox="764 669 1476 1356">The statement states that only one heavy goods vehicle was observed as well as two light HGV's on the two days that the survey was carried out. To serve the businesses on Nelson Lane it takes a lot more than three HGV's to supply them. (For example, car transporters travelling to the Fiat garage and the Hyundai garage as well as large HGV's to supply bookers). We would also highlight points 12 and 14 in the statement: 'Very little traffic uses the road junction' and 'Good vehicular visibility exists at both ends of Nelson Lane'. At the Coventry Road end, near to the site, there are trees, hedges and a building on the junction and cars cannot see what is coming until they are on the junction. The reason as to why not as many people use the junction is because it is already dangerous. So why does it seem logical to have this additional number of cars permanently using the road.</p> <p data-bbox="764 1362 1476 1822">Moving onto Nelson Lane's current parking situation. The one side of Nelson Lane, depicted what is stated in the report is always used for parking as there is a shortage of parking there anyway. Hence, I again question the report's statistics. Point 17 states that 'The creation of new access would discourage on street parking in that location'. However, if there are 47 additional properties there with say two cars per property, after allocated parking there would still be at least 19 cars looking for somewhere to park. With family homes being included in the development there are likely to be even more.</p> <p data-bbox="764 1829 1476 2007">The final point we would like to raise in the statement is that it says 'Coventry Road was free flowing at all times but with sufficient gaps to allow cars from Nelson Lane to exit easily'. To see that is very lucky, cars are usually queuing to leave and indeed enter</p>

		this junction, which causes traffic problems not just on Nelson Lane but on Coventry Road as well. With all the additional cars, we fear that this will have a detrimental impact on the traffic in the area. Loss of employment is also a concern
W/17/0699	Land to the south of Gallows Hill, Warwick	Warwick Town Council wishes to object on the grounds of the over development, effects on air pollution, traffic congestion, lack of infrastructure and concerns regarding flooding. We are particularly concerned about health and education provision.

Comments were made on the following applications: -

Planning number	Application	Warwick Town Council's comments
W/17/0677	The Jockey Club	Supported

- 1. 408. Appeals – review** document attached – no comments

Signed..... Dated.....