

Leamington Spa Town Council Objection to Application No. W/10/0340
(Wilson Bowden)

RESOLVED; That an objection is raised for the following reasons:

Whilst the Town Council recognises the need for the Town to maintain its ranking as a vibrant regional shopping centre the Town Council objects to the proposals on the following grounds:

1. The size, height and bulk of the development are disproportional to the surrounding retail and residential properties in a central location of the town.
2. There is a detrimental visual impact on other properties in the Conservation Area due to the proposed height and size of the development.
3. The scale and height of the proposed development will have an effect on the living conditions of residents in (*named adjoining Streets*).
4. There is inadequate information on highway traffic, noise and pollution. In particular there does not appear to be a transport assessment available for usage on Saturdays, the busiest shopping day, nor how the new development will be serviced by public transport.
5. The proposal to replace the existing 150 car parking spaces + 30 on street spaces by 540 car parking spaces on three levels I likely to lead to higher emissions and additional traffic noise.
6. The proposed demolition of 25 late Victorian properties in... andwould be a loss to the Conservation Area. Whilst these buildings are not of themselves very distinguished their height and bulk does respect the nature of the conservation area. The proposed demolition would appear to be against the spirit of the Local Plan which states Buildings which do not merit statutory listing often contribute as much to the overall character of the Conservation Area as those that are Listed: it is this character that would be lost and therefore the development would appear to go against...in the Local Plan.
7. Loss of (*various small businesses to be demolished*)
8. The loss of existing street patterns will impact on the urban character of the streets and could impact on traffic flows along adjoining streets.
9. Continuous access by service and delivery vehicles will lead to an increase in traffic movement and noise.
10. The proposed use of brick will emphasise the bulk of the building and will stand out unsympathetically with the other adjoining and adjacent properties.
11. The loss of 20 mature trees which enhance the current environment and are irreplaceable.
12. Members questioned the viability of the retail case in this current economic climate.