

## **PLANNING COMMITTEE 2<sup>nd</sup> July 2013**

### **OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA**

#### **W13/0464 – Land at Earl Rivers Avenue/adjacent Gallagher House, Gallagher Way, Gallagher Business Park, Warwick**

##### Affordable Housing proposals

The applicant has highlighted an error in the information submitted with the application in relation to the tenure of the on-site affordable housing units. The Planning Statement submitted with the application incorrectly refers to 5 of the on-site units being social rented units, whereas the viability information that has been submitted is based on these units being affordable rented units. As the designation of these units as social rented units would clearly worsen the viability of the scheme, it is confirmed that these will be affordable rented units.

##### Affordable housing / Section 106 contributions viability

The Council's viability consultant has now completed their report. They conclude that there is further scope for increased affordable housing if the additional value of the Close Care units is incorporated into the development viability analysis. However, the applicant has maintained that the value of the Close Care Units should not be included within the appraisal because no profit is made from these. The applicant has advised that these are simply sold on at cost to a property investor, and no developer profit is made from these units. Notwithstanding this, the applicant has agreed to increase their affordable housing offer to include 4 more shared ownership units on site. The proposed affordable housing provision is therefore now:

- 19 shared ownership units (on site)
- 5 affordable rented units (on site)
- 14 units for adults with learning difficulties at Portobello Way (off site)

Discussions are ongoing with the Council's viability consultant on this issue and a verbal update will be provided at Planning Committee.

On all other aspects of viability, the Council's consultant concludes that there is no scope to increase the level of affordable housing or planning contributions.

##### Further public response

A further objection has been received on the grounds that this is not a suitable location for elderly person's accommodation because of road noise and poor air quality.

## Conditions

Environmental Health have recommended further conditions. Therefore the recommendation has been amended to add the following conditions and to add further requirements to Condition 10:

- 10 No development shall commence until a construction management plan has been submitted to and approved in writing by the local planning authority. This shall detail:

- (a) the likely number of vehicles accessing the site during the construction phase, the routes they will use and measures that will be put in place to ensure that mud and debris will not be deposited on the highway as result of construction traffic leaving the site; and
- (b) details of how noise and dust from demolition and construction activities will be controlled to prevent nuisance.

The development shall be carried out strictly in accordance with the approved details.

**REASON:** In the interests of highway safety and to protect the amenities of nearby residents, in accordance with Policies DP2, DP6 and DP9 of the Warwick District Local Plan 1996-2011.

- 21 No development shall commence until details of measures to protect residents of the development from excessive traffic noise entering habitable rooms or garden areas have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details. **REASON:** To ensure that occupants of the development are not adversely affected by traffic noise, in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

- 22 Noise arising from any plant or equipment at these premises, when measured one metre from the façade of any noise sensitive premises (including any habitable rooms within the development), shall not exceed the background noise level by more than 3dB(A) (measured as LAeq(5 minutes)). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc) or if there are discrete impulses (bangs, clicks, clatters, thumps etc) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of occupants of nearby properties, including those within the development, in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

- 23 No development shall commence until details of the proposed combined heat and power plant, including any associated chimney, have been submitted to and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the approved details. **REASON:** To protect the amenities of occupants of nearby properties, including those within the development, in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

**W13/0517 - Greys Mallory, Banbury Road, Bishops Tachbrook**

The Parish Council have withdrawn their objection. Therefore this item is WITHDRAWN from the agenda. Temporary planning permission has been granted under delegated powers.

**W/13/0509 – 2 Hill Wootton Road, Leek Wootton, Warwick**

An additional condition will be added if Committee are minded to approve the application.

The garage hereby permitted to be converted and extended shall be used only for a purpose incidental to the residential use of the application property and the building shall not be used as primary living accommodation or for the purpose of any trade or business unless otherwise agreed in writing by the local planning authority.

**REASON:** To ensure that the outbuilding is not used in a manner prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.