

Planning Committee: 11 July 2006

Item Number:

Application No: W 06 / 0912

Registration Date: 08/06/06

Town/Parish Council: Warwick

Expiry Date: 03/08/06

Case Officer: Martin Haslett

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Land at Gog Brook Farm, Stratford Road, Warwick.
Erection of 111 new Residential Dwellings FOR Taylor Woodrow
Developments Ltd

This application is being presented to Committee due to an objection from the Town Council having been received and the history of the site.

SUMMARY OF REPRESENTATIONS

Warwick Town Council: comments awaited.

Barford, Sherbourne and Wasperton PC (adjoining): overdevelopment, lack of amenity and open space and adverse impact on the road infrastructure.

WCC(Highways): no objection, subject to conditions on layout and construction of the roads.

Warwick Society: concern over impact on existing development. Concern, also, that proposed elevated section of A46 may impact on upper floors of the taller dwellings. Disappointed that detailed landscape scheme drawings are not included.

Neighbours: No representations received.

WCC(Fire Service): no objection subject to a condition on hydrant provision.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
- DP5 - Density (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP10 - Flooding (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

The site lies to the south of the existing residential development in South West Warwick and was included within the area of outline planning application W02/0474, which was recently granted, following agreement between the applicants and the Environment Agency on flooding issues.

The applicants have previously made an application for this site, for 128 dwellings, reference W06/408, which was refused at the meeting of the Committee on 23 May 2006. This application included some three storey flats opposite the existing development. The refusal reason was as follows :

It is considered that the proposals fail to harmonise with the existing adjoining development, due to their visual bulk and mass, particularly that of the proposed three storey flats, which would be situated on the edge of this particular development plot. The proposals also show front gardens of minimal length, which, given the density of the proposals and the height of the flats, would create an unsatisfactory street scene, and the development, for all of these reasons, would be unneighbourly with respect to the existing residents, who would suffer visual intrusion and potential overlooking. The development is therefore considered to be contrary to policy ENV3 of the Warwick District Local Plan 1995 and to policies DP1 and DP2 of the emerging Warwick District Local Plan 1996-2011.

There had been 2 previous detailed applications for this land, (W05/1493 and W05/1841) both of which have been withdrawn. In both cases the applicants had been advised by officers of the Planning department that the proposals showed development in too dense a form and that some redesign was required.

KEY ISSUES

The Site and its Location

The land lies to the south of the existing development on South West Warwick and is flat and open, without any particular features.

The application site has been drawn so as to include only the land outside the floodable area and hence the red line on the plan cuts across the residential area with proposals shown for the remaining part of the development area, although this is not included in the planning application. To the east, the site adjoins the proposed local centre and to the west it bounds an employment area, which forms a buffer to the A46 road.

Details of the Development

It is proposed to erect 111 new dwellings on the same site area as the previous application. These would consist of the following dwellings:

- 62 detached 3 and 4 bedroomed houses;
- 24 semi-detached 2 and 3 bedroomed houses;
- 18 terraced 2 and 3 bedroomed houses;
- 7 flats, with 2 bedrooms.

To satisfy the Committee's wishes, all the flats fronting the existing development have been removed from the proposals and replaced with standard house-types. The height of the houses opposite the existing development has also been reduced. Only one block of 3 storey Lynmouth flats remains on the proposal, and this would not adjoin existing houses. There would also be a play area, next to the local centre, details of which would form a separate application.

The plans are shown in two phases, for Persimmon Homes and for Taylor Woodrow and include some affordable units. The overall requirement for affordable dwellings has been covered in the original legal agreement (on the point of issue) so that irrespective of the precise number shown on these phases, the overall allocation of affordable houses, across the development as a whole, will be 30%.

Assessment

The issues to be addressed are the density and design of the proposals and their impact on the adjoining, existing residents.

The proposals have been designed in the light of government advice and include a mixture of house types, from flats to 4-bedroomed houses. The overall density is slightly in excess of the advised minimum density of 30 dwellings per hectare, and quite low compared to some modern developments. The density would be similar to the existing adjoining development. This issue also has to be considered in relation to the overall target of 1200 dwellings for South West Warwick, which, since completion is now quite near, can be calculated. The overall number of dwellings currently proposed is considerably less than the target for the entire development, so densities need to be reasonably high in order to meet the target.

I therefore recommend that permission be granted, The legal agreement to cover affordable housing, education and library contributions, town centre highway improvements, public open space and community facilities, was dealt with as part of the outline application, and has now been signed and the outline permission issued.

RECOMMENDATION

APPROVE reserved matters in respect of siting, design, external appearance and landscaping subject to the outstanding conditions on the outline

permission and Section 106 requirements associated with that permission and subject to the conditions listed below.

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 33478/03B, /04, /06, 33473/01/M and 12082-05-1F and specification contained therein, submitted on 31 May and 26 June 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 2 A landscaping scheme for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 3 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 4 The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the District Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the District Planning Authority. **REASON** : In the interests of fire safety.
- 5 The layout of the estate roads, including footways, cycleways and verges, shall not be other than in accordance with the standard specification of the Highway Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 6 The layout of the estate roads, including footways, cycleways, verges, private drives and the means of accessing individual plots, shall not be designed other than in accordance with the principles and guidance set out in 'Transport and Roads for Developments: The Warwickshire Guide 2001.'
REASON : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development achieves acceptable standards of layout and design and does not give rise to any harmful effects which would justify a refusal of permission and the proposals are considered to harmonise with the existing residential development to the north of the application site.

The proposals are therefore considered to comply with the policies listed.
