

## **PLANNING COMMITTEE 13<sup>TH</sup> August 2013**

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

#### **Item 6: W/13/0690 1-3 Wharf Street, Warwick**

Conservation Advisory Forum have commented further in respect of revised plans received prior to the preparation of the report on this item as follows:

Reiterate the comments made previously. The existing building should be retained, or at the very least the façade, which is of particular historic interest due to the fact that it was constructed to provide accommodation for children in the workhouse. The design of the replacement building is not appropriate. The large building proposed for the front of the site would cast a shadow over the grounds and buildings to the rear of the site. Consideration should be given to reversing the layout, i.e. with the tall buildings at the back of the site and the smaller buildings at the front.

An additional condition is recommended for a contribution towards the improvement of open space in the area as follows:

Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

**REASON:** To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.

#### **Item 9: Application W/13/0880 56 Saltisford, Warwick**

WCC Archaeology have recommended a condition requiring a programme of archaeological works. The following condition is therefore added to the recommendation:

No development shall take place within the application site, unless and until a programme of archaeological works and investigations has been secured and initiated in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. **REASON:** In order to ensure any remains of archaeological importance, which help to

increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.

**Item 10: Application W/13/0886 8 Thickthorn Close, Kenilworth**

The following condition has been added to the recommendation:

The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON :** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

**Item 12: W/13/0776 Woodside Farm, Harbury Lane**

At the time the Committee report was prepared there were a number of outstanding consultation responses awaited. In light of additional comments now received the recommendation has been revised to one of **refusal** (see below).

**WCC Highways:** Objection, for the following reasons: Whilst it is accepted that the wider impact of the proposed development is acceptable, the applicant has failed to demonstrate that the traffic generation of the proposed development can be adequately catered for on the local highway network and that the proposed signalised access to the site will not have a detrimental effect on the local highway network in terms capacity and safety.

**WCC Archaeology:** The proposed development lies within an area of archaeological potential and the archaeological implications of this proposal cannot be adequately assessed on the basis of the available information. It is therefore recommended that the applicant be requested to arrange for a pre-determinative archaeological evaluation to be undertaken.

**Environment Agency:** No response received to amended Flood Risk Assessment.

**WDC Community Protection:** Objection. Insufficient information provided to demonstrate that suitable provision will be made for drainage and flood storage for the site.

**WCC Education:** Contributions sought. WCC accepts that this site is not of itself sufficient to make provision of land for education. The expectation is that the demand arising from this development site will be met by provision of new schools on land to be provided on adjacent or nearby sites in the area of the development. This site will contribute £8,005 per dwelling towards the cost of new school provision. WCC would expect to receive a proposed S106 agreement that reflects the above.

**South Warwickshire Foundation Trust:** Contribution sought. Evidence that existing Acute and Community facilities are at full capacity and are unable to accommodate increased patient demand from population growth. NHS have calculated that the additional burden on Acute and Community healthcare facilities of proposed population growth in Warwick District will require infrastructure costing c. £16m – equivalent to £1,572.95 per new dwelling.

**English Heritage:** No observations

**WDC Environmental Services:** No objection, subject to standard land contamination conditions.

**WCC Ecology:** Objection removed. The Ecologist has not recommended any further survey work to be undertaken prior to determination to the application and now considers any further survey work could be undertaken prior to works and could form a Construction and Environmental Management Plan (CEMP) condition to take appropriate measures and safeguard each species prior, during and post development.

**Public response:** Three further pro-forma letters have been received and three further objection letters have been received from local residents raising concerns already identified within the committee report.

## **REVISED RECOMMENDATION**

Planning Committee are recommended to **refuse** outline planning permission for the following reasons:

1. The proposed development would be contrary to Policies DP2, DP6 and DP7 of the Warwick District Local Plan 1996- 2011 and the aims and objectives of the National Planning Policy Framework 2012 in that the applicant has failed to demonstrate the traffic generation of the proposed development can be adequately catered for on the local highway network and that the proposed signalised access to the site will not have a detrimental effect on the local

highway network in terms capacity and safety, thereby raising concern that the scheme could be prejudicial to highway safety.

2. The proposed development would be contrary to Policy DP4 of the Warwick District Local Plan 1996-2011 and the aims and objectives of the National Planning Policy Framework 2012 in that the proposed development is not supported by an archaeological site evaluation which would have enabled a proper and detailed assessment of the character and extent of any archaeological deposits of importance likely to be threatened by the proposed development and possibly worthy of conservation in whole or in part or of being fully investigated and recorded.

3. The proposed development would be contrary to Policies DP9 and DP11 of the Warwick District Local Plan 1996-2011 and the aims and objectives of the National Planning Policy Framework 2012 in that the submitted information does not include a satisfactory Flood Risk Assessment and therefore fails to enable the proper assessment of flood risks on-site and/or off-site.

4. The proposed development would be contrary to Policies SC11, SC13 and SC14 of the Warwick Development Plan 1996-2011, in that no mechanism has been provided to secure affordable housing, open space, ecology bio-diversity off-setting, County Council highway, library and education and health care contributions and therefore infrastructure needs generated by the development have not been satisfactorily secured.