

PLANNING COMMITTEE 25 April 2016

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 5: W/14/0944 - Barn 1 Plestowes House, Hareway Lane, Barford

Odour

The adjoining objector has submitted further information from their air quality consultant in response to the Council's EHO comments. They judge that there is a high potential for significant odour impacts at Barn 1, which may include annoyance, loss of amenity for future residents, and complaints to the farm owners and local authority. Furthermore, odour impacts are likely despite proposed mitigation in the form of the relocation of roof lights from the east-facing to west-facing roof. The independent odour dispersion modelling assessment was carried out by highly qualified odour consultants using the latest dispersion modelling techniques, in accordance with all relevant guidance. The applicant considers that based upon the significant risk of adverse odour impacts Barn 1 is not suitable for residential development.

The Council's EHO has been critical of the submitted odour assessment and considers it to present a worst case scenario. The EHO remains content that, on balance, it is not considered that there will be a serious adverse effect on the amenity of the future occupiers of Barn 1.

Noise

The adjoining objector has also submitted further information from their noise expert in response to the Council's EHO comments. They consider that in the absence of an updated noise survey it cannot be demonstrated that the proposed mitigation measures (acoustic screening and relocation of roof lights) will work.

The Council's EHO has been on site and heard the grain dryers/machinery running from the adjoining farm yard from within Barn 1. The EHO is therefore content that the mitigation measures proposed are appropriate to protect the amenity of future occupiers of Barn 1.

Item 7: W/15/1761 – Land on the West Side of Southam Road, Radford Semele

The Education Team at Warwickshire County Council have advised that in terms of contributions towards secondary education, as a result of the restriction imposed on Local Authorities to pool more than 5 contributions towards specific infrastructure projects, it has not been possible to request such a contribution towards the expansion of Campion School in respect of secondary and sixth form education.

Rather, a contribution towards that expansion has been requested from the scheme for up to 150 houses for the land to the south of Offchurch Lane which comprises the 5th such contribution towards that scheme.

Councillor Doody has submitted information listing the development outside of the District which are considered to impact on Radford Semele and comments from the Head Teacher of Radford Semele Primary School concerning the limited capacity of the school to take further pupils.

Item 8: Land to the south of Offchurch Lane, Radford Semele

The applicant's agent has provided further clarification relating to issues that have been raised by objectors and which can be summarised as follows:-

Highways: The junction on Southam Road which will serve this and the immediately adjacent residential development was designed to accommodate traffic from both sites.

Density of Development: Rather than reflect the capacity of the junction with the highway in respect of which there is a level of reserve capacity, the low density of the scheme reflects the desire to provide a landscape led development which would provide an appropriate layout in this edge of settlement location.

The Emergency Access: The location of this access has been fully assessed and has been confirmed as a safe location.

Surface Water Flooding: There is no evidence of the site previously flooding and it is not at risk of surface water flooding. The drainage strategy for the site takes account of the slope and of increased precipitation due to climate change.

Agricultural Land: The site does not comprise the best and most versatile agricultural land which the planning system seeks to protect where possible.

Loss of Greenfield Land: The use of greenfield land will be required to achieve the level of housing growth included in the District Council's emerging Local Plan which also includes all suitable brownfield sites.

Impact on Wildlife: The ecological value of the site mainly arises from trees and hedgerows around the boundaries which the proposal will retain and reinforce apart from access provision. A bio-diversity compensation package will be agreed to ensure that there is no net loss as part of the scheme.

Impact on Local Services: A comprehensive package of proposals to be secured through a section 106 agreement will mitigate any impact on services and facilities.

Councillor Doody has submitted information listing the development outside of the District which are considered to impact on Radford Semele and comments from the Head Teacher of Radford Semele Primary School concerning the limited capacity of the school to take further pupils.

Item 11 W/16/0280 – Weston House (Formerly the Bull), Rugby Road, Weston Under Wetherley.

2 further objections which have been sent directly to the planning committee have been received regarding the Parish Council's support of the application, which is contrary to minutes from 20th May 2015 meeting.

Item 13: W/16/0412 – The Forge, Hatton Green, Hatton

For the purposes of clarification, **officers** would advise that the 2014 Housing Needs survey represents the current extent of need for housing in the local area and which specifies specific types and sizes of houses required to meet that need.

Officers would also clarify that in terms of the loss of employment land, Policy SC2 of the Warwick District Local Plan 1996-2011 states that the redevelopment or change of use of existing employment land and buildings for other uses will not be permitted unless it meets specific criteria.

The applicant has not demonstrated that the location or activity of the present employment use on part of the application site has an unacceptable adverse impact on adjacent residential uses; is not economically viable for the existing or other employment uses. That being the case, the acceptability of the principle of the redevelopment of this part of the site for a non-employment use has not been

demonstrated such that officers propose that the reason for refusal be amended to include this objection.

A further objection has been received on the grounds of the cost of cleaning up the site; that the red line encroaches into the open fields on the east side of the site and is an integral part of the garden, originally a tennis court. The objector also comments that the existing business is the only commercial site in Hatton Green and therefore it should not be lost; that there have been traffic accidents at the cross roads and that there is insufficient information submitted to fully assess the impact.

Item 15: W/16/0457 - 98 Bridge End

CAF - Concern was raised over the very large size of the proposed rear extensions, which are poorly designed and would set a damaging precedent for other over dominant extensions, and would harm (oblique) views of the building from the street, and views to the rear from the Grade I listed Castle Park. It was considered the proposals would harm the appearance of this part of the Warwick Conservation Area.

The applicant for the application has written to the planning committee direct stating that they have worked with the planning department and Historic England to come to an acceptable solution, to still be able to have a family home in an area that they love.