

Planning Committee: 23 August 2005

Item Number: 19

Application No: W 05 / 1016

Registration Date: 17/06/05

Town/Parish Council: Warwick

Expiry Date: 12/08/05

Case Officer: Steven Wallsgrove

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The Trinity School, Myton Road, Warwick, CV34 6QD

Variation of condition 2 (time limit) of outline planning permissions W2000/1027, W2001/0246 and W2001/0685 to extend permission for a further period for the submission of reserved matters for residential development FOR F Caldwell

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

SUMMARY OF REPRESENTATIONS

Warwick Town Council: "The applicant has failed to submit acceptable details regarding layout and design within the terms of the conditional approval relating to reserved matters and the Town Council consider that in order to achieve a development consistent with the LPA's policies relating to design and harmony with surrounding properties, a new consideration is required."

Neighbours: One resident commented about a discrepancy between the application and the letter he received. (This was corrected before the site notice was put up).

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) H5 - Infilling within the Towns (Warwick District Local Plan 1995)

(DW) ENV3A - Sustainable Development and Energy Conservation (Warwick District Local Plan 1995)

PLANNING HISTORY

Outline planning permission was granted for the residential redevelopment of this school site, in three parts, under application numbers W20001027, W20010246 and W20010685. The first two were granted on 14th February 2002 and the third on 6th January 2004.

Two applications for reserved matters were subsequently refused and have been taken to appeal.

KEY ISSUES

The Site and its Location

This school site lies on the south side of Myton Road and the application only relates to the site of the school buildings. The school has now closed.

Details of the Development

The proposal is simply to extend the period for submission of reserved matters on the three outline permissions so that further submissions can be made.

Assessment

The redevelopment of this site for residential development is in full accordance with the Regional Plan, Structure Plan and Local Plan and it is only the reserved matters which have been a problem. The applicants have asked for the period to be extended by a further two years in each case.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 This permission is granted under the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995, on an outline application and the further approval of the District Planning Authority shall be required to the undermentioned matters hereby reserved before any development is commenced:-
 - (a) the siting, design and external appearance of the proposed development,
 - (b) details of the access arrangements,
 - (c) details of landscaping.

REASON : To comply with Section 92 of the Town and Country Planning Act 1990.

- 2 In the case of the reserved matters specified above, application for approval, accompanied by all detailed drawings and particulars, must be made to the District Planning Authority not later than the expiration of two years beginning with the date of this permission. **REASON**: To comply with Section 92 of the Town and Country Planning Act 1990.
