

**Planning Committee:** 06 January 2004  
**Application No:** W20031538

**Principal Item Number: 1**

**Town/Parish Council:** Hatton

**Registration Date:** 30/09/2003

**Expiry Date:** 25/11/2003

**Case Officer:** Martin Haslett  
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**KING EDWARD VII MEMORIAL HOSPITAL, BIRMINGHAM ROAD, HATTON.**  
Erection of 36 dwellings (amendment to p.p. W20020659)  
FOR MORRIS HOMES LTD

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## **SUMMARY OF REPRESENTATIONS**

### **Hatton Parish Council:**

Comments on application as originally submitted:

- Where is the provision for first time buyers?
- The changes in the plans are disappointing as the development is no longer tiered up the hillside;
- The density of the accommodation appears to have increased from the original/earlier plans;
- There is not enough provision for adequate car parking which will lead to congestion;
- Too many trees are being cut down with no provision to replace them.'

Comments on amended plans awaited.

**WCC (Highways):** no objection, subject to conditions on access, carriageway design, etc. and highway notes.

**WCC (Ecology):** no objection.

## **RELEVANT POLICIES**

The site lies in the Green Belt where PPG2 gives advice on the redevelopment of major sites which was considered as part of the previous grant of permission.  
ENV3 - Development Principles

## **INTRODUCTION**

Consideration of this application was deferred at the meeting of the Committee on 9 December so that the amended plans could be referred to the Parish Council and further drawings could be obtained. These were to show cross-sections through the lower part of the site (where land fill is proposed) with street elevations along both sides of the public open space, showing the height of the terraced houses in relation to the retained hospital building. The additional information has been requested and will be available at the Committee meeting.

The report which follows is the same as the one made to the previous Committee meeting.

## **PLANNING HISTORY**

In March 2000 an outline planning permission was granted for the former King Edward VII Memorial Hospital site which anticipated approximately 73 dwellings, including conversion of the existing hospital buildings. There was a legal agreement to cover 30% affordable housing, sustainable transport and education. Subsequently, in May 2003, permission was granted (W20020659) to the current applicants for a total of 108 dwellings, including 28 in the

converted building, and that permission was also subject to similar requirements in a legal agreement. Work on parts of the site is now well-advanced.

## **KEY ISSUES**

### **The Site and its Location**

The site forms a little under half of the entire development area, and is that part downhill from the original hospital building, on either side of the proposed open space, which contains some trees to be retained. The land slopes quite steeply at this point and is clearly visible from Birmingham Road, where it is seen against the backdrop of the new development and the original hospital facade at the top of the hill, Smith's Covert to the left and the surrounding farmland.

### **Details of the Development**

The details of the layout have been redesigned and the number of houses has been reduced by two. Many of the house-types are the same as those previously granted, although a few new ones have been introduced. To the right hand side of the site (viewed from Birmingham Road) the road design has been changed and its impact has been reduced. This has also facilitated the drainage of the site as a 10m easement in this position has to be provided. In this part, some of the smaller houses have been omitted and replaced by larger ones, although 7 terraced houses remain. At the lower part of the site, a group of trees shown to be removed when this application was first submitted are now shown retained on the amended plans. This amendment largely addresses the concern of the Parish Council regarding the loss of trees. One poplar tree is still to be removed, but this would have added little to the amenity of the area, and its removal is necessitated by the road layout. The amended plans also show landscaping to the rear of the houses visible from Birmingham Road, which will considerably help to soften their impact on the countryside.

On the left hand side of the site the road alignment remains as previously approved, but the house types and positions have been changed. The number of terraced houses has been reduced from 6 to 4, but in other respects the proposals remain comparatively unaltered, except that the lower part of the site would now be built up so that the slope down from the main part of the site would be reduced. Sections through this part of the site have been provided which show that fill of up to a maximum of 5m would be provided. and a crib block wall would be constructed. The applicants say that this has been done in order to facilitate the engineering design on a steeply sloping site. Although the land is to be raised in height, the slope is so steep that there will still be a considerable downhill slope towards the houses which are to be raised.

### **Assessment**

The principle of residential development of this site has been established, so the determination of this application will depend upon the details of the scheme. The overall density of the scheme has been reduced by the loss of 2 plots. Whilst some larger houses are proposed, the scheme still includes a considerable number of smaller terraced houses.

On the right hand side of the site (viewed from Birmingham Road), the latest amendment preserves most of the trees and proposes additional planting on the boundary (not previously proposed) to reduce the impact on the countryside. On the left hand side of the site, the proposed planting will soften the effect of the crib wall, and I do not consider this will have a seriously detrimental impact on the amenities of the area.

There is also the issue of affordable housing, where the current draft Warwick District Local Plan requires 40%. In this case, however, I do not consider that application of this figure would be appropriate as a permission and legal agreement requiring the former 30% figure already exist and could be implemented. Nevertheless, is important that a legal agreement is

repeated for this application to ensure that the previous requirements, including sustainable transport and education are met.

### **RECOMMENDATION**

That planning permission be GRANTED, subject to conditions on materials, landscaping (including protection of trees), surface water drainage, provision of cycleway, provision (and use) of emergency access, provision of fire hydrants, slab levels, and bat note, after completion of a legal agreement to require 30% affordable housing, education contributions, and sustainable transport contributions.

### **REASON FOR RECOMMENDATION**

The proposal is considered to comply with the following policies:

The site lies in the Green Belt where PPG2 gives advice on the redevelopment of major sites which was considered as part of the previous grant of permission.

ENV3 - Development Principles