

Planning Committee

Wednesday 24 May 2017

A meeting of the above Committee will be held at the Town Hall, Royal Leamington Spa on Wednesday 24 May 2017 at 6.00pm.

Councillor Boad	Councillor Heath
Councillor Mrs Bunker	Councillor Mrs Hill
Councillor Cooke	Councillor Morris
Councillor D'Arcy	Councillor Mrs Stevens
Councillor Day	Councillor Weed
Councillor Edgington	

Emergency Procedure

At the commencement of the meeting the emergency procedure for the Town Hall will be displayed on screen for information.

Agenda

Part A – General

1. Apologies and Substitutes

- (a) to receive apologies for absence from any Councillor who is unable to attend; and
- (b) to receive the name of any Councillor who is to act as a substitute, notice of which has been given to the Chief Executive, together with the name of the Councillor for whom they are acting.

2. Declarations of Interest

Members to declare the existence and nature of interests in items on the agenda in accordance with the adopted Code of Conduct.

Declarations should be entered on the form to be circulated with the attendance sheet and declared during this item. However, the existence and nature of any interest that subsequently becomes apparent during the course of the meeting must be disclosed immediately. If the interest is not registered, Members must notify the Monitoring Officer of the interest within 28 days.

Members are also reminded of the need to declare predetermination on any matter.

If Members are unsure about whether or not they have an interest, or about its nature, they are strongly advised to seek advice from officers prior to the meeting.

3. **Site Visits**

The Chairman to report the location of the planning application sites visited and the names of the Committee Members who attended.

Part B – Planning Applications

To consider the following reports from the Head of Development Services:

4. **W/16/1987 – Land on the West Side of Southam Road, Radford Semele** (Pages 1 to 11)
**** Major Application****
5. **W/17/0171 -18 Wychwood Close, Bishops Tachbrook** (Pages 1 to 4)
6. **W/17/0172 -19 Wychwood Close, Bishops Tachbrook** (Pages 1 to 4)
7. **W/17/0245 – Pheasant Lake, Birmingham Road, Wroxall** (Pages 1 to 4)

Part C – Other matters

8. **W/15/1452 - Land at Lower Heathcote Farm, Harbury Lane, Warwick - Variation of Section 106 Agreement** (Pages 1 to 3)
9. **Appeals Report** (To follow)

Please note:

- (a) the background papers relating to reports on planning applications are open to public inspection under Section 100D of the Local Government Act 1972 and consist of all written responses to consultations made by the Local Planning Authority in connection with the planning applications referred to in the reports, the County Structure Plan Local Plans and Warwick District Council approved policy documents.
- (b) all items have a designated Case Officer and any queries concerning those items should be directed to that Officer.
- (c) in accordance with Council's Public Speaking Procedure, members of the public can address the Planning Committee on any of the planning applications or Tree Preservation Order reports being put before the Committee. If you wish to do so, please call 01926 456114 (Monday to Thursday 8:00am to 7:00pm, Friday 8:00am to 6:00pm and Saturday 9:00am to 1pm) or email committee@warwickdc.gov.uk, anytime after the publication of this agenda, but before 12 noon on the working day before the day of the meeting and you will be advised of the procedure.
- (d) please note, that the running order for the meeting may be different to that published above, in order to accommodate items where members of the public - Have registered to address the Committee.
- (e) occasionally items are withdrawn from the agenda after it has been published. In this instance, it is not always possible to notify all parties interested in the application. However, if this does occur, a note will be placed on the agenda via the Council's web site, and where possible, the applicant and all registered speakers (where applicable) will be notified via telephone.

General Enquiries: Please contact Warwick District Council, Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire, CV32 5HZ.
Telephone: 01926 456114
E-Mail: committee@warwickdc.gov.uk

For enquiries about specific reports, please contact the Case Officer named in the reports.
You can e-mail the members of the Planning Committee at
planningcommittee@warwickdc.gov.uk

Details of all the Council's committees, councillors and agenda papers are available via our website www.warwickdc.gov.uk/committees

Please note that the majority of meetings are held on the first floor of the Town Hall. If you feel that this may restrict you attending this meeting, please telephone (01926) 456114 prior to the meeting, so that we can assist you and make any necessary arrangements to help you to attend the meeting.

The agenda is available in large print on request, prior to the meeting, by telephoning (01926) 456114

Planning Committee: 24 May 2017

Item Number: **4**

Application No: [W 16 / 1987](#)

Town/Parish Council: Radford Semele
Case Officer: Dan Charles

Registration Date: 27/10/16

Expiry Date: 26/01/17

01926 456527 dan.charles@warwickdc.gov.uk

Land On The West Side Of, Southam Road, Radford Semele, Leamington Spa

Submission of all reserved matters under outline planning permission no. W15/1761 for a residential development of 25 no. dwellings, including a revised access design FOR Kendrick Homes Ltd

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

That the Reserved Matters be approved subject to the conditions at the end of this report.

DETAILS OF THE DEVELOPMENT

This application seeks the approval of reserved matters relating to appearance, landscaping, layout and scale, following the outline permission for the construction of up to 25 market and affordable dwellings granted under W/15/1761 on 19 May 2016. The site access from Southam Road into the site was approved under the outline permission.

The reserved matters application comprises the erection of 25 units, made up of the following types;

4 x two bed, 5 x three bed, 4 x four bed and 2 x five bed dwellings for private occupation.

2 x one bed, 5 x two bed and 2 x three bed affordable dwellings (tenure to be confirmed).

The layout proposes a central access road with the dwellings accessed from each side. The dwellings to the front of the site address the public highway behind a deep parking area. Plot number 1 is designed to be double fronted to address the access road and the public highway to the east.

The design has been amended following discussions with Officers in relation to the layout of the plots and the housing mix.

THE SITE AND ITS LOCATION

The application site comprises an arable field forming a largely rectangular plot bounded by Southam Road to the East with dwellings opposite, a business park to the north, dwellings to the south and further arable land to the West.

The land is currently agricultural in appearance and bounded by hedgerows to the north, east and south.

To the south, an access drive serving a number of dwellings abuts the boundary of the site with a number of properties served from the access driveway.

The site does not have any environmental designations.

PLANNING HISTORY

W/15/1761 - Residential development of up to 25 no. dwellings. Means of access from Southam Road to be determined, with all other matters (internal access, appearance, landscaping, layout and scale) reserved for subsequent approval - Granted 19.05.2016.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)
- DP15 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011)
- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- DAP2 - Protecting the Areas of Restraint (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011)
- SC11 - Affordable Housing (Warwick District Local Plan 1996 - 2011)
- SC12 - Sustainable Transport Improvements (Warwick District Local Plan 1996 - 2011)

- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- SC14 - Community Facilities (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)

Guidance Documents

- Garden Towns, Villages and Suburbs - A prospectus for Warwick District Council (Consultation document - May 2012)
- Warwickshire Landscape Guidelines SPG
- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Affordable Housing (Supplementary Planning Document - January 2008)
- Development Management Policy Guidance: Achieving a Mix of Market Housing on new Development Sites (Agreed by Executive - 19th June 2013)

SUMMARY OF REPRESENTATIONS

WDC Contract Services - No objection to refuse facilities.

Housing Strategy - Prefer mix of size of affordable homes instead of all two bedroom. Scheme now amended to provide mix - No objection.

Canal and River Trust - No objection subject to note.

WCC Landscape Team - Planting should be native to Warwickshire. Many species chosen for ornamental planting are too large and should be substituted for less vigorous/more compact shrubs.

Inland Waterways - No objection.

WCC Archaeology - Archaeological Condition on outline still stands.

WCC Ecology - Seek retention of all boundary features.

WCC Highways – Objection to revised plans submitted. The Applicants have provided further revised plans to address the concerns raised. At the time of writing, no response has been received and this will be provided within the update sheet for Members.

WDC Environmental Health - Require more information regarding the acoustic reports and Construction Management Reports. However, these matters are part of the conditions applied to the Outline permission and do not affect the consideration of the Reserved Matters.

WDC Green Space Team – The mix of housing has changed since the Outline permission. The level of housing proposed would result in a change to the Open Space Contribution.

Public Response

A total of 28 letters of objection received. Comments are as follows:

Will change the rural character of the area.
Radford Semele has had too much housing.
Density of development is too high.
Will result in loss of trees and hedgerows.
Will be harmful to wildlife habitats.
Access is not good enough and will be detrimental to highway safety.
Hours of work should be restricted in the interest of neighbouring amenity.
Houses are located too close to the southern boundary.
Hedges should be retained on the southern boundary.
The landscape mitigation strategy must be adhered to.
Fences are not an appropriate boundary treatment in this area.
Will result in the loss of the buffer between Leamington Spa and Radford Semele.
Conditions have not been discharged.

Assessment

Background

Outline planning permission was granted under reference W/15/1561 for a development of up to 25 dwellings. The access was approved at outline stage and matters relating to appearance, landscaping, layout and scale of the development are to be considered by this application.

Principle

The principle of 25 units was established following the grant of outline planning application W/15/1761 at Planning Committee on 25th April 2016. This outline application also dealt with matters associated with the principle for the development, including loss of agricultural land, affordable housing, the impact on local services and infrastructure and agreed the access point. The outline

application was subject to a Section 106 legal agreement securing necessary contributions.

Therefore the main issues relevant to the consideration of this application are the Policy Aspects and the matters reserved which are as follows:

- Appearance
- Landscaping
- Layout
- Scale

Policy aspects

Housing mix

Policy SC1 of the Warwick District Local Plan 1996-2011 requires residential development to make provision for a range of sizes and types of dwellings, and the Council has also published a supporting Policy Guidance document "Guidance on the Mix of Market Housing on New Development Sites". The housing mix in the policy guidance reflects the findings of the Strategic Housing Market Assessment (SHMA) (March 2012) in terms of the future demand for housing. The document is consistent with the NPPF and was agreed by the Council's Executive on 19th June 2013. However, this document has not been through the formal development plan framework process and does not have the status of a supplementary planning document. It should be noted that as the Council cannot currently demonstrate a 5 year supply of housing, the Policy is considered out of date and as such, can be afforded little weight in the decision making process. However, the general principles of housing mix as set out in the accompanying documents is still considered an acceptable methodology for controlling the housing mix of new development.

The proposed housing mix for this development is as follows:

Bedrooms	Total Units	Proposed Percentage	WDC Requirement	Difference
1	2	8%	7%	+1%
2	9	36%	26%	+10%
3	8	32%	43%	-11%
4+	6	24%	24%	+/-0%

The District Council have carried out two Strategic Housing Market Assessments (SHMAs) in recent years, one for the District (2012) and one for Coventry & Warwickshire. Both have identified future needs for market housing which is along the lines of the Housing Mix Guidance. The District has a higher than average proportion of 1 and 2 bedroom properties and 4+ bedroom properties and consistently housing assessments have identified the need for small/medium family homes. Nevertheless, Officers have considered the existing housing stock within Radford Semele, which provides the following approximate mix:

1-bed dwellings	2.5%
2-bedroom dwellings	17.6%

3-bedroom dwellings 53.2%
4 + bedroom dwellings 26.7%.

This shows within the Village a main shortage of 1 and 2 bedroom dwellings and a large proportion of 3 bedroom dwellings. The 4+ bedroom dwellings are slightly below the District average of 28%.

The scheme meets the requirement for 1 bedroom dwellings with a total of 8% compared to the 7% requirement.

The scheme also proposes a higher proportion of 2 bedroom dwellings with 36% compared to the 20% requirement. Whilst this does not accord with the housing mix stipulation, this does go some way to addressing the lower than average numbers of 2 bedroom properties in Radford Semele.

The scheme proposes a lower proportion of 3 bedroom properties with 32% compared to the 43% requirement within the housing mix requirement. This lower figure is also considered acceptable within the village as the existing housing stock has a higher than average level of 3 bedroom properties.

The number of larger 4+ bedroom dwellings on this site is considered an acceptable level and meets with the identified housing mix. This would allow for some larger homes for those currently living in smaller dwellings within the village to scale up to.

It is noted that the village has a relatively elderly population with 26.5% over 60 (compared with a 19.6% average in Warwick District) and the applicant has taken this on-board by providing 2 bungalows within the layout.

Although the proposed market housing mix does not fully accord with the guidance document, local circumstances have been carefully considered in this case and the housing mix is therefore considered appropriate.

Affordable Housing

The scheme for 25 dwellings requires the on-site provision of 40% affordable units. This results in a total of 10 units on site being provided for affordable housing. The split of affordable units is as follows;

Bedrooms	Total Units
1	2
2	5
3	3

The scheme was amended to provide a mixture of sizes of affordable houses and this has been assessed by the Council's Housing Officer as an acceptable mix. In terms of the affordable housing layout the Housing Officer has advised that a mix of tenures will be required on the following basis;

60% Social Rented.
25% Affordable Rented.

15% Intermediate Tenure.

These tenures are controlled within the realms of the Section 106 Agreement previously agreed.

When providing affordable housing, the general consensus is that a certain amount of clustering is considered appropriate and can make it easier for Housing Associations to manage the units. For this reason Housing Associations would not wish to see affordable housing spread throughout sites in ones and twos (pepper potted). Housing Associations also wish to avoid mixed tenures in apartment buildings, terraced blocks and if the development includes parking courts, it is suggested that the parking court serves only one tenure. It is also desirable to avoid shared facilities or access ways across tenures as the relationship for maintenance can become blurred.

The applicant has designed the site layout so that the affordable units are predominantly within a group fronting the Southam Road together with an additional as well as being located within the site access from the estate road of the development. The affordable units are considered to have been spread to a certain level but still with a focus on clustering within the site and no issues are raised in this regard, particularly in light of the scale of the overall scheme.

Appearance, Landscaping, Layout and Scale (the Reserved Matters)

The Council's Garden Towns, Villages and Suburbs prospectus seeks to create a leafy and green character of neighbourhood. In terms of layout the prospectus does not call for regimented blocks but states that the blocks should be well-defined in perimeter. The proposed scheme incorporates a mix of dwellings accessed off a central spine road. Some of the proposed dwellings access directly onto the spine road with others accessed via small private drives. The resultant development intersperses the scale of dwellings throughout the site leading to a pleasant mix within the street scene.

The overall result is a development that retains the site boundaries with existing trees and hedges to the north and south and the majority of the roadside hedge is also retained either side of the proposed access drive (previously approved). This results in a development which gives the scheme a fairly spacious setting. Properties fronting the Southam Road are set back from the highway behind the mature hedgerow which is to be bolstered with additional hedge and tree planting.

The well-spaced detached and semi-detached dwellings located within the site have a predominantly front to front relationship interspersed with Plots 3-5 accessed from a private drive giving an element of variation to the scheme. The addition of terraced properties adds to the mix of property styles through the development.

The central access drive retains a view through the centre of the site to the adjoining open countryside beyond which creates a soft visual edge to the development when viewed by people entering the site from the main road.

All necessary minimum separation distances are met or exceeded, ensuring a good standard of amenity for future occupiers. Although there are no minimum standards the front and rear gardens are considered to provide a good level of amenity space and add to the overall spacious feel of the development.

In design terms there are a mix of detached bungalows and two-storey terraced, semi-detached and detached dwellings. Plots 20 and 21 are formed by a two storey maisonette property consisting of 2 x one bedroom apartments attached to a two bedroom, 2 storey dwelling.

All properties are considered to provide an acceptable design solution with corner properties having a dual aspect with a variety of design features such as projecting gables and chimneys, which are considered to be an important architectural feature.

The properties will be constructed of a mixed palette of bricks and tiles to provide an attractive mix of properties. Several properties will be rendered and several properties will have render to first floor only, colour coated Ivory.

In terms of landscaping, the general planting layout is considered acceptable with appropriate levels of soft landscaping provided within the site together with the retention of the existing boundary treatments. Some concern has been raised regarding the mix of species on the submitted landscaping plans and this can be amended through the use of an appropriate condition to secure some revisions as required by the Landscape Officer.

Other Matters relating to the Reserved Matters

The impact on the living conditions of nearby dwellings

The necessary separation distances to surrounding properties are met and the proposed development is not therefore considered to create any significant impact upon the amenities of the occupiers of neighbouring dwellings.

The closest existing properties to the application site are the row of dwellings to the south, and properties located on the eastern side of Southam Road on the opposite site adjacent to the site boundary. The land levels remain fairly flat across the site and the dwellings located along the southern site boundary are set with their rear garden areas nearest to the boundary ensuring adequate separation distances between the existing and proposed dwellings. The single property that has its side elevation adjacent to the boundary is a single storey bungalow (Plot 3). I am therefore satisfied that the use of a bungalow in this location would not have a detrimental impact on the amenity of the dwellings to the south of the site.

The dwellings fronting the Southam Road will have a sufficient separation distance between the properties on the opposite side of the highway due to the set back from the boundary and the retention of the existing boundary treatments. I am satisfied that this relationship is acceptable.

The impact on the amenity of future occupants of the dwellings

The dwellings proposed on the site predominantly share a front to front relationship where they face the access road. The dwellings that share this relationship have offset frontages for the majority of the plots that ensure that no harmful overlooking will result.

A number of the plots share a side to rear relationship where accessed from smaller spur roads or parking forecourts. These dwellings have been designed to meet the required separation distance of 12 metres and the scheme has been designed to limit openings on the side elevations of the plots that share this relationship with the neighbouring properties.

Each dwelling benefits from a good sized rear garden area and each of the plots also benefits from a front garden area or forecourt area to provide increased amenity for future occupants.

The layout is considered to provide an acceptable level of amenity to the future occupiers of the development.

Car Parking and Highway Safety

The site access was agreed at outline stage. The Highway Authority have raised a number of issues regarding the internal layout of the site such as the internal dimensions of garages, widths of driveways together with a request for details of tracking plans to demonstrate that refuse vehicles can enter and exit the site in a forward gear

The applicants have provided a detailed response to all of the points raised and have updated the plans accordingly to overcome these issues. At the time of writing, no further response has been received from the County Highways Team. However, on the basis of the response received from Highways and the amended details submitted, Officers have assessed the proposal and the only element of the highways response that has not been addressed is the provision of access drives at Plots 16-19 that do not have a 90 degree relationship with the road. The driveways of these plots are approximately 70 degrees to the highway and are orientated to match the frontage of the houses. Officers have considered this element of the Highways response and consider that whilst these 4 driveways are not set at 90 degrees to the estate road, the orientations as detailed on the submitted plan are not at such an obtuse angle to the road that would make access difficult or dangerous. On this basis, Officers are satisfied that the layout is acceptable. There will be a further update on the highway authority's response on the late items.

Drainage and Flood Risk

The exact design and construction of the site's sustainable urban drainage was conditioned at outline stage under W/15/1761. The details have been submitted within the application documents and the proposal will connect foul sewage to the existing mains through a new connection.

Surface water drainage is to be disposed of through the use of land drains and an attenuation tank located under the central highway that is designed to have a flood capacity based upon a 1 in 100 year + 30% flood event and has a limited level of discharge back into the land drainage system to prevent surface water flooding. The design details are still subject to agreement and discharge by the Local Planning Authority.

Renewable Energy

A condition was imposed upon the outline application requiring the applicant to show how 10% of the predicted energy requirement of the development will be produced on or near to the site, from renewable energy resources.

The applicant has confirmed that they intend to use a 'fabric first' approach. This provides the intelligent design and construction of homes so that they are inherently energy efficient and reduce CO2 emissions over the entire lifetime of each property, with little or no maintenance required.

This fabric first approach is acceptable and follows a general shift in national and local policies (within the Council's emerging local plan) away from renewable technologies.

Ecological Impact

Ecological matters were considered in detail as part of the outline application and the County Ecologist has raised no objections to the reserved matters scheme.

In terms of landscaping the County Ecologist requires that native species are chosen for the planting. As a result of this, some alterations will be required to the landscaping plans to update the list of species. This can be secured through a condition.

Protection of the proposed properties from road noise

The Environmental Health Officer has raised concerns regarding the adequate protection of the frontage properties from road noise from the Southam Road. The agent has stated that in all properties, the use of triple glazing is standard especially where properties front onto a main road. Further mitigation details are also proposed in terms of insulation levels to further mitigate from noise sources.

In Officers opinion, a satisfactory level of noise protection is proposed.

Open Space Contribution

At outline stage, the open space contribution was based upon a formula for an average number of occupants due to the lack of detailed plans showing the size of the units. At this stage, a fixed figure was agreed based on this formula and was written into the Section 106 Agreement.

At this stage, with the detailed plans being submitted, the Green Space Team have calculated that the scheme would attract a larger contribution based upon the level of occupation.

Officers have made an assessment of the legal position for seeking an additional contribution at this stage. As the contribution specified within the outline was written into the Section 106 Agreement, this is now fixed and there is no legal mechanism in place to allow for any additional contribution to be secured at this stage.

Summary/Conclusion

The proposed development is considered to provide a high quality residential environment in accordance with the garden suburbs principles, including an appropriate mix of market and affordable housing and acceptable dwellinghouse and layout design solutions.

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 349-04-01A, 349-04-02A, 349-05-01A, 349-05-02A, 349-06-01A, 349-06-02A, 349-08-01A, 349-08-02A, 349-09-01, 349-10-01A, 349-10-02A, 349-12-01A, 349-12-02A, 349-14-01A, 349-14-02A, 349-14-03A, 349-14-04A, 349-15-01A, 349-15-02A, 349-17-01, 349-17-02, 349-18-01, 349-18-02, 349-19-01 and 349-20-01, and specification contained therein, submitted on 13 March 2017 and approved drawing(s) 349-01-01B, 349-02-301, 349-02-701-P1, 349-702-P1, 349-703-P1, 349-16-01B, 349-16-03B, 349-16-04B and 349-16-05A and specification contained therein, submitted on 11 April 2017.
REASON: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
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Planning Committee: 24 May 2017

Item Number: **5**

Application No: W 17 / 0171

Town/Parish Council: Bishops Tachbrook
Case Officer: Helena Obremski

Registration Date: 24/03/17

Expiry Date: 19/05/17

01926 456531 Helena.Obremski@warwickdc.gov.uk

18 Wychwood Close, Bishops Tachbrook, Leamington Spa, CV33 9QU
Change of use from A1 (retail) to D2 (hypnotherapy, yoga and personal training)
FOR Mr Alan Seunarayan

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission.

DETAILS OF THE DEVELOPMENT

The applicant seeks planning permission for a change of use of an A1 unit to a D2 use for hypnotherapy, yoga and individual/group personal training on an appointment only basis. The applicant proposes that the site would be used between 06:00 and 21:00 Monday to Friday, and would be closed at weekends.

THE SITE AND ITS LOCATION

The application relates to an existing A1 retail unit which is currently vacant. The application site is positioned to the west of Wychwood Close and is located within a primarily residential area, in the centre of Bishops Tachbrook. There are a limited number of off street parking spaces to the front of the site.

PLANNING HISTORY

W/03/1017 - application refused for change of use from retail to class A3 hot food take away and associated works.

W/04/0258 - application refused for change of use from A1 to A3 hot food take away and associated works.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- The Emerging Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Bishops Tachbrook Parish Council: Objection, query whether D2 use is appropriate, rather than sui generis and concern regarding parking.

Health & Community Protection – Environmental Sustainability Section: No objection, subject to conditions.

WCC Highways: No objection.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- The Principle of the Development
- Impact on the character and appearance of the area
- Impact on neighbouring residential amenity
- Parking and Highway Safety
- Sustainability

Principle of the Development

There are no material planning reasons why a change of use from an A1 retail use to a D2 use would be unacceptable in principle in this location. Subject to an acceptable impact on nearby uses and parking which are discussed in more detail below, the change of use is acceptable in principle.

Impact on the character and appearance of the area

There are no proposed alterations to the exterior of the property, therefore, the proposed change of use will have no impact on the street scene.

Impact on Neighbouring Residential Amenity

The application site is located within a predominately residential area, with residential flats above the unit and other residential properties within the street scene. Health & Community Protection – Environmental Sustainability Section have no objection to the proposed change of use, subject to a condition limiting the hours of use of the unit to 07:30 to 20:30 (Monday to Saturday) and 09:00 to 16:00 (Sunday and Bank Holidays), which is considered to be acceptable. Furthermore, the Environmental Health Officer notes that D2 uses could be used for a number of different activities which could cause harm to nearby residential amenity, and therefore suggests a condition limiting the use of the unit only for the purposes of yoga, hypnotherapy and personal training. These conditions are considered to be acceptable and necessary for the purposes of protecting neighbouring residential amenity.

Bishops Tachbrook Parish Council have objected to the proposal and queried whether the proposed use class D2 is most appropriate. The Council considers class D2 to be appropriate and by limiting the use to only yoga, hypnotherapy and personal training, this is considered to overcome their concerns.

Parking and Highway Safety

No off street parking provision is included in the proposal. The existing A1 use would require a total of 4 car parking spaces and the proposed use would require a total of 6 spaces in accordance with the Council's adopted Vehicle Parking Standards. This would represent a net increase of 2 car parking spaces required by the proposed change of use. There is a lay by to the exterior of the unit which has space for 4 cars. This is presumably used by the existing units and corner shop positioned at the end of Wychwood Close. Wychwood Close serves residential properties, each with their own driveway, so there are opportunities for unrestricted off street parking in the wider area which would not impact on the parking provision for these properties. There is a rear parking area behind the site which is used for deliveries and serves the residential properties above the application site. However, this provides no additional parking opportunities.

The Parish Council have objected to the proposed change of use because of an existing parking problem within Wychwood Close and nearby Mallory Road. Councillors suggest that conditioning the use of the rear parking area for use of the unit, however, there are no opportunities for off street parking at the rear of the site which would allow access to the garages and for ample turning arrangements. Therefore, this is not considered to be a viable option for additional parking.

WCC Highways have assessed the application and have no objection to the proposed change of use. There have been no objections received from residents in relation to the proposed development, therefore no wider concerns for parking has been received. Furthermore, during the site visit, the Case Officer noted that there was un-restricted off street parking available within Wychwood Close. Therefore, when considering the planning balance, the increase of 2 parking spaces required by the proposed change of use is not considered to cause harm to highway safety, nor would not have a significant impact on public amenity which would warrant reason for refusal of the application.

Sustainability

The proposed change of use is not likely to significantly increase the energy demands of unit and therefore no sustainability measures are required.

Conclusion

It is therefore considered that the proposed change of use is acceptable in principle and on balance would not have a detrimental impact on highway safety or public amenity. The application should therefore be approved.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
 - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing "Ground floor showing proposed layout for number 18 Wychwood Close" and specification contained therein, submitted on 27th February 2017. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
 - 3 No customers shall be permitted to be on the premises other than between 07:30 to 20:30 (Monday to Saturday) and 09:00 to 16:00 (Sunday and Bank Holidays). **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DP2 of the Warwick District Local Plan 1996-2011.
 - 4 The premises shall be used as a yoga, hypnotherapy and personal training studio and for no other purpose, including any other purpose within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DP2 of the Warwick District Local Plan 1996-2011.
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Planning Committee: 23 May 2017

Item Number: 6

Application No: W 17 / 0172

Town/Parish Council: Bishops Tachbrook
Case Officer: Helena Obremski

Registration Date: 24/03/17
Expiry Date: 19/05/17

01926 456531 Helena.Obremski@warwickdc.gov.uk

19 Wychwood Close, Bishops Tachbrook, Leamington Spa, CV33 9QU
Change of use from A1 (retail) to Sui Generis (Beauty Salon) FOR Mr Alan Seunarayan

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission.

DETAILS OF THE DEVELOPMENT

The applicant seeks planning permission for a change of use of an A1 unit (hair dressers) to a sui generis use for a beauty salon on an appointment only basis. The applicant proposes that the site would be used between 09:00 and 21:00 Monday to Thursday, and 09:00 and 18:00 on Fridays, and would be closed at weekends.

THE SITE AND ITS LOCATION

The application relates to an existing A1 retail unit which is currently vacant. The application site is positioned to the west of Wychwood Close and is located within a primarily residential area, in the centre of Bishops Tachbrook. There are a limited number of off street parking spaces to the front of the site.

PLANNING HISTORY

W/03/1017 - application refused for change of use from retails to class A3 hot food take away and associated works.

W/04/0258 - application refused for change of use from A1 to A3 hot food take away and associated works.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- The Emerging Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Bishops Tachbrook Parish Council: Objection, concern regarding parking.

Health & Community Protection – Environmental Sustainability Section:
No objection, subject to conditions.

WCC Highways: No objection.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- The Principle of the Development
- Impact on the character and appearance of the area
- Impact on neighbouring residential amenity
- Parking and Highway Safety
- Sustainability

Principle of the Development

There are no material planning reasons why a change of use from an A1 retail use to a beauty salon (sui generis use) would be unacceptable in principle in this location. Subject to an acceptable impact on nearby uses and parking which are discussed in more detail below, the change of use is acceptable in principle.

Impact on the character and appearance of the area

There are no proposed alterations to the exterior of the property, therefore, the change of use will have no impact on the street scene.

Impact on Neighbouring Residential Amenity

The application site is located within a predominately residential area, with residential flats above the unit and other residential properties within the street scene. Health & Community Protection – Environmental Sustainability Section have no objection to the proposed change of use, subject to a condition limiting the hours of use of the unit to 07:30 to 20:30 (Monday to Saturday) and 09:00 to 16:00 (Sundays and Bank Holidays), which is considered to be acceptable and would adequately protect nearby amenity. The hours the applicant has requested fits into these proposed hours of use.

Parking and Highway Safety

No off street parking provision is included in the proposal; however, this is the same as the existing circumstances for the site. The existing A1 use would require a total of 2 car parking spaces in accordance with the Council's adopted Vehicle Parking Standards guidance. The guidance states that parking requirements for sui generis uses should be dealt with on their own merits. The proposed beauty salon would have the equivalent of three treatment areas. In terms of the assessment of the parking requirement of the treatment areas, this is considered similar to the use of the unit as a hair dressers. Therefore, it is considered that the proposed development would not increase the parking requirement for the site.

The Parish Council have objected to the proposed change of use because of an existing parking problem within Wychwood Close and nearby Mallory Road. Councillors suggest that conditioning the use of the rear parking area for use of the unit, however, there are no opportunities for off street parking at the rear of the site which would allow access to the garages and for ample turning arrangements. Therefore, this is not considered to be a viable option.

WCC Highways have assessed the application and have no objection to the proposed change of use. There have been no objections received from residents in relation to the proposed development, therefore no wider concerns for parking has been received. Furthermore, during the site visit, the Case Officer noted that there was un-restricted off street parking available within Wychwood Close. As there is no increased demand on parking as a result of the proposed change of use, it is considered that there would be no impact on highway safety or public amenity which would warrant refusal of the application.

Sustainability

The proposed change of use is not likely to significantly increase the energy demands of unit and therefore no sustainability measures are required.

CONCLUSION

It is therefore considered that the proposed change of use is acceptable in principle and on balance would not have a detrimental impact on highway safety or public amenity. The application should therefore be approved.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
 - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing "Ground floor showing proposed layout for number 19 Wychwood Close", and specification contained therein, submitted on 27th February 2017. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
 - 3 No customers shall be permitted to be on the premises other than between 07:30 to 20:30 (Monday to Saturday) and 09:00 to 16:00 (Sunday and Bank Holidays). **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policy DP2 of the Warwick District Local Plan 1996-2011.
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Planning Committee: 23 May 2017

Item Number: 7

Application No: W 17 / 0245

Town/Parish Council: Baddesley Clinton
Case Officer: Helena Obremski

Registration Date: 10/02/17
Expiry Date: 07/04/17

01926 456531 Helena.Obremski@warwickdc.gov.uk

Pheasant Lake, Birmingham Road, Wroxall, Warwick, CV35 7NN

Application for removal of condition 3 (occupancy) of planning permission ref: W/16/2125 (Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and associated operational development) FOR Mr. Peter Spacey

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission.

DETAILS OF THE DEVELOPMENT

The application seeks permission for the removal of Condition 3 of planning permission W/16/2125 which restricts the occupancy of the property to those working at the adjacent Pheasant Lakes Organic Farm (Warwickshire Organics). The scheme remains largely the same as extant permission W/16/2125 and it is therefore only this element which is considered below.

THE SITE AND ITS LOCATION

The application site comprises part of an organic farm which includes a small complex of buildings set behind a belt of trees on the Birmingham Road frontage. The buildings include a large greenhouse, a metal clad barn, a single storey brick building and a brick built barn used as an implements store which is subject of this application. This building is two storey and of brick and tile construction. It sits alongside the greenhouse. Vehicular access is provided via a long drive from Birmingham Road.

PLANNING HISTORY

There are a number of previous applications regarding the application site, however, these are mainly in relation to another building within the wider site boundary. The relevant planning history is as follows:

W/08/1150/AG - Erection of an implements barn - Granted.

W/16/2125 - Prior approval granted for change of use from redundant agricultural building to a dwellinghouse.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Baddesley Clinton Parish Council: Objection to the change of use from agricultural dwelling to a domestic dwelling and the precedent this would set.

WCC Highways: No objection.

Waste Management: No objection.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- Whether Condition 3 of planning permission W/16/2125 is necessary to make the development acceptable in planning terms
- Other Matters

Whether Condition 3 of planning permission W/16/2125 is necessary to make the development acceptable in planning terms

The site forms part of an organic nursery, however, under the original application, the agent did not propose that the dwelling would be used by the agricultural tenant occupying the site. The Environmental Health Officer had concerns that existing and potential future agricultural activities could take place within very close proximity to the site, and could have caused noise and odours which would be harmful to the living conditions of the future occupiers of the property. Therefore, a condition was imposed to the application to restrict the occupancy of the dwelling to only those who were employed by the business on the site.

The agent has provided additional information which forms part of this application to show that currently, there are few activities which take place within the nearby glasshouses and site which would present a cause for concern in relation to harmful noise or odours. The Environmental Health Officer agrees that there are few activities which *currently* take place within the wider site harmful to the living conditions of the future occupiers of the dwelling. The Officer also notes that whilst there are some heaters serving the glasshouses which are positioned in close proximity to the dwelling, it would be onerous to require sound insulation of the windows overlooking the heaters and mechanical ventilation. He also notes that if there were concerns regarding the noise from

these heaters, it could be treated appropriately at the source, by encasing the heaters, although it is acknowledged that the casing would require holes to allow the hot air to escape, which would allow some noise out. The Environmental Health Officer also confirms that through double or triple glazed windows, with sound proofed-ventilation, this could also prevent permeation of an unacceptable level of noise into the dwelling.

The Environmental Health Officer does still have some concerns regarding the potential future uses of the site; given that its lawful use is agricultural land, the site could be used for a variety of uses which emit noise and odours which could be harmful to the living conditions of the future occupiers of the dwelling. However, the Officer does note, that if the intensity of the use of the site was significantly increased for agricultural purposes which would involve the rearing of livestock for example, then an Environmental Permit may be required, depending on the scale.

Therefore, it is necessary to consider the planning balance and whether it is reasonable to impose a condition restricting the occupancy of the property to those who are employed by the business associated with the site. It is clear that the existing use poses little potential harm to the living conditions of the future occupiers of the property. Furthermore, there is an existing dwelling located within the wider site (which was deemed lawful under a Certificate of Lawfulness application in 2016), and no environmental health complaints have been received regarding noise or odours in relation to the agricultural activities which take place on the site. It is unknown whether this property is occupied by those who are employed by the business.

There is a possibility that the agricultural tenant who farms the site could change, leading to increased disruption of the living conditions of the future occupiers of the dwelling. However, owing to the overall size of the wider site, it is unlikely that it would be used for intensive livestock rearing, and as the Environmental Health Officer notes, dependant on the scale, this may need an Environmental Permit, which would then be able to protect the living conditions of the occupiers of the dwelling. It is acknowledged that the use of the site could be intensified to an extent which did not require an Environmental Permit. Due to the size of the site, it is unlikely that this would be to an extent where it would significantly impact the living conditions of the occupiers to warrant refusal of the application.

Therefore, on balance, it is not considered necessary to retain the condition limiting the occupancy of the dwelling to those employed by the business which occupies the wider site, following the submission of additional information and clarification of relevant details. Condition 3 is therefore recommended to be removed from the decision notice.

Other Matters

Baddesley Clinton Parish Council have objected to the application because they have concerns regarding the precedent which the change of use from an agricultural dwelling to a residential dwelling would set. Whilst these comments are noted, the occupancy condition was imposed to protect the living conditions

of the future occupiers of the site, rather than make the development acceptable from a principle point of view.

CONCLUSION

Therefore, as there are no existing noise concerns regarding the wider site and it is unlikely that there would be a significant intensification of the site which would lead to an unacceptable level of harm to the living conditions of the occupiers of the dwelling, it is recommended that Condition 3 should be removed and the application should be approved.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall not be occupied until visibility splays have been provided to the vehicular access to the site with an 'x' distance of 2.4 metres and 'y' distances of 160 metres to the near edge of the public highway carriageway, in both directions. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway. **REASON:** In the interests of highway safety and to satisfy Policy DP6 in the Warwick District Local Plan 1996-2011.

Planning Committee: 24 May 2017

Item Number: **8**

Application No: W/15/1452

Town/Parish Council: Warwick

Case Officer: Gary Fisher
01926 456502 gary.fisher@warwickdc.gov.uk

Land at Lower Heathcote Farm, Harbury Lane, Warwick, CV34 6SL

Residential development of up to a maximum of 785 dwellings; provision of three points of access; a mixed use community hub/local centre and community buildings; potential provision of a primary school; comprehensive green infrastructure, continuous open space network and multi functional open space and allotments; foul and surface water drainage infrastructure, including attenuation ponds; ancillary infrastructure and ground remodelling.

Variation of Section 106 Agreement to Revise the Affordable Housing Tenure Mix.

FOR Bovis Homes Ltd.

INTRODUCTION

This report relates to the above planning permission which was originally granted on 19 September 2014 (reference W/14/0661) and subsequently varied (W/15/1452) to provide for the incorporation of a fabric first approach.

Both permissions were subject to a Section 106 Agreement which imposed a range of obligations on the developer including a requirement for affordable housing to be provided at a rate of 40% across the site.

The applicant has requested that the provisions of the Section 106 agreement in relation to affordable housing are varied as set out in this report.

RECOMMENDATION

Planning Committee are recommended to resolve to vary the Section 106 agreement to allow changes to the affordable housing provision as requested by the applicant.

DETAILS OF THE VARIATION

The applicant has requested that the affordable housing provisions of the Section 106 Agreement be revised to vary the tenures which make up that provision as follows:

Tenure	Originally Proposed Proportion of Affordable Units	Revised Proportion the subject of this Report
Social Rent	60%	39%
Affordable Rent	25%	25%
Shared Ownership	15%	36%

The applicant has explained the background to this proposal as arising from the government's introduction of a 1% reduction in the rents that housing associations can charge their tenants which in turn has impacted on the funding available to Housing Associations to purchase properties from developers within residential development schemes such as this.

As a result, the offer originally received from a social housing provider based on the tenure mix identified in the completed section 106 agreement for this site, was withdrawn and subsequent offers received from other providers have been at a lower level.

This was followed by discussions between the developer, the social housing provider and the Council's Housing team which have resulted in this request for the revision of the section 106 agreement which proposes the reduction in the proportion of properties offered for social rent and the increase in the proportion offered under shared ownership schemes as set out above.

RELEVANT POLICIES

- National Planning Policy Framework

Current Local Plan

- Policy SC1 - Securing a Greater Choice of Housing.
- Policy SC11 - Affordable Housing

Emerging Local Plan

- Policy H2 – Affordable Housing

Guidance Documents

- Affordable Housing (Supplementary Planning Document - January 2008)

SUMMARY OF REPRESENTATIONS

WDC Housing Strategy & Development Officer: Supports the revisions.

ASSESSMENT

The main issue relevant to the consideration of this matter is whether the amended proposals would continue to enable the provision of an adequate amount, type and mix of affordable housing, having regard to the Council's policies and national planning guidance including the ministerial guidance issued in November 2015 advising Local Planning Authorities to respond positively following the reduction in social rents.

It is important to note that as a result of the proposals, the overall proportion of affordable housing delivered through this development remains at 40% including, as a priority the same number of 4 bed properties and bungalows as originally proposed.

With regard to the proposals to reduce the proportion of properties for social rent and increase the proportion in shared ownership, the Council's Housing Strategy & Development Officer advises that the key consideration here is that affordable housing continues to be provided at a rate of 40%.

She advises that continued discussions have been held with the developer in order to ensure that affordable housing is delivered as part of the scheme in a sustainable manner which ensures that social and affordable rents remain a priority, albeit at a lower ratio and that the development continues to provide an appropriate range of property types and sizes.

For this reason, the Housing Strategy and Development Officer considers that in the particular circumstances of this case, the proposed revised mix of affordable housing tenures comprises an effective solution which will ensure that appropriate provision continues to be made.

SUMMARY / CONCLUSION

The proposed changes to the affordable housing provisions of the Section 106 Agreement are considered to be in accordance with the Council's policies and it is therefore it is recommended that the Section 106 Agreement is amended as requested.