

## Planning Committee: 24 June 2021

### Observations received following the publication of the agenda

#### Item 4: W/18/0643 – Land at Kings Hill, Stoneleigh

##### Further comments

CPRE have written to all Planning Committee members questioning the reliability of the population estimates that were used to inform the Local Plan. They consider that the principle of development should be reconsidered by Planning Committee.

Cllrs Redford and Wright have advised that they support the views and comments of CPRE.

##### Conditions

Confirmation from WCC Highways remains outstanding in relation to Condition 48 (Stoneleigh Junction). As work is progressing with the County Council's scheme for this junction, the most appropriate way forward with this would be for Members to resolve that the condition can be omitted if there is agreement from WCC Highways and Highways England.

Some further minor changes are proposed to conditions 11 and 12. This is to ensure that the site wide design code is not required to include too great a level of detail for a site of this size. The revised wording is set out below, with the changes highlighted.

##### 11. Site Wide Design Code to be Submitted (Pre-Commencement)

Notwithstanding details contained within the approved documents, prior to the submission of reserved matters application for each phase of the development hereby approved, a Site Wide Design Code to include;

- a) Hierarchy of streets/routes/sections (~~including the extent of adoptable highways and associated areas~~);
- b) Development blocks including built form and massing and relationship with adjoining development areas/blocks including areas of transition between development parcels (including the relationship between built form and adjoining open space);
- c) Sustainable Urban Drainage features;
- d) Key spaces, open spaces and green features;
- e) Architectural language and detailing;
- f) A scheme of strategic landscaping (including site sections, site visuals, site levels, structural landscaping and hedgerow retention)
- g) Design principles for street tree planting and other structural planting landscaping areas;

- h) Design principles on hard and soft landscaping treatments (including surfacing materials for all public realm) and proposals for their long-term management;
- i) Design principles on waste disposal and recycling;
- j) The principles shall include a regulating plan on an ordnance survey base at a scale no greater than 1:2500;
- k) A mechanism for periodic review and refinement if necessary, of the approved Design Code

Shall be submitted to and approved in writing by the Local Planning Authority. The Site Wide Design Code shall be used in the assessment of future applications unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of good urban design and a comprehensively planned development in accordance with NPPF and Policies DS7, DS15, BE2 of the Warwick District Local Plan 2011-2029.

#### 12. Phase Wide Design Code to be Submitted (Pre-Commencement of each phase)

Notwithstanding details contained within the approved documents, prior to the submission of reserved matters application for each phase of the development hereby approved, a Phase Wide Design Code to include (where not already provided);

- a) Hierarchy of streets/routes/sections (including the extent of adoptable highways and associated areas);
- b) Development blocks including built form and massing and relationship with adjoining development areas/blocks including areas of transition between development parcels (including the relationship between built form and adjoining open space);
- c) Building types;
- d) Building heights;
- e) The means to accommodate the parking of vehicles and cycles;
- f) Sustainable Urban Drainage features;
- g) Key spaces, open spaces and green features;
- h) Architectural language and detailing;
- i) A scheme of strategic landscaping (including site sections, site visuals, site levels, structural landscaping and hedgerow retention)
- j) **Detailed** design principles for street tree planting and other structural planting landscaping areas;
- k) Design principles on hard and soft landscaping treatments (including surfacing materials for all public realm) and proposals for their long-term management;
- l) Design principles on waste disposal and recycling;
- m) Design principles on the colour and texture of external materials and facing finishes for roofing and walls of buildings and structures;
- n) Design principles for street lighting and any other lighting to public space (including parking areas);
- o) The principles shall include a regulating plan on an ordnance survey base at a scale no greater than 1:1250;
- p) A mechanism for periodic review and refinement if necessary, of the approved Design Code

Shall be submitted to and approved in writing by the Local Planning Authority. The

Phase Wide Design Code shall be used in the assessment of future applications unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of good urban design and a comprehensively planned development in accordance with NPPF and Policies DS7, DS15, BE2 of the Warwick District Local Plan 2011-2029.

**Items 5 & 6: W/20/2134 & W/20/2135/LB – United Reformed Church, Spencer Street**

Further to the revised transport note, Safer Communities, Health and Community Protection are satisfied that the proposed development would not be classified as a major development in accordance with the air quality SPD. Therefore a full air quality assessment will not be required.

They request an additional condition in relation to electric vehicle charging points, as set out below:

*Prior to the occupation of the development hereby permitted, one 7kW (minimum) electric vehicle recharging point shall be installed in accordance with details first submitted to and approved in writing by the Local Planning Authority (LPA). Once the electric vehicle recharging point has been installed, the following verification details shall be submitted to and approved in writing by the LPA: (1). Plan(s)/ photograph(s) showing the location of the electric vehicle recharging point, and; (2). A technical data sheet for the electric vehicle recharging point infrastructure. Thereafter the electric vehicle recharging point shall be retained in accordance with the approved details and shall not be removed or altered in any way (unless being upgraded).*

Revisions to wording of conditions

Changes to the large scale details conditions are proposed. The revised conditions still require the same details, but change the timescales for their submission. The revised wording is set out below.

Condition 3 of the listed building consent to read as follows:

*No works to the doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges, rainwater goods, railings, parapets, cladding or the internal staircase shall commence until large scale details of the element in question, at a scale of 1:5 (including details of materials), have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details.*

Condition 7 of the planning permission to read as follows:

*No works to the doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges, rainwater goods, railings, parapets, cladding or the internal staircase shall commence until large scale details of the element in question, at a scale of 1:5 (including details of materials), have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details.*

**Item 7: W/19/1133 – Land at Ward Hill, Warwick Road, Littleworth, Norton Lindsey, Warwick**

This application has been withdrawn from the agenda to enable officers to further consider some of the information submitted as part of the application and seek further views from consultees in that respect.