

Planning Committee: 14 February 2005
Application No: W 04 / 2251

Principal Item Number: 09

Town/Parish Council: Warwick
Case Officer: Steven Wallsgrove
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Registration Date: 22/12/2004
Expiry Date: 16/02/2005

**South West Warwick Development, Land Adjacent, Narrow Hall Meadow, Warwick,
CV34 6DQ**

Construction of a 'local centre'. FOR Taylor Woodrow Developments Ltd

SUMMARY OF REPRESENTATIONS

Warwick Town Council - No objection.

W.C.C. (Highways) - No objection.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) H4 - Preparation of Development Briefs (Warwick District Local Plan 1995)
(DW) IMP1 - Infrastructural and Community Requirements Associated with Major Development (Warwick District Local Plan 1995)
(DW) ENV3A - Sustainable Development and Energy Conservation (Warwick District Local Plan 1995)

PLANNING HISTORY

The Framework Brief for Southwest Warwick identified the development requirements for the area which included (at paras. 3.5, 3.15 and 3.16) the provision of a local centre, the proposed location for which was shown as being in the centre of the site. The Brief anticipated that the retail units would include a medium sized convenience store and a mix of appropriate smaller units. The Brief also required the provision of a community hall, a site for a doctor's surgery/ local clinic and a site for the provision of a church(paras. 3.17 to 3.19). All of the above facilities were to be sited within the local centre with adequate parking to be made available(although elements of this could be shared with the retail units if appropriate).

The site identified for these facilities lay partly in the area covered by outline permission W941410 and partly in that covered by outline permission W20020474, which still awaits the issuing of the decision after completion of a Section 106 Agreement/Undertaking. The Agreement under W941410 provided for the funding of a proportion of the community hall, with the remainder to be provided under the other application.

KEY ISSUES

The Site and its Location

The present outline application is for the whole of the site identified in the Brief and lies between the residential areas and the employment area on the main distribution road.

Details of the Development

The outline application includes an illustrative layout to demonstrate that the site is large enough to enable the provision of 5 small shop units and a larger unit, a small church, a community centre and a health centre, the first three uses sharing a car park of 44 spaces and the health centre a further 32 spaces. The application is supported by a detailed Planning Report and a Retail Need Assessment report.

Assessment

The need for a local centre is made clear in the Framework Brief and has been/is being incorporated into the outline applications already approved, subject to Section 106 Agreements to provide funding for the community centre itself. The present application has been submitted simply to provide a single approval for the (presently divided) site and to give an illustrative layout as guidance for the development of this essential feature.

The issues, therefore, are simply to ensure that the community hall is properly provided and funded in its entirety. It is essential, therefore, that the outline consent is only issued after an appropriate Agreement/Undertaking has been completed, which should be based on that already existing under W940410. That Undertaking provided for the handing over of a site, and the (part) funding of the construction of a community hall on it. To ensure that the retail element is provided for at the earliest opportunity (bearing in mind para 3.16 of the Framework Brief that required the land for a local centre to be made available for development before 550 houses are occupied), the developers have suggested the imposition of 'Grampian' conditions on the remaining outline applications (W2001 0813,W2000 0465 and W2002 0474) to limit the number of buildings occupied until the shops have been completed. I consider that this is a practical way of achieving the provision of these facilities and conditions can be imposed since these outline consents have still to be issued.

REASON FOR RECOMMENDATION

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

RECOMMENDATION

GRANT subject to the following conditions as well as an additional "Grampian" type condition on the remaining outline areas (W20010813, W20000465 and W20020474) to ensure the appropriate timing of the delivery of the retail element of this application.

(A) After completion of an Agreement/Undertaking (as above)

- 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 under mentioned 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 three years beginning with the date of this permission. **REASON:** To comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development to which this permission relates must be begun not later than the expiration of five years from the date of this permission or within the expiration of two years from the final approval of all reserved matters, whichever is the later. **REASON :** To comply with Section 92 of the Town and Country Planning Act 1990.
- 4 Prior to the commencement of the development hereby permitted a plan to show the layout and surface treatment of the car parks shall have been submitted to and approved by the District Planning Authority. The car parks shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in full accordance with the approved plan. **REASON :** To ensure that adequate parking facilities are available, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 5 Prior to the commencement of the development hereby permitted a plan to show the layout and surface treatment of a cycle parking area for use in association with the development shall have been submitted to and approved by the District Planning Authority. The cycle parking area shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in full accordance with the approved plan. **REASON :** To ensure that there are adequate cycle parking facilities to serve the development.
- 6 The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the District Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the District Planning Authority. **REASON :** In the interests of fire safety.
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