PLANNING COMMITTEE 11 NOVEMBER 2014

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 4: W14/1076 – Land between Myton Road and Europa Way, Warwick

Further comments

One further objection has been received, reiterating concerns that have been made previously (already summarised in the Committee Report).

Five year supply

The reference to the five year supply in the first section of the report has been amended slightly to provide more clarity. This amended section now reads as follows (the change is identified in italics):

Whilst the Council can demonstrate a five year supply against the requirements of the revoked Regional Spatial Strategy 2008, these requirements do not reflect the most up-to-date evidence in terms of objectively assessed housing need. In terms of the most recent evidence of housing need *in the Housing Market Area and the Council's five year requirement in the Publication Draft Local Plan*, the Council cannot demonstrate a five year supply.

The latest Five Year Housing Land Assessment (August 2014) indicates that the housing land supply is 4.2 years. The five year requirement (2014-2019) is 5,573 dwellings. With 4,640 already provided, this leaves a shortfall of 993. Based on an annual requirement of 1,115 dwellings, this amounts to a 0.8 year shortfall.

Conditions

The following additional conditions are recommended:

Within two years of the first occupation of any of the dwellings hereby permitted, design and construction details of the main spine road through the development (annotated as "Principal Vehicle Route" on drawing no. 26855-LEA82a), together with a safeguarded access into Myton school shall be submitted to and approved in writing by the local planning authority.

Within five years of the first occupation of any of the dwellings or 65% occupation of the dwellings, whichever is the sooner, the spine road shall be completed in strict accordance with the approved details to provide a continuous unrestricted vehicular, cycle and pedestrian link from the site access on Europa Way through to the spine road to be constructed on the adjacent site to the south (identified as "Land North of Gallows Hill" on planning application no. W14/0967).

Item 6: W14/1267 – Newbold Centre, Leicester Street, Leamington Spa

Further representations

A further objection has been received, raising issues similar to those listed in the "Summary of Representations" section of the Committee Report as well as a further issue relating to the location of the bridge, suggesting that this should be where there is already a break in the wall.

Viability

The report from the Council's viability consultants has now been received. This confirms that the provision of any Section 106 contributions would render the scheme unviable.

Item 7: W14/1132 – Sydenham Industrial Estate, Leamington Spa

Further comments

Conservation Advisory Forum: Some discussion as to the mix and size of these houses. It was felt that more amenity space was needed. One suggestion was to put car parking underground which would allow for more high density housing similar to the terraced housing across the canal. Community space and drying areas were considered to be a priority.

Supporting comments from the Applicants: Most of the Site is the subject of a draft residential allocation in the emerging Local Plan, with the wider industrial area having been assessed as suitable for redevelopment in the 2013 Employment Land Review. This proposal represents a substantial 'kick-start' to the redevelopment of the wider industrial area, in line with the aspirations of Warwick District Council.

There is a substantial need for new dwellings in Warwick District, particularly affordable dwellings. The August 2014 five year housing land supply document confirms that Warwick District has a 4.2 year housing land supply. As such, the principle in favour of sustainable development applies (National Planning Policy Framework, Paragraph 14). The proposal represents the re-development of a brownfield site, which is well connected to surrounding shops, services and facilities by walking, cycling and public transport. The scheme will provide properties in a range of size and tenure, in an attractive green canal-side setting. It will also create jobs through the construction phase and bring investment to the area. The proposal therefore represents sustainable development in accordance with its three dimensions (economic, social and environmental) at Paragraph 7 of the NPPF.

The proposal will represent a significant investment in the Sydenham area, with grant funding for over £1.7 million from the HCA being secured, which can only be accessed in the event that planning consent is granted, as well as funding from Orbit Homes directly. Any profits made from the scheme will be reinvested to provide further affordable homes elsewhere.

It is noted that the neighbouring occupier Bellagio Stone have objected to the proposal as they consider that they are too noisy to be located next to residential development. However, the successful delivery of the scheme does not rely on, or indeed seek the need for, any of the commercial neighbours of the scheme (including Bellagio Stone) to relocate or alter their patterns of work or employment.

The submitted Noise Assessment includes data taken from outside of Bellagio Stone's building for continuous stretches in winter 2013 and summer 2014. The assessment concludes that the general noise climate in the area is determined by both local traffic noise and the existing industrial estate.

The Noise Assessment confirms that the scheme can meet satisfactory noise levels, based on the World Health Organisation's standards for both daytime and night-time (even if worst case daytime noise levels are applied at night). As such, Environmental Health has no objection to the proposal.

Therefore there are no adverse impacts which would "significantly and demonstrably outweigh the benefits" of the scheme in accordance with Paragraph 14 of the NPPF, and we urge you to support this proposal for 143 dwellings.

<u>Revised accommodation plan</u>

A revised accommodation plan has been submitted (2894-25V) to correct a typo on the previous version of this plan.

Item 10: W/14/1293 - Warwick Castle

Warwick Society – OBJECT on the following grounds:

- Warwick Castle Park of which Foxes Study is part, is a heritage asset of the highest significance.
- The proposal would cause substantial harm to the landscape
- The assertion that the net income of the proposal is essential to continue maintenance expenditure on Warwick Castle is spurious
- The proclaimed economic benefits to the town and region are not supported by any convincing analysis, and are balanced by loss of amenity to residents.

Councillor Elizabeth Higgins has provided the following comments:

- I am familiar with the site, and understand the feelings of objectors but an 18th C landscape does not provide income in the 21st C when Merlin spend so much on the stonework of the Castle.
- Even as Chair of the Conservation Advisory Forum for WDC, I feel at odds with CAF in accepting this proposal as forward thinking on behalf of the current management of the Castle. They must look forward and have discovered that "glamping" in a seasonal way is such a success they want to progress forward into 2015 and beyond with lodges.
- Somehow the Castle has to accommodate more visitors, with both "glamping" and the two rooms in one of the Towers they have proved that people are prepared to pay to stay at the Castle.
- Because, the designers have placed these Lodges amongst the trees of Foxes Study, and only 6 trees will be removed, then it is perfectly acceptable for these pre-fabricated lodges to be built there, with their services under the board walk. Thus, no damage (or very little) is done to the roots of the trees and if in decades to come, these lodges are removed, then the undergrowth will spring back with vigorous growth and new trees can be planted.
- Warwick Castle is a large employer of local people and the pubs and restaurants welcome the UK visitors and international visitors when they are in Warwick to visit the Castle. It is so vast that sustenance is needed to continue with the day, whether you are 6 or 60.

Councillor Grainger has provided the following supporting comments:

- Benefit to local economy; increase in visitors to town.
- Castle accommodation clearly designed to complement rather than compete with town's existing hotel/B&B accommodation.
- Castle has taken steps to minimise impact upon landscape and views.
- The location within Foxes Study will not impact on the setting of the Castle, the Castle Park or any of the traditional views from the Castle towers or the town.
- Having attended the preplanning meeting the Castle put on I feel they have amended and listened to concerns about the Lodge design and have come up with improved sympathetically designed accommodation.
- Previous planning applications for a permanent maze and maintenance building located within Foxes Study have already been approved in addition to the temporary glamping application for 2014.
- There are outstanding conditions regarding this year's glamping which have to be applied within a timescale. The Castle has assured me that these conditions will be met before the application is heard by the Committee, but

this is an issue to some residents. I would like to see a condition placed on the application if agreed at planning that the Glamping planning consent run only until 2018, then the situation can be fully reviewed before any further application.

- Merlin have clearly invested significant amounts of money in maintaining and restoring the fabric of the Castle for future generations over the years and this investment will depend on their continued success -something which this proposal will contribute to and therefore every effort should be made to support the application.

There have been three further letters of support and 19 further letters of objection raising concerns already identified within the report.

Officers are proposing to make amendments to some of the proposed planning conditions as follows:-

Conditions 1 and 2: to clarify that the further details to be submitted relate only to the outline elements of the proposals;

Conditions 3; 6; 8; 9; 10; 11; 12; 14 and 16: to add to the clarity of the conditions.