

(9) Application No: PAP/2017/0005

Tarmac Bagging Yard, Nuneaton Road, Hartshill, CV10 0RT

Variation of condition no:- 4 of planning permission ref PHARXX/0114/2004/FAP (FAP/2004/8697) relating to allow extended plant operating hours; in respect of change of use to aggregate bagging depot including erection of hoppers and material bays for

Tarmac Ltd

Introduction

This item is referred to the Board at the request of local Members concerned about the potential noise impacts arising from the proposal.

The Site

This is a triangular piece of land on the east side of the road just to the south of the Coventry Canal and part of a much larger area that was formerly used for the extraction of hard rock. These former workings and waste areas are to the west and south. On the other side of the canal are the Anchor Inn and other commercial premises. The fenced yard is presently fully used as a bagging plant.

Background

The site was granted consent in 2004 for an aggregate bagging depot including the erection of hoppers and material storage bays. Condition 4 required that there were no deliveries to the site or dispatch from the site or any bagging operations between 0700 and 1800 hours in the week and 0700 and 1400 hours on Saturdays with no Sunday or Bank Holiday working. In 2007 a site extension was agreed. The same hours' condition was attached. However this 2007 permission was not taken up and the land never incorporated into the current operational site.

The Proposals

It is proposed to vary the hours' condition to extend the operating hours from 0600 to 2300 hours on Mondays to Fridays but to retain the current delivery hours. This is required the applicant says because of the increased demand for aggregates. An additional three jobs are likely.

A Noise impact assessment has been submitted.

The delivery hours are not proposed for extension, but the increased operational hours will result in extra traffic to deliver the increased tonnage of product. The applicant considers that this would amount to an extra HGV load an hour.

Consultations

Environmental Health Officer – He has some concerns and therefore as a precaution he recommends a temporary period in which to monitor the change.

Warwickshire County Council as Highway Authority - No objection

Representations

Inland Waterways Association – Objection. It says that the canal provides a leisure facility and that the present hours protect the canal from excessive noise. The extension at either end of the day would adversely affect boaters and those who moor overnight.

Hartshill Parish Council – It objects because there will be more traffic generated and it considers that the existing road situation is already poor. Noise too would arise particularly for those residents in Leathermill Lane.

A resident in Mancetter Road object as the site is considered to be close to a residential area.

Development Plan

The Core Strategy 2014 – NW10 (Development Considerations)

Other Material Planning Considerations

The National Planning Policy Framework

Observations

The use is permitted here so the only issues are whether the proposed operating hours are likely to cause adverse noise impacts over the extended hours in the early morning and later at night, and secondly the impact of extra traffic

In respect of the former then in view of the advice of the Environmental Health Officer, a temporary twelve month planning permission is recommended. There are few residential properties in the area – the nearest being the public house and any barges moored at the canal. The twelve month period will cover any seasonal changes in demand.

In respect of the second, then the extended hours do not affect delivery times in to or out of the site which remain the same. However there would be increased HGV traffic during the permitted operational hours in order to deliver increased “bagged” product. The increase is considered to be immaterial and certainly not of such an impact to qualify as being “severe” under the National Planning Policy Framework.

Recommendation

That condition four of planning permission FAP/2004/8697 dated 24/3/2004 be varied so as to read

“4A. There shall be no deliveries to the site or despatch of bagged aggregates from the site, other than between 0700 hours and 1800 hours on Mondays and Fridays inclusive and between 0700 hours and 1400 hours on Saturdays with no deliveries on Sundays , Public and Bank Holidays.

“4B. There shall be no aggregate bagging plant operations on site other than between 0600 and 2300 hours on Mondays to Fridays inclusive with no such operations on site on Saturdays, Sundays, Public and Bank holidays during the period from the date of this permission and 31 March 2018. For the avoidance of doubt the hours of aggregate bagging operations on site from 1 April 2018 shall be between 0700 hours and 1800 hours on Mondays to Fridays inclusive with no such operations at any time on Saturdays, Sundays, Public and Bank Holidays”.

REASON

In the interests of the residential amenity of neighbouring occupiers and in order to monitor the impact of extended hours.

Notes

The Local Planning Authority has met the requirements of the National Planning Policy Framework in this case through consideration of the issues involved arising from the case by consultation and condition

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2017/0005

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	5/1/17
2	Inland Waterways Association	Consultation	25/1/17
3	Agent	E-mail	26/1/17
4	Hartshill Parish Council	Objection	27/1/17
5	Agent	E-mail	30/1/17
6	Environmental Health Officer	Consultation	31/1/17
7	S Ritchie	Objection	17/2/17
8	Agent	E-mail	13/2/17
9	Environmental Health Officer	Consultation	6/3/17
10	WCC Highways	Consultation	25/4/17

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

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(10) Application No: PAP/2017/0032

Rowan Centre - Circles Network, North Street, Atherstone, CV9 1JN

Erection of supported living facility and conversion of existing building into 16 supported living flats with associated Community Room, for

Mr Matthew Harrison - HBP Group Ltd

Introduction

The receipt of this item was reported to the February meeting but determination was deferred in order to enable Members to visit the site. This has now occurred and a note will be circulated at the meeting.

A copy of the previous report is attached at Appendix A.

Amended Plans

Since the submission of the application, amended plans have been submitted in respect of the proposed new housing block. These plans were requested by officers and in response to the Council's heritage consultant. In short it was considered that the appearance of this new block as submitted lacked any reference to its immediate setting or to the general appearance of the existing built form in Atherstone. The newly submitted plans are materially different and appropriately pick up the architectural features of the adjoining School and the fall in levels across the site. Re-consultation has taken place in respect of these amendments.

For the benefit of Members the North Street scene with the original block superimposed is at Appendix B and the same frontage, but with the amended design is at Appendix C.

Representations

Atherstone Town Council – It had no objection to the original submission or to the amended plans.

Atherstone Civic Society - It supported the original submission and welcomes the development. It considers that the revised scheme is a "better" proposal than that originally submitted.

Consultations

Heritage Consultant - No objection following the receipt of amended plans.

Severn Trent Water Ltd – No objection

Environmental Health Officer – No objection

Warwickshire Museum – No objection subject to a pre-commencement condition

Warwickshire Police (Architectural Liaison) – No objection

Warwickshire County Council as Highway Authority – It originally submitted an objection but only in respect of the internal layout. The amended design has led to the submission of amended proposals and the final comments of the Highway Authority are still awaited on those plans.

Observations

a) Introduction

The previous report set out the relevant policies of the Development Plan and other material planning considerations. There has been no change to these since the last report.

The site is within the town's development boundary as defined by the Development Plan and Atherstone too is identified as being an appropriate location for significant new employment and housing growth. There is thus no objection in principle to this proposal. The use too is one that is welcomed as it meets a known demand in the town. It is also conveniently located close to the main shopping street and to nearby public car parks. Being in a residential area too it would be well suited to its surroundings. The main issues here are matters to do with the impact of the development on local heritage assets as well as the normal planning considerations.

b) Heritage

The Council as Local Planning Authority has to give special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas. The NPPF outlines that this is assessed through having an understanding of how the proposal impacts on the significance of the Area. In this case the Area covers the whole of the town and its significance is that it reflects the evolution of the town both in terms of activity and built form over a long period of time illustrating a variety of contemporaneous architectural styles appropriate to both use and appearance. These are well preserved. In this particular part of the larger Area, the key characteristics are the historic line of the North Street and the grouping of former public buildings. It is considered that the proposal will preserve these characteristics and thus the character and appearance of the wider Area. This is because the scale of the new building is appropriate – not too dominant; it is located well back from a road frontage and its form reflects the neighbouring “blocks” of development – the former School, the former Chapel and the College to the rear. Clearly a new building would be introduced into an existing open space between these other blocks but that intervention is considered to only cause less than substantial harm for the reasons outlined.

In respect of Listed Buildings the Council has to have special regard to the desirability of preserving these buildings, or their settings or any features of special architectural or historic interest they possess. There are two nearby Listed Buildings. The closest is the neighbouring former Chapel and its attached Sunday School. Its significance lies in the retention of an historical cultural feature within the town, exhibiting the architectural style of its function and time. The proposal does not directly impact on the preservation of the building or its own architectural features. It does however impact on its setting. In this respect, the sense of openness around the building is lessened, but to some extent this is mitigated by the setting back of the new building and the views of the former Chapel as seen from both directions along North Street remaining uninterrupted. There is thus considered to be less than substantial harm caused to the setting.

The second Listed Building is the three storey building at 15/17 North Street but because of the separation distance and the intervening existing built form there is considered to be no harm to the setting of this building.

The former School itself is considered to be a non-designated heritage asset in the Conservation Area. Its significance is that it is retained as a building both externally and internally wholly reflecting its former use and the architectural characteristics pertinent to its time. It also exhibits a very unusual and ornate bell tower. The proposal through the amended plans is complimentary to this significance in terms of scale, form and its detail. It appears very much as an extension to the School. As a consequence there is less than substantial harm caused.

In summary therefore it is considered that there is overall, less than substantial harm caused to these heritage assets. The NPPF therefore requires the Local Planning Authority to undertake a planning balance weighing that less than substantial harm against any public benefits arising from the proposal. The benefits here are considered to be significant – the refurbishment of the School with a use and with alterations that have little overall direct impact either internally or externally thus ensuring the future of this prominent non-designated heritage asset. The second benefit is the addition of this type of supported accommodation in the town. Not only is it needed but it has the potential to “free up” existing residential accommodation for new occupation. In conclusion therefore it is considered that the benefits here do outweigh the less than substantial harm caused on the impacts on local heritage assets.

c) Other Matters

It can be seen from the report above that there is no objection from a number of various agencies in respect of the technical aspects of the proposals with both local community groups not either making any such comments. The revised plans also provide an opportunity to review the highway authority’s earlier concerns and the recommendation below respects the current position. It is not considered either that there would be issues here arising from overlooking or loss of residential amenity given the absence of existing housing close by and the general arrangement of the layout of the surrounding properties. Members were able to see this on their site visit.

Recommendation

That subject to the Highway Authority not objecting to the amended plans, planning permission be **GRANTED** subject to the following conditions and any others recommended by the Highway Authority:

1. Standard Three year condition
2. Standard Plan Numbers condition – plan numbers

Pre-Commencement Conditions

3. No development shall take place until:
 - a) A written Scheme of Investigation for a programme of archaeological evaluative work has been submitted to and approved in writing by the Local Planning Authority

- b) The programme of work and associated analysis, report production and archive deposition have all been undertaken to the written satisfaction of the Local Planning Authority.
- c) An archaeological mitigation strategy has been submitted to the Local Planning Authority. This will detail a strategy to mitigate the archaeological impact of the proposed development.

Reason

In the interests of the heritage interest in the site.

- 4. No development shall commence on site until such time as details of all facing, roofing and surface materials to be used, together with details of all boundary treatments, including all new gates, have first been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall then be implemented on site.

Reason

In the interests of the visual amenities of the area

- 5. No development shall commence on site until such time as full details of all of the new and replacement windows to be installed in the existing and in the proposed building have first been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall then be implemented on site.

REASON

In the interests of the visual amenities of the area

- 6. No development shall commence on site until such time as a landscaping scheme has first been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall then be implemented on site

REASON

In the interests of the visual amenities of the area

Notes

- 1. The Local Planning Authority has met the requirements of the National Planning Policy Framework in respect of this application through ongoing discussion in order to amend the proposal such that it addresses the issues raised by the case.
- 2. Standard Radon gas note
- 3. Standard UK Coal Standing Advice

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2017/0032

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	1/2/17
2	Warwickshire Police	Consultation	9/2/17
3	Environmental Health Officer	Consultation	8/2/17
4	Warwickshire Museum	Consultation	15/2/17
5	Atherstone Town Council	Representation	16/2/17
6	Severn Trent Water	Consultation	28/2/17
7	Warwickshire County Council	Consultation	6/4/17
8	Agent	E-mail	10/4/17
9	Heritage Consultation Report	Consultation	Feb 2017
10	Agent	E-mail	13/4/17
11	Heritage Consultant	Consultation	24/4/17
12	Atherstone Civic Society	Representation	25/4/17
13	Atherstone Town Council	Representation	18/4/17

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General Development Applications

(#) Application No: PAP/2017/0032

Rowan Centre - Circles Network, North Street, Atherstone, CV9 1JN

Erection of supported living facility and conversion of existing building into 16 supported living flats with associated Community Room, for

HBP Group Ltd

Introduction

The application is reported to Members at the discretion of the Head of Development Control in view of the heritage interest in the site.

The Site

The Rowan Centre is at the north-east corner of the junction of North Street and the Ratcliffe Road about a hundred metres north of Long Street close to the centre of Atherstone. It faces Ratcliffe Street and has three gabled rear extensions. To the north is the Rowan Youth and Community Centre and the Atherstone College building. To the east is a former Chapel and its Sunday School now converted to a care home. To the south is the residential street of North Street with both two and three storey housing directly at the rear of the pavement. To the west is Ratcliffe Road with a residential frontage of detached houses set behind a service road. There is an existing access off North Street.

The Centre itself used to be a primary school before its last use as a community centre. It is a tall red brick Victorian building with a steep tiled roof and highly fenestrated elevations typical of a school use. It probably dates from the 1880's. It has an unusual tall brick and tile bell tower and is surrounded by brick walling.

The site is owned by the County Council.

A general location map is attached at Appendix A.

Background

The former Chapel and its Sunday school is immediately to the east. Both are Grade 2 Listed Buildings. The Chapel dates from 1827 and is constructed in red brick with a flemish bond and a slate roof. It has a moulded rendered cornice and parapet at the front with brick dog-tooth corncicing on its sides. There are round-arched iron windows to its front and at first floor level on its sides with gauged brick arches throughout. The door is a double leafed with a fan light.

The attached Sunday School dates from 1837 and is at the rear. It is a brick and slate roof construction at right angles to the chapel. It has segmented cast iron windows.

A further Grade 2 Listed Building at numbers 15/17 North Street is about 100 metres to the east along North Street. This is a three storey residential building dating from the early to mid-19th Century with a central carriage entrance and three storey wings at the rear.

The application site as a whole is within the Atherstone Conservation Area.

The site of the Listed Buildings and the boundary of the Conservation Area is also shown on Appendix A.

The Proposals

It is proposed to convert the Rowan Centre and to add a new three storey linked block between the building and the chapel close to the site's northern boundary. The third storey of this block would be within a mansard roof with slopes to match that of the school. This would provide supported living accommodation. The conversion would give rise to five units through sub-division and the insertion of stair wells, with the remainder being in the new block. There would be staff accommodation as well as a community room which would be made available for wider use. Three existing buildings would be demolished - two stores and a temporary classroom – together with a canopy over a ramped access.

All vehicular access would be through the existing access. The layout however does provide for continuation of the existing access into the community centre to the north which is to be retained. The existing pedestrian gate in North Street would be retained. This would be supplemented by ramped access to the main entrance of the building because of the site levels. Ground levels of the car parking area would be adjusted to provide access and the glazed link would also require a similar adjustment in ground levels.

Fifteen car parking spaces are proposed. It is said that due to the dependency of the extra care users, a reduced requirement is proposed in respect of the units thus allowing visitor space. The applicant points out that the site is close to the town centre.

Plans at Appendices B and C illustrate the layout and the elevations of the new block as well as in the context of the street scene.

The application is accompanied by several documents.

A Preliminary Ecology Survey concludes that the site has limited ecological value. However the building has the potential to roost bats and further survey work would be needed at an early stage.

A Tree Survey shows that there are trees around the two road frontages to the site. Of these there are four more significant trees ones – birch, sycamore and rowan.

Archaeological comments from the Warwick Museum point out that the site has potential and therefore fieldwork should be carried out as a planning condition

A Design and Access Statement indicates how the proposed built form, the layout and its appearance were arrived at.

This also includes a description of a consultation event held on two occasions in January 2017.

A Heritage Assessment describes the likely impact on the heritage assets affected by the proposal.

Development Plan

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW10 (Development Considerations), NW12 (Quality of Development) and NW14 (Historic Environment)

Saved Policies of the North Warwickshire Local Plan 2006 – ENV4 (Trees and Hedgerows); ENV12 (Urban Design), ENV13 (Building Design), ENV14 (Access Design), ENV15 (Conservation) and ENV16 (Listed Buildings)

Other Material Planning Considerations

The National Planning Policy Framework - (the “NPPF”)

The Atherstone Conservation Area Designation Report

The Draft Atherstone Conservation Area Appraisal

Observations

Perhaps the most significant issue in dealing with this proposal will be the impact of the proposed new building on the heritage assets in the area – the Conservation Area and the two nearby Listed Buildings. This should be looked at in respect of the impacts on the setting of the Listed Buildings and on the character and appearance of this part of the Conservation Area.

Other impacts need to be considered such as the access and parking arrangements as well as the potential for loss of residential amenity.

In these respects it is considered that Members would benefit from site visit prior to determination.

Recommendation

That the receipt of the application is noted and that a site visit be undertaken prior to determination.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2017/0032

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	26/1/2017

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

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Any alterations are to be reported to the architect for confirmation.

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(11) Application No: PAP/2017/0156

Land South of Dairy House Farm (Phase 2), Spon Lane, Grendon,

**Outline application for erection of residential dwellings with associated access,
for**

Kler Group

Introduction

The receipt of this application is reported to the Board in view of the planning history of this part of Grendon given a past appeal decision.

The Site

This is 6.75 hectares of agricultural land north of the residential frontage to the Watling Street in Grendon and east of the recently completed new residential estate off Spon Lane. It extends northwards to the range of agricultural buildings at Dairy House Farm and its eastern boundary is an unmarked line close to a field hedgerow running from the farm to the Watling Street frontage. This line also marks the route of a public footpath. The land slopes down from the Watling Street northwards with a drop of around ten metres.

The site is illustrated at Appendix A.

The Proposal

This is an outline planning application for residential development with all details reserved for later agreement except that of access which would be via an extension of the existing arrangement serving the newly completed housing off Spon Lane.

Members will be aware that as an outline application no further detail is proposed. However an indication is given of a possible development. This illustrative layout shows a plan accommodating 120 houses incorporating a significant amount of open space, particularly between the eastern extent of the recent housing and that now proposed. This would extend along the rear, northern side of the Watling Street frontage and would include two new separate balancing ponds at the far northern extent close by the existing feature.

The illustration of a potential layout is attached at Appendix B.

The applicant sets out that in terms of a Section 106 Agreement then there is the provision of 40% on-site affordable housing provision and reasonable requests for service and infrastructure provision provided that they meet the statutory requirements and are proportionate to the proposal and to its impacts.

The application is accompanied by a large amount of supporting documentation.

A Landscape and Visual Impact Assessment refers to relevant local planning policy; the Council's Landscape Character Assessment, its' Green Space Strategy and to the National Planning Policy Framework. It describes the agricultural nature of the site itself but points to the residential built form on two sides of the site and the large agricultural

buildings at Dairy House Farm. It refers to the public footpath – the AE33 running north/south along the eastern site boundary. The site is in the Anker Valley Landscape Character Area but borders the Baddesley to Hartshill Uplands Area. The overall conclusion is that in landscape terms the proposals would have a moderate to minor impact largely due to the self-contained nature of the site and its close proximity to existing residential development. In visual terms the Assessment concludes that there would also be moderate to minor impacts for the same reasons.

A Site Conditions Appraisal concludes that the site is suitable for the proposed development but subject to further investigation to confirm ground conditions and possible ground gas risks. An associated Non-Residential Mining Report shows no adverse impacts.

A Noise and Air Quality Assessment concludes that in respect of noise then acceptable external and internal noise levels would be achieved by future occupiers without recourse to significant noise mitigation measures. Mitigation relating to acoustic glazing and ventilation systems will suffice. In respect of air quality the Assessment concludes that current air quality objectives can be met on the site.

A Heritage Assessment concludes that given the survey work undertaken in connection with the recent development to the west and that there are no nearby designated or non-designated heritage impacts that the harm caused here would be less than substantial.

An Agricultural Land Classification Report concludes that the quality is a combination of Grade 2 (64%) and 3a (36%) agricultural land. As a consequence it is some of the “best and most versatile agricultural land”. As such the report concludes that its loss, de facto, would not accord with the NPPF or to Development Plan policy. However the loss is small and would have to be put in the final planning balance. In other words its loss could be outweighed by other planning considerations.

An Arboricultural Report states that the illustrative layout shows the retention of all the site’s existing trees and hedgerows and as such there would be no adverse impact.

A Transport Statement concludes that there would be no “severe” adverse impact which is the test set out in the National Planning Policy Framework. However because of the on-going concern about pedestrian access across the Watling Street the Statement logs the need for additional work to be undertaken to look at this issue.

A Flood Risk Assessment states that the site is in Flood Zone 1 but points to fluvial flooding incidents at the River Anker and the Penmire Brook. Based on the assessments and solutions agreed for the recent development to the west it is proposed to capture surface water drainage from the site to discharge to both the existing balancing pond and proposed additional ponds close by. In respect of foul water disposal then the Assessment notes the presence of the Grendon works and the risks associated with those works on the Penmire Brook. Additional work will be needed and options include expanding the capacity of the existing pumping station that serves the recent development or a new pumping station to connect to the existing network or directly into sewers in the Watling Street. The Assessment concludes that a bespoke solution is technically available to the proposal.

A Design and Access Statement describes the setting of the site and how the indicative layout has been arrived.

A Statement of Community Engagement describes how the applicant set up a website for the proposal and undertook a leaflet drop inviting local residents to look at this and make comments. The Statement says that the website had 378 visits and that 21 responses were received. The overall conclusion was that the respondents felt that there was no need for further development; facilities were under strain, the location of services were on the “wrong” side of the A5, no safe pedestrian crossings of the A5 and flooding in the area.

A Planning Statement draws these documents together within the context of national and local planning policy. It particularly draws attention to the five year housing supply situation and to the emerging evidence for residential growth set out in the draft Local Plan for North Warwickshire. It concludes that the Development Plan housing policies are out of date and thus in the absence of significant and demonstrable harm the application should be supported in line with the approach set out in the NPPF.

Development Plan

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW5 (Split in Housing Numbers), NW6 (Affordable Housing Provision), NW 10 (Development Considerations), NW12 (Quality of Development), NW13 (Natural Environment) and NW14 (Historic Environment)

Saved Policies of the North Warwickshire Local Plan 2006 – ENV4 (Trees and Hedgerows); ENV12 (Urban Design), ENV14 (Access Design) and TPT1 (Traffic Assessments)

Other Material Planning Considerations

The National Planning Policy Framework – (the “NPPF”)

The draft Local Plan for North Warwickshire 2016

The Ansley Appeal Decision 2016 – Reference APP/R3705/W/16/3149572

Observations

Members will be familiar with the general area of this proposal and of course be aware of the 2014 appeal decision that has led to the 85 houses being completed to the west of this current site. Matters have moved on since then with the publication of the draft emerging new Local Plan for North Warwickshire and just as significantly the consequences of the 2016 Ansley appeal decision. The planning balance here will not be straight forward given the background, recent events and the enduring concerns about highways; flooding and service capacity.

Recommendation

That the report be noted at the present time.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2017/0156

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	24/4/17

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Red Line area 6.25 Ha

NORTH WARWICKSHIRE BOROUGH COUNCIL
RECEIVED
31/03/2017
PLANNING & DEVELOPMENT DIVISION

Spon Lane Grendon Phase 2 - Site Location Plan

dwg.no. 16-254-01A scale 1:2000+03 March 2017



(12) Application No: PAP/2017/0157

Blythways, Blythe Road, Coleshill, B46 1AH

Outline application for the erection of up to 50 no: dwellings (class C3) following demolition of existing residential development and outbuildings; to include details of layout and access off Church Hill and Blythe Road, with all matters reserved, for

Mr Daniel Hatcher - Rosconn Strategic Land

Introduction

This application is referred to the Board at the discretion of the Head of Development Control given the size of the proposal on land adjacent to the Coleshill Conservation Area and close to Listed Buildings.

The Site

Blythways is a large 1950's detached house set back from the road and within a large garden on the east side of Blythe Road just to the north of its junction with Church Hill. The house and garden comprise the northern part of the site. The southern portion contains several other outbuildings together with a tennis court, a small orchard and a paddock. In total it amounts to 1.2 hectares and extends eastwards towards a public footpath marking the boundary with open countryside. To the north is a frontage of other large detached houses set in large gardens. To the south there is a residential property and the former town Grammar School now converted to offices. There is residential property on the opposite side of the road. The site has two road frontages but the main access is presently off the Blythe Road, although there is a small gated access off Church Hill.

The site slopes from south to north with a drop of around ten metres and has a number of trees throughout.

The sites general location is shown at Appendix A.

The Proposals

In short this proposal involves the demolition of the house and outbuildings together with the residential redevelopment of the site with up to 50 dwellings. The application is in outline and the only detail submitted presently is to show the means of access. This would be the use of the existing arrangement from Blythe Road to serve four dwellings with the remainder achieving access from Church Hill but with no "through" connections.

An illustrative layout at Appendix B, suggests a combination of detached, semi-detached, terraces and three storey blocks of dwellings. An indicative housing mix suggests 20 one and two bedroom apartments; 22 two and three bedroom dwellings with 8 four/five bedroom properties. The blocks would be towards the Church Hill frontage. 119 car parking spaces are proposed.

The applicant suggests that the smaller units here would count towards the 40% on-site provision of affordable housing.

Possible draft Heads of Agreement for a Section 106 Agreement are said to include a contribution towards affordable housing; education provision if justified, as well as to off-site local play and open space provision and enhancement.

Other supporting documentation is also submitted.

An Ecological Appraisal concludes that the site is of low wildlife interest. The extensive garden is mostly laid to lawn but there is also semi-improved grassland within the orchard. Trees are scattered throughout the site and there is a hedge along the site's eastern boundary. The grassland was found to be not particularly diverse in grasses and wildflowers. None of the trees supported features suitable for bat roosts or for foraging but the house has been used by a roosting bat. No signs of other protected species were found, which was anticipated due to the lack of suitable habitats. There was also limited connectivity to habitats outside of the site. The overall ecological impact of the proposal will thus be limited.

A Tree survey shows that the largest tree on the site is an oak tree on the northern boundary which is considered to be "unusually good". The front garden contains many other good trees including a red oak and several ornamental trees. The eastern and south east corner has many good trees including red and holm oaks, a pine, beech and a walnut tree. The orchard is over-mature and the trees are all poor in quality.

Hedgerows are strong features around the boundaries - the beech hedge along the northern boundary and the holly hedges on the east and southern boundaries. There is thus limited impact on existing trees and hedgerows from an arboricultural point of view provided the surrounding hedgerows and their main trees are retained and protected during development.

A Transport Statement together with speed survey information has been submitted. This concludes that there is no material or overriding highway or transport reason to support a highway reason for refusal.

A Flood Risk Assessment concludes that the site is at low risk of flooding. However the proposal does increase the amount of non-permeable surfacing on the site and thus surface water flooding risk will increase. As a consequence sustainable drainage measures are to be included such as on site water storage with floor levels set higher than ground level so as to reduce the risk should these storage measures themselves fail.

A Heritage Impact Assessment has been submitted as the site is partly within the Coleshill Conservation Area – its western frontage to Church Hill - and lies close to the Grade 1 Church of St Peter and St Paul as well as the Grade 2 Former Grammar School and the Grade 2 St Andrews House. The site's location close to the historic core of the town suggests that there is good potential for Saxon and medieval archaeological remains to be present. The site is also believed to have been occupied by the town jail throughout the post- medieval period. Further evaluative work is thus expected to be needed. The Assessment concludes that the proposal would have a less than substantial impact on the setting of the Listed Buildings or the character and appearance of the Conservation Area.

A plan illustrating the extent of the Conservation Area and the application site is at Appendix C.

A Design and Access Statement describes the setting of the site and outlines several different styles and designs of the variety of built form in the vicinity. This concludes by identifying a number of constraints and opportunities related to the proposed development of the site. The proposed illustrative layout is also explained in some detail.

A Planning Statement brings together all of these documents and puts them into a planning context. It explains the national and local policy background as well as outlining the emerging policies for the town. It also draws attention to recent housing appeal decisions in the Borough in respect of the five year housing supply. It also refers to a pre-application exhibition in Coleshill. 68 members of the public attended with 33 completed questionnaires. The responses suggest half of these were supportive of the emerging layout with access issues being raised as a main concern as was the high density. Other matters raised included the need for sufficient parking and traffic management. Most respondents preferred market housing for the site. The Statement concludes that the proposal is sustainable development that should be permitted as there would be no significant or demonstrable harm arising.

Development Plan

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW5 (Split of Housing Numbers), NW6 (Affordable Housing Provision), NW10 (Development Considerations), NW12 (Quality of Development), NW13 (Natural Environment), NW14 (Historic Environment) and NW15 (Nature Conservation)

Saved Policies of the North Warwickshire Local Plan 2006 – ENV4 (Trees and Hedgerows); ENV8 (Water Resources), ENV12 (Urban Design), ENV13 (Building Design), ENV14 (Access Design), ENV15 (Conservation), ENV16 (Listed Buildings), TPT1 (Transport Considerations) and TPT6 (Vehicle Parking)

Other Material Planning Considerations

The draft Local Plan for North Warwickshire 2016

The Coleshill Neighbourhood Plan 2016

The Designation Report for the Coleshill Conservation Area

Observations

Members will be aware of the importance of this site to the town and of its setting in respect of the Conservation Area and nearby Listed Buildings. Whilst the site is within the town's development boundary and is itself promoted as a housing site in the emerging Local Plan, Members are expected to want to consider the scale of the current proposals in this respect. As such it is recommended that a site visit be arranged so as to better understand the issues arising from this proposal.

Additionally, Members will be aware that the Coleshill Neighbourhood Plan is at referendum on 4 May 2017. The outcome will this will be known before determination of this application. As such this Plan may become part of the Development Plan when the final determination report is brought to the Board.

Recommendation

- a) That the application is noted.
- b) That the Board undertakes a site visit prior to determination and
- c) That the Design Champions and local Coleshill Ward Members meet the applicant at the earliest opportunity.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2017/0157

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	12/4/17

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

APPENDIX A



Neil Boddison Associates Ltd
Architecture · Property Development · Land



30723 01 - Location Plan · scale A2 @ 1:1250

Land at Blythways, Coleshill

APPENDIX B



