

(3) Application No: PAP/2018/0687 and PAP/2018/0689

Land South Of Warton Recreation Ground, Orton Road, Warton,

(2018/0687) Approval of reserved matters for appearance, landscaping and scale following planning application PAP/2017/0551 dated 03/08/2018,

(2018/068) Variation of condition 5 of planning permission PAP/2017/0551 relating to site location plan and site access plan in respect of the developable area

Both for

Bellway Homes (East Midlands)

Introduction

These applications are referred to the Board for determination given the Board's previous interest in this site.

Outline planning permission was granted in August 2018 for the residential development of the site for up to 100 dwellings with details of the access onto Barn End also approved.

The Site

This is a large open area of agricultural land on the south side of Warton stretching from established development in Ivycroft Road and more recent development in Copeland Close south to the Orton Road and bound to the east by Barn End Road. The Recreation ground is to the north-west, as is other open agricultural land. It is relatively flat but with a recognisable slope running from the south to higher ground to the north.

The Proposals

The first application seeks approval of reserved matters for the layout, landscaping and appearance of the proposed development. The plans show access off Barn End Road - as already approved - extending into the site with a number of cul-de-sac. Additionally the proposed construction access onto Orton Road is illustrated with an indication that this might also become a further access into the site at a later date.

The original plans submitted with this application led to the submission of objections referring to the new development being too close to established dwellings in Ivycroft Road. As a consequence amended plans for the layout were received and these were circulated for re-consultation. The major changes made were to include open amenity space at the rear of the majority of the houses in Ivycroft Road; to include single storey development at the side of one of the properties here, to enlarge much of the private amenity space for the new houses, to remove much of the on-street parking and rear parking areas as well as to re-arrange parts of the layout to introduce more focal points.

Because the proposed layout includes the Orton Road access and also because it now includes an amenity area of open land running along the boundary of Ivycroft Road, the development area has increased slightly from that approved in the outline consent and illustrated on the plan approved under condition 4 of that permission. The second

application is to vary that condition so as to substitute the new larger development area being proposed under the application for reserved matters.

Additionally, the amendments made in respect of the Ivycroft Road properties backing onto the site, have led to a change in house types and as a consequence the affordable housing provision on site will reduce from 40 to 38.

The proposed layout for consideration by the Board is attached at Appendix A.

A selection of house types is at Appendix B.

Representations

Eight representations have been made referring to the following matters:

- More houses are not needed and will change the character of the village
- A second access off Orton Road is needed
- Speeding along Barn End Road
- The traffic increases will cause safety issues
- The proposed access onto Orton Road reduces the landscaped buffer around the site and should be removed
- The Barn End Road junction will be dangerous because of on-street car parking along its length.
- No information of the impacts on infrastructure and particularly increased traffic
- Loss of countryside.
- Who will maintain the open space?
- The roads in Warton are not properly maintained now
- The impact on residential amenity of existing houses in Ivycroft Road
- The plans do not accurately reflect the existing built arrangements along Ivycroft Road.
- There is also a gate missing off the drawing

Consultations

Warwickshire County Council as Highway Authority – It originally submitted a detailed objection relating to the proposed layout. As a consequence amended plans were submitted to overcome these detailed matters. At the time of preparing this report the final observations of the County were still awaited.

Warwickshire County Council (Public Rights of Way) – No objection, but points out that the existing footpaths should not be obstructed or diverted without the appropriate consents.

Environmental Health Officer - Reminds the applicant that pre-commencement conditions on the outline still remain to be discharged. Consideration should be given to provide electric vehicle charging points within properties.

Warwickshire County Council as Flood Authority – No objection.

NWBC Housing – No objection as the reduction is minor and other sites in Warton have on-site provision.

Development Plan

The Core Strategy 2014 - NW10 (Development Considerations); NW12 (Quality of Development) and NW13 (Natural Environment)

Other Material Planning Considerations

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

The Submitted Local Plan for North Warwickshire 2018 – LP1 (Sustainable Development); LP31 (Development Considerations), LP32 (Built Form) and LP16 (Natural Environment)

Observations

Consideration of these proposals will start with the approval of reserved matters.

Members will be aware that an outline planning permission for up to 100 houses with access off Barn End Road has been granted. As a consequence the principle of new residential development here has been accepted by the Council and its consideration now is to be focussed on the detail of the layout. That being said, the applicant has been aware of the access concerns expressed and has included a construction access off Orton Road which is designed, should it be required at a later date, to become a second access into the development. This follows the Board’s request.

The amended layout is a significant improvement over the original submission. In particular it now proposes an area of open amenity space at the rear of property in Ivy Croft Road. Where new development does abut that rear boundary there is now a bungalow proposed. As a consequence the impact of the new development on the residential amenity of the existing occupiers is much improved. However the re-arrangement to accommodate this has led to the loss of units – two, two storey affordable dwellings.

The other main change has been the removal of substantial lengths of on-street car parking area and rear parking courts. This had led in some degree to the enlargement of the overall development area but in street scene terms this is a positive change. It also has the side effect of enlarging private rear amenity space.

The design and appearance of the houses reflects the area and there has been a concerted effort to introduce more focal properties at certain main junction’s e.g. double-sided frontages and linked buildings to turn a corner.

Representations made still refer to infrastructure impacts, but the Section 106 Agreement accompanying the outline permission has addressed these to the satisfaction of the relevant agencies and bodies. The County Council as Highway Authority is responsible for the maintenance of roads in Warton and matters to do with speed limits. As a consequence representations should be directed to that Council.

One of the matters raised concerns the omission of a gate from one of the Ivycroft Road house curtilages providing access into the current open field. This is not shown on the plan. The gate is not on the line of a public footpath and appears to be an informal arrangement. It is omitted from the proposed layout because access from it may well involve trespass over the land once developed and in any event it would not require a

planning application. The retention of the gate is a private matter to be resolved between the occupier and Bellway Homes.

The latest plans can therefore be supported.

If Members agree this layout then there will be a consequence in that the developable area across the site would be enlarged, thus reducing the width of the perimeter open amenity spaces. A balance therefore has to be agreed. It is considered that that has been struck with the latest plans. The built environment within the developable area is much improved; there is less impact on the amenity of residents in Ivy Croft Road and the perimeter “buffer” is still a significant feature.

A second consequence is the loss of two affordable units. The provision would reduce from 40% to 38%. Given the response of housing officers and that affordable provision is agreed on other housing sites in Warton including a 100% proposal at the rear of the former Hatters Inn, the proposal can be supported.

Recommendations

- a) That subject to the completion of a Deed of Variation to the existing 106 Agreement as described above and there being no outstanding objection from the County Council:

b) In respect of application PAP/2018/0689

That planning permission be **GRANTED** so as to substitute plan number S0000/300/05B in condition 4 of planning permission PAP/2017/0551 dated 3/8/18 and that a fresh Notice be issued to include all of the remaining conditions in PAP/2017/0551.

c) and in respect of application PAP/2018/0687

That plan number S0000/100/01L and the house elevations, floor plans and soft landscaping proposals received on 19/11/18 be **APPROVED** in discharge of condition 1 of planning permission PAP/2018/0689 subject to the following conditions:

1. No development shall commence on the construction of any house or garage hereby approved until such time as full details of the facing, surfacing and roofing materials to be used for each together with details of all boundary treatments have first been submitted to and approved in writing by the Local Planning Authority. Only the approved materials and treatments shall then be implemented on site.

REASON

In the interests of the visual amenities of the area so as to provide a development that is in keeping with its setting

2. No development shall commence on the construction of any house until details of how space is to be provided for the collection of household waste and refuse from that property together with the provision of electric vehicle charging points 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 sustainable development and the visual amenities of the area.

Notes

1. The Local Planning Authority has met the requirements of the NPPF in this case through engagement with the applicant in order to add value to the initial submission by seeking amended plans to improve the quality of the appearance of the site and to lessen its impact on neighbouring residential amenity.
2. Attention is drawn to all of the Informatives added to the outline permission reference PAP/2018/0689 dated 8/4/19

BACKGROUND PAPERS

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

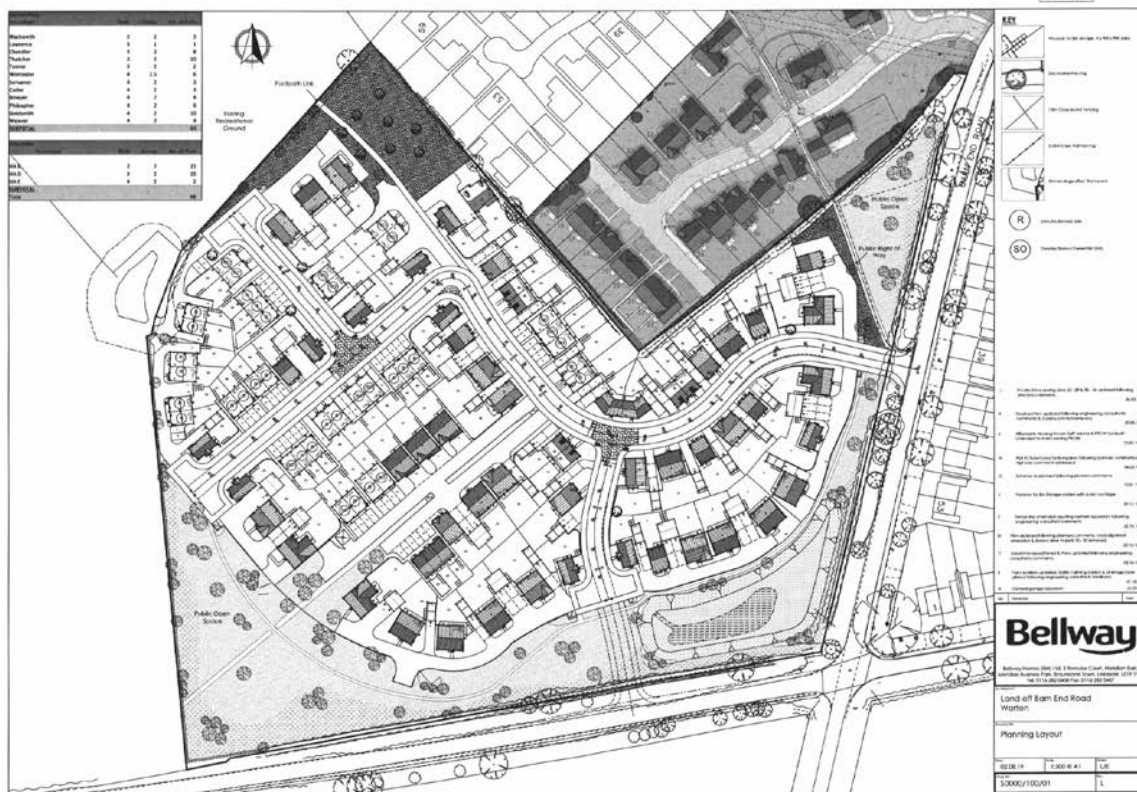
Planning Application No: PAP/2018/0687 and PAP/2018/0689

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	19/11/2018
2	Head of Development Control	Letter	7/12/18
3	Resident	Representation	5/12/18
4	Resident	Objection	23/12/18
5	Resident	Objection	26/12/18
6	Resident	Objection	27/12/18
7	Resident	Objection	8/2/19
8	Resident	Objection	9/2/19
9	Resident	Representation	18/2/19
10	WCC Flooding	Consultation	12/12/18
11	Environmental Health Officer	Consultation	18/12/18
12	WCC Rights of Way	Consultation	2/1/19
13	WCC Highways	Consultation	22/1/19
14	Applicant	Letter	7/2/19
15	Head of Development Control	Letter	7/2/19
16	Resident	Objection	26/2/19
17	Applicant	E-mail	27/2/19
18	Resident	Representation	28/2/19
19	Applicant	E-mail	
20	Resident	Representation	8/3/19

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.

PAP20150687



PAP/2018/0687

Bellway

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The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.

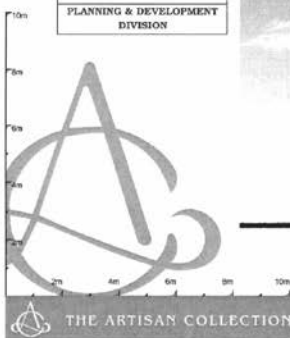
Elevations Correspond to Floor Plan Drawing
SC-4B-2S-P1

SCOTT W. ASQUITH

RECEIVED

19/11/2018

PLANNING & DEVELOPMENT DIVISION



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

THE SCRIVENER

REVISIONS: 06/06/2018 JAA
Drawing Volumes: 0000 1, 000 00-01 JAA
DATE: 10/05/2018

Bellway

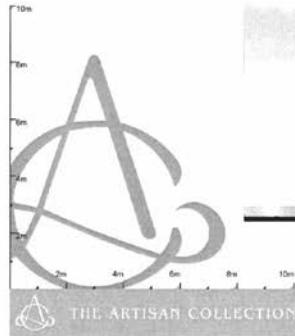
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Elevations Correspond to Floor Plan Drawing
TH-3B-2S-P1



PAP/2018/0687

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BOROUGH COUNCIL
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19/11/2018
PLANNING & DEVELOPMENT
DIVISION



THE THATCHER
ELEVATIONS
Drawing Number: TH-3B-2S-P1
19/11/2018
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Bellway

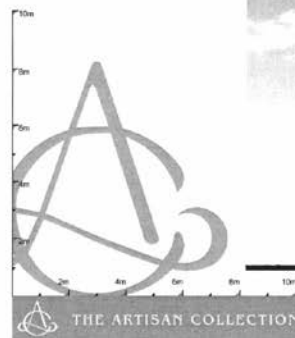
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Elevations Correspond to Floor Plan Drawing
CU-4B-2S-P1



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THE CUTLER
ELEVATIONS
Drawing Number: CU-4B-2S-P1
19/11/2018
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Bellway

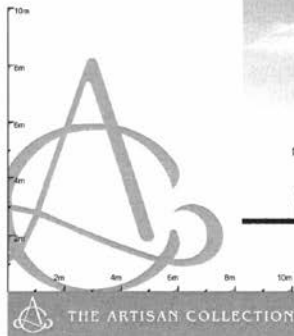
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Elevations Correspond to Floor Plan Drawing
BC-4B-2S-P1



THE ARTISAN COLLECTION

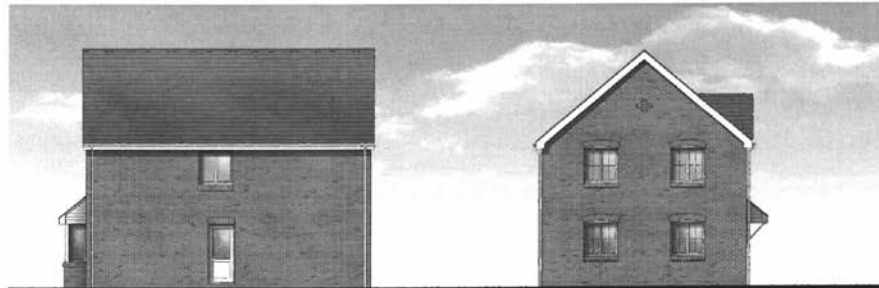
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BOWYER



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

THE BOWYER

ELEVATIONS
Quantity Surveyor: BOWYER
Date: 2018-10-16
Scale: 1:100 (A2)
Drawing: BC-4B-2S-P1