

19/01363/FUL Weston House Milcote Road - Detailed planning application for the demolition of existing house and erection of 8 detached dwellings and 1 bungalow.

The Parish Council considered this application, 18 June against the Adopted Welford on Avon Neighbourhood Plan and wish to **OBJECT** to this application for the following planning reasons.

HLU1 New Residential Development. The policy includes the words "*All proposals that have the potential to generate significant traffic movement need to clarify how the existing highway network can accommodate this or be improved to accommodate impact*". The application includes no such details, it shows 23 car parking spaces across the scheme.

It states 50 trips per day will be generated. Given this application is for 4 x 3 bed and 5 x 4 bed, this is considered to be a significant underestimate of traffic movements.

The new private access roadway is not designed to accommodate the manoeuvring of a refuse truck. The Highways Statement proposes that the refuse truck "will pause" on Milcote Road when it collects 9 bins. This will cause significant congestion, will be dangerous and it will take a significant period of time to empty and return 9 bins.

The application states that Milcote Road is "lightly trafficked". Milcote Road forms part of the adopted Vale of Evesham Trunk Route.

The existing access is proposed to be used which serves a single house. No improvements are shown to accommodate 9 houses.

The existing access is within 50m of the junction of Long Marston Road and Milcote Road and also on the brow of the hill. This is too close to the junction.

HLU3 Footpaths The policy includes the words "*Developments sites that abut public rights of way, including footpaths... are encouraged to consider the use of natural hedging as a boundary treatment to enhance the environmental and public amenity of these paths*"

The proposal shows the existing boundary hedge removed along its entire frontage with Milcote Road. The Tree Report on pg 3 states "no specific tree planting has been proposed". No landscaping scheme is included as part of the application. The application proposes a 1.8m brick wall abutting Milcote Road, proposed as a boundary treatment to Plot 9. In addition, metal railings are proposed as boundary features throughout the development.

HLU4 New Residential Development Mix and Type The policy includes the words "*the following types of development will be particularly supported: The provision of dwellings appropriate to older residents wishing to down size, including bungalows; houses specifically designed for first time buyers*".

The application form incorrectly states the housing mix as 2 x 3 bed and 7 x 4 bed. The plans show 4 x 3 bed and 5 x 4 bed. Only one bungalow is proposed and none of the houses are suitable for first time buyers.

The application form also describes the site area as 0.36 ha whereas throughout the remainder of the application, the site is described as 0.4ha. The Parish Council had understood that for sites of 0.4ha or more, the mix needed to provide affordable housing, none of which is proposed?

HLU5 Garden Development The policy includes the words "Development in residential gardens will be supported if it:

Does not have a detrimental effect on the surrounding area and neighbouring properties.

Does not have the potential for loss of amenity of neighbouring properties; through loss of privacy, loss of daylight....

Is of a scale and size suitable to its plot".

Effect on surrounding area...

The plans show the existing boundary hedge being removed, being replaced with a pair of 'front facing' semi-detached houses (plots 1 and 2) and the gable end of Plot 9, within 0.5m of the site boundary. The applicant states "The proposed buildings will provide a strong and defined presence in the street scene". They would be totally out of keeping and highly prominent.

Effect on neighbours...

The proposal backs on to 6 residential properties, three of which are bungalows. Plan 1931-p07 incorrectly shows the proximity of Wyndrushe (a bungalow on Long Marston Road). None of the rear or side extensions are shown. A rear kitchen breakfast room extension measures, 5.05m x 3.05m. Taking this into account, Plot 4 as proposed will be approximately 12m from Wyndrushe. Plot 2 as proposed is within 17m of 'Milcote' (a bungalow on Long Marston Road). Plot 4 is also within 25m of 8 Orchard Close. Plot 5, 6 and 7 as proposed back on to 6, 7 and 8 Orchard Close.

The proposed ridge heights are significant, up to 9.5m (Plot 6), 9.7m (Plot 9). Ridge heights on the neighbouring Spitfire development currently being constructed, do not exceed 8.1m. These ridge heights will have a significant effect on neighbours and the street scene.

No Sun Path analysis has been provided. It is therefore not possible to assess the impact on neighbouring properties, which is unacceptable.

Scale and size....

Ridge heights have been referred as not appropriate to surrounding 'scale'.

The Design and Access Statement uses a site area of 0.4 ha to calculate the density, whereas the application form advises a site area of 0.36ha. Taking this into account, the proposed scale is 25 dwellings per ha. This density is 2.5 times greater than the neighbouring Spitfire development at 10 dwellings per ha. We also believe the application is misleading, the roofs for the two bay garages are not shown shaded (whereas the houses are shaded) on both plan 1931-P07 and in the analysis within the D&A submitted by the applicant. If the roofs of the garages were shaded it would amplify the true density of this proposal.

HLU6 Development at the village edge. The policy includes the words Development should:

“Be of a similar density and scale to buildings in the immediate neighbourhood and ‘round off’ the village rather than create new visually intrusive additions to it.” This proposal is 2.5 times the density of the neighbouring Spitfire Development. This site is on the edge of the village, because it is opposite rural fields and the golf course on the opposite side (south) of Milcote Road. At up to 9.7m height to ridge, the scheme would also be visually intrusive when compared to the two adjoining bungalows on Milcote Road and ridge heights of 8.1m on the neighbouring Spitfire Development.

“Not reduce the impact or result in the loss of distinguishing natural features, such as tree lines, that could not be otherwise replaced or addressed through mitigation such as planting of appropriate new vegetation”. The proposal removes the natural boundary hedge along the entire Milcote Road frontage. 14 trees are currently shown on site, albeit the owner of one of the Orchard Close properties has advised that two of these are in his ownership, and two groups of trees are proposed to be removed. 7 of these trees are at the front of the proposed development site, fronting Milcote Road. Only 1 of these trees is proposed to be retained. The two groups of trees, which are natural distinguishing features, are also proposed to be lost. No landscaping scheme is proposed.

This proposal will also result in a significant loss of biodiversity, against NPPF.

“Use plant species in a comprehensive landscape scheme, conserve traditional boundary treatments, wherever possible and use boundary treatments which integrate best with rural character”.

There is no landscaping scheme. The boundary hedge is proposed to be removed, and the new proposed boundary treatment to Plot 9 (brick wall) will not integrate and in the applicant's own words “will provide a strong and defined presence in the street scene” which is against Policy.

INF 3 Access to Primary Education The policy reads “New residential development which could generate a need for school places, will be supported where there are adequate primary school places at local schools or where the development includes proposals to allow adequate places to be created. This provision should be at Welford on Avon Primary School or local schools readily accessed by school bus or public transport”.

The scheme proposes 4 x 3 bed and 5x 4 bed houses which is likely to generate significant need for primary education. Welford on Avon School is full and has no places. There is no public transport to other primary education.

The proposal is also 1200m from the primary school, beyond the 800m distance recognised as being acceptable walking distance. It would also involve crossing three main roads (part of the Vale of Evesham Trunk Route, and using pavements which are below the recommended width.

Brownfield Site. The applicant describes this as a brownfield site. It is not, the Welford on Avon Neighbourhood Plan states domestic gardens are explicitly excluded.

Other Planning Considerations –

Numbers – as a Category 2 service village CS.16 proposed around 84 homes within the BUAP. Welford On Avon has 112 approved homes within the BUAB.

Heritage - Weston House was built as a cottage hospital as a gift to the community in 1930 and laterally used by the RAF and more recently the Army. Warwickshire Homes comment “Weston House is one of the most attractive brick-built houses in Welford, fantastic brick details all around, and beautiful chimneys. This is a family house and should remain as such. Even though not listed it is of great quality”.

Archaeological Value – No archaeological assessment is included in the application. As such we do not believe the application should have been validated. The land immediately opposite, on the south side of the road, is agricultural and was not included as part of the golf course due to its archaeological value. We understand the most southern part of the application site is deemed to be of archaeological value.

Construction Management Plan – it is a requirement of Welford on Avon Parish Council that all new planning applications be accompanied by a CMP. None is provided.

Ecological – The ecological report undertaken by Cotswold Surveys identifies the presence of c.100 brown long eared bat droppings. It recommends two nocturnal surveys, none are included as part of the application.

Orchard Close Planning Approval around 1972. We are advised that the permission included a condition to maintain a hedge between Weston House and Orchard Close. This planning consent is not online and the Parish Council will be visiting SDC offices to review the historic planning approval.

Consultation – the NPPF encourages prior engagement with local bodies and the Parish Council. The applicant has not consulted anybody prior to submission.

CIL - there appears to be no CIL form with the application?