



**CLERK'S REPORT NO. 2022-072
ARDEN HOUSE DEVELOPMENT
SDC PLANNING APPLICATIONS 21/04058/FUL**

To all members and residents of Beaudesert & Henley Parishes

Many of you will know that this is **not the first application** to develop this site.

I think it prudent to ask you all to consider this new application using the backdrop of the previous application and consent as a comparison, so that you may be sure that the changes now placed before you are within the same parameters.

The most outstanding difference is that the original development was based on care home facilitation along with assisted living accommodation. **THE NEW DEVELOPMENT does not include any such provisions.**

Further, the new development does not facilitate any form of assisted or affordable accommodation.

The JPC will convene a Planning Meeting summoning the full council, on Wednesday 30th of March next, and representatives of the developers will be invited to attend. We have been advised that they have no plans for a presentation or consultation with the public as was the case in 2017.

The JPC would be most pleased to see residents at the meeting and invite all to inspect the plans available at the Community Library. Residents should also make direct representations using the appropriate portal on the SDC planning website, open for a period of 14 days after the closing date for the application on the **4th of April 2022.**

The JPC will deliberate and where appropriate, formulate their decision at the meeting on the 30th of April, the outcome will be posted on the SDC website before the closing date.

Application 21/04058/FUL

Redevelopment of the former Warwickshire College site at Stratford Road, Henley-in-Arden and Arden House, including demolition of former College buildings, erection of 39 new age restricted apartments, 19 new townhouses and change of use, refurbishment and conversion of Arden House into 15 apartments, together with ancillary structures, car parking, landscaping works and other associated works.

Plans for this development will be available for all to inspect at the Henley Community Library at the following times:

Saturday 26th March 9.30 am to 12.30 pm.

Tuesday 29th March 9.30 am to 11.30 am.

Wednesday 30th March 2.00 pm to 4.00 pm.

You should consider all aspects of the new planned development, and bear in mind that five years ago, a *physically* similar application was granted planning permission with conditions. The wording of that application follows along with associated documents for your perusal and comparison with those now associated with this new application.

Application 17/03206/FUL

Hybrid planning application for Full Planning Permission for the erection of a 64-bed care home and the erection of 3 no. assisted living apartment blocks (C2) and Outline Planning Permission including access (Matters relating to layout, landscaping, scale and appearance reserved) for the conversion of Arden House to assisted living accommodation and ancillary facilities. Includes all necessary ancillary and enabling works (including the demolition of 20th Century extensions to Arden House).

17/03206/FUL Documentation

Item 1 JPC Letter dated 17th December 2017 – Appendix A

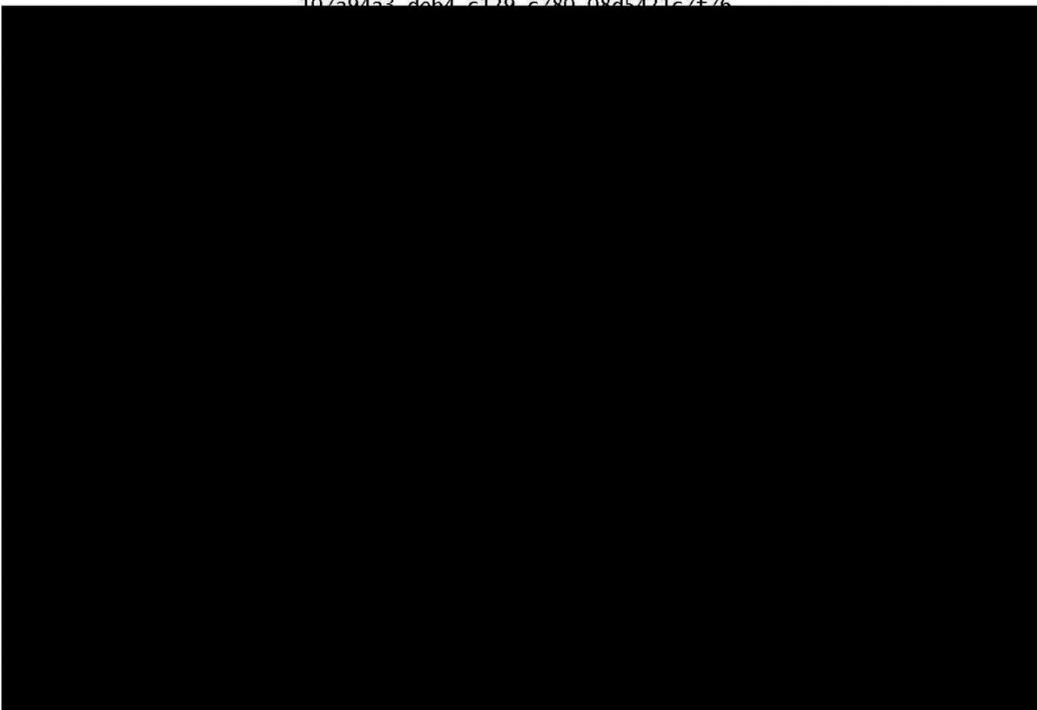
Item 2 JPC Further Comments – Appendix B

Item 3 SDC Notice with Conditions dated 14th December 2017 – Appendix C

Item 4 Cllr Thirwell Comments dated 15th December 2017 – Appendix D

APPENDIX A

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From: Clerk Henley JPC [mailto:clerk@henley-in-arden-pc.gov.uk]
Sent: 13 December 2017 11:12
To: David Jeffery
Subject: FW: Response to SDC re: Planning Applications 17/03206/FUL & 17/03208/LBC
- Development of Warwickshire College

Good Morning David

It was nice speaking with you again yesterday morning and as mentioned to you during our conversation, the JPC hosted a public consultation and a planning meeting last night.

Beaudesert & Henley in Arden JPC has organised two public exhibitions and an Extraordinary Planning Meeting to consider the above planning applications, from which the current proposals raise four areas of concern, as follows:

1. The Access road from the development, both vehicle and pedestrian, to the A3400 is not satisfactory for the amount of additional traffic movements likely to be generated by approximately 100 residents and staff.
2. The surface water and storm water run-off, the retention and final

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distribution to all of the water courses and the impact that would have if there was no revision and improvement, as it will create additional flooding issues for properties further south and east of the development on the River Alne.

3. The final design of the living "villas" particularly at the second floor roof level.

4. The proposed development is larger than the original outline planning consent. It was felt that the overall presentation of the development is more urban in style and out of keeping with a rural setting.

If amended documents are received in respect of the issues raised and there is a further consultation period, the JPC will reconsider their response at their next meeting on 15th January 2018, otherwise their response is one of objection.

We would be grateful if you could take the above comments into consideration when you are formulating your response to the applications. Many thanks.

Kind regards,

Gill

Beaudesert and Henley-in-Arden Joint Parish Council

HYPERLINK "<http://www.henley-in-arden-pc.gov.uk>"www.henley-in-arden-pc.gov.uk

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APPENDIX B

Warwickshire College site. Applications 17/03206/FUL & 17/03208/LBC

We have now received responses to the queries raised at our recent meeting with the developers and their various agents.

There were four areas that we consider required clarification;

1. Design
2. Flood alleviation
3. Massing, and location of buildings
4. Access to/from the A3400

1-3 have been answered and concessions / explanations have been made by the developers such that the Beaudesert & Henley in Arden JPC believe that these are now acceptable.

Item 4 has not been so answered. A response has been given such that the developer cannot see a reason to alter its current approach. We feel that this is a diminimus approach in an attempt to meet the minimum standards set out in DoE guidelines for Vehicle Access Standards and that the access is still potentially dangerous particularly from the south, given that it is on an incline and is masked by the contours of the site, shrubbery, and trees at the entrance to the site.

The Beaudesert & Henley in Arden JPC will support the removal of specific protected trees, subject to the planting of appropriate replacements within the site, to facilitate the improvement of the radius at this junction.

Any delays, accidents or build-up of traffic on the A3400 at this site junction will impact on Henley in Arden and the surrounding areas, including Stratford. There is no immediate by-pass through Henley if the A3400 is restricted in any way. If the M40 is closed the A3400 is the main route North & South. Similarly, the Warwick Road will be affected if a build-up of traffic occurs at the Traffic Lights, which is only 150m from this site Junction.

The JPC supports the application in principal. If SDC Planning and WCC, Highways department, agree to support the application the JPC strongly feel that this should be conditional on a redesign of the A3400/site access junction (south side radius) such that sight lines are not impaired by the contour of the embankment, shrubbery and trees and that the criteria for the set back is greater than 2.4mtrs as suggested in the Transport Statement particularly as the access road is on an incline and can be problematic in adverse conditions.

The JPC also have grave concerns regarding safe crossing of the A3400 by pedestrians & people on mobility scooters at the point near to the southern Bus-stop on the A3400 due to insufficient information about the pedestrians crossing at this point.

David Broadbent, David Tomlinson, Sally Harfield, Beaudesert & Henley in Arden JPC Planning Working Party



Notice of Decision

PERMISSION WITH CONDITIONS

Mr Matt Tompkins
Hunter Page Planning Ltd
Thornbury House
18 High Street
Cheltenham
GL50 1DZ

Town and Country Planning Act, 1990
Town and Country Planning (Development Management Procedure) Order, 2015

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:-

Warwickshire College , Stratford Road, Henley-In-Arden, B95 6AB

Submitted by: Octopus Healthcare / Wark College

Received by the Council on 23 October 2017

HEREBY GIVE YOU NOTICE that PLANNING PERMISSION is GRANTED for the following development, namely:-

Hybrid planning application for Full Planning Permission for the erection of a 64-bed care home and the erection of 3 no. assisted living apartment blocks (C2) and Outline Planning Permission including access (Matters relating to layout, landscaping, scale and appearance reserved) for the conversion of Arden House to assisted living accommodation and ancillary facilities. Includes all necessary ancillary and enabling works (including the demolition of 20th Century extensions to Arden House).

Subject to the following condition(s) and reason(s), namely:-

1. The development to which this permission relates (excluding those elements subject to outline approval) must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Case Officer: Anthony Young
Reference No. 17/03206/FUL



2. Details of access appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") for the conversion of Arden House shall be submitted to, and approved in writing by, the Local Planning Authority before any development pertaining to the conversion of Arden House commences and the development shall thereafter be undertaken in accordance with the approved details.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.

3. Application(s) for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

The conversion of Arden House shall be begun not later than whichever is the latest of the following dates:-

- i. The expiration of three years from the date of this permission; or,
- ii. The expiration of two years from the final approval of the reserved matters; or,
- iii. In the case of reserved matters approvals arising on different dates, the expiration of two years from the final approval of the last reserved matter to be approved.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The development hereby approved shall be carried out in accordance with the following plans and drawings –

- EX(LOC)001 Rev A – Site location (Existing)
- EX(SIT)002 – Site Plan (Existing)
- EX(SIT)011 - Site Elevations (Existing)
- EX(COL)007 - Warwickshire College_Elevations (Existing)
- EX(COL)008 - Warwickshire College_Level-01 (Existing)
- EX(COL)009 - Warwickshire College_Level 00 (Existing)
- EX(COL)010 - Warwickshire College_Level 01(Existing)
- EX(COL)011 - Warwickshire College_Roof plan (Existing)
- EX(LB)012 – Arden House – Level 01 (Existing)
- EX(LB)013 – Arden House – Level 02 – Roof (Existing)
- EX(LB)014 – Arden House – Elevations (Existing)
- SL(LOC)001 – Site location – (Proposed)
- GA(MAS)000 Rev D – Masterplan
- GA(ALL)001 – Site Plan (Proposed)
- GA(ALL)002 Rev J – Site Sections (Proposed)
- GA(ALL)003 – Site Sections (Proposed)
- PA9(SIT)013 Rev F – Parking and access plan (Proposed)
- GA(ALL)005 - Site Plan Fire Strategy
- DD(CHP)001 Rev B – Plant-room plan (Proposed)
- DD(WM)000 – War Memorial
- DD(SIT)001 Rev C – Site Elevations (Proposed)
- GA(BOU)001 Rev B – Boundary treatment plan
- DN(SIT)010 – Site Plan (Demolition)
- DN(SIT)013 – Site Elevations (Demolition)
- DN(COL)003 - Warwickshire College_Level-01(Demolition)
- DN(COL)004 - Warwickshire College_Level 00 (Demolition)

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- DN(COL)005 - Warwickshire College_Level 01 (Demolition)
- DN(COL)006 - Warwickshire College_Roof Plan (Demolition)
- DN(COL)007 - Warwickshire College_Elevations (Demolition)
- DD(CH)004 Rev B – Care Home – Levels 00-01
- DD(CH)006 – Care Home – Elevations – Sections
- DD(CH)008 Rev A – Care Home – Roof Plan
- DD(CH)014 Rev A – Care Home - Elevations
- DD(CH)015 Rev B – Care Home – Elevations - Sections
- DD(CH)016 Rev A – Care Home – Elevations
- DD(LB)007 – Arden House – Level 00 (Proposed)
- DD(LB)008 – Arden House – Level 01 (Proposed)
- DD(LB)010 Rev A – Post Demolition – Elevations
- DD(BLO)002 Rev B – Apt Block C – Plans
- DD(BLO)003 Rev B – Apt Block C – Elevations/Sections
- DD(BLO)004 Rev B – Apt Block B – Plans
- DD(BLO)005 Rev B – Apt Block B – Elevations/Sections
- DD(BLO)006 Rev B – Apt Block A – Plans
- DD(BLO)007 Rev B – Apt Block A – Elevations/Sections

The development shall also be carried out in accordance with the Design and Access Statement unless otherwise required by conditions attached to this permission.

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policy CS.9 of the Stratford-on-Avon Core Strategy (2011-2031).

5. Notwithstanding the details of the Design and Access Statement and any other plans hereby approved, prior to the commencement of development, a detailed Footpath Improvement Scheme, including any necessary plans and sections shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail the proposed routing arrangements safety measures and amenity improvements for the footpath within the site and shall be implemented prior to the occupation of the approved development.

Development shall thereafter occur only in accordance with the approved scheme.

Reason: To ensure the public right of way is improved and adequately maintained as part of the development in accordance with Policies CS.5 and CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

6. Any reserved matters application made pursuant to the conversion of Arden House shall be accompanied by detailed survey results and recommendations for the protection of bats and any bat habitats affected by the proposed conversion.

Reason: To protect any potential habitat of bats which are protected species under the Wildlife and Countryside Act 1981, NERC, and in accordance with Policy CS.6 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

7. No part of the Care Home hereby permitted shall be occupied until and unless it has been registered as a Care Home with the Care Quality Commission. The Care Home shall thereafter remain registered as a Care Home with the Care Quality Commission (or other appropriate superseding body or organisation) unless agreed in writing by the Local Planning Authority.

Reason: To define the permission and to ensure the Care Home Facilities are brought into use as a care home in accordance with Policy CS.19 of the Stratford-on-Avon Core Strategy (2011-2031).

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8. Not more than 20 of the approved new build assisted living units shall be occupied until such time as the works in relation to the conversion of Arden House have been fully implemented.

Reason: To ensure the wider development and the improvement and conversion of Arden House are undertaken concurrently. To ensure the proposed residential assisted living accommodation and ancillary facilities (approved in here outline) are delivered within Arden House in the interest of ensuring any potential harm to the significance of Arden House is offset by securing a beneficial, long term, sustainable conversion and use of the listed building in accordance with policies CS.8 and CS.9 of the Stratford on Avon Core Strategy 2011-2031

9. The development shall not be occupied until such time as the public highway A3400 has been improved so as to provide for a pedestrian crossing point in accordance with a scheme approved in writing by the Local Planning Authority. The scheme submission should include for Stage 1 and 2 Road Safety Audits.

Reason: To ensure a safe pedestrian crossing to the site is provided in accordance with the provisions of Policy CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

10. The development shall not be occupied until the existing vehicular access to the site has been remodelled so as to provide pedestrian facilities in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority. The scheme submission should include Stage 1 and 2 Road Safety Audits and shall adhere to the recommendations of the tree protection measures approved pursuant to Condition 16 of this approval.

Reason: To ensure safe pedestrian access to the site in accordance with the provisions of Policy CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

11. The development shall not be occupied until space has been provided within the site for the parking and loading/unloading of vehicles in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To ensure that safe and convenient parking is provided in accordance with Policy CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

12. The development hereby approved shall not be occupied until such time as a scheme for traffic control measures (the provision of a box junction or similar) and associated double yellow lines (as necessary) at the access from the A3400 has been submitted to, and approved by, the Local Planning Authority. The approved scheme shall, be fully implemented and retained for the duration of the development.

Reason: To ensure safe access to the site in accordance with the provisions of Policy CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

13. The development shall not be occupied until a scheme for the establishment and maintenance of appropriate visibility splays at the vehicular access to the site have been submitted to, and approved by, the Local Planning Authority. The submitted scheme shall adhere to the recommendations of the tree protection measures approved pursuant to Condition 19 of this approval. Following approval the development shall be occupied only in accordance with the approved details.

Reason: To ensure safe access to the site in accordance with the provisions of Policy CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

14. Prior to the commencement of development, detailed plans, cross sections and drawings showing the levels of the existing site and the precise Finished Floor Levels of the new buildings and any retaining features, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken only in accordance with the approved details.

Reason: The details of finished floor levels are required to ensure satisfactory development in accordance with Policy CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

15. The development hereby permitted shall not commence until drainage plans for the disposal of foul sewage have been submitted to, and approved by, the Local planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy CS.4 of the Stratford-on-Avon Core Strategy 2011-2031.

16. No development shall take place until a detailed surface drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted and approved in writing by the Local Planning Authority (LPA) in consultation with Warwickshire County Council (WCC). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- a. Infiltration testing, in accordance with BRE 365 guidance, to be completed and results submitted to demonstrate suitability (or otherwise) of the use of infiltration SuDS
- b. Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753 The SuDS Manual.
- c. Where infiltration is not feasible, evidence that the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical return period has been limited to the 30l/s for all return periods.
- d. Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the drainage system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change.
- e. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing.

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f. Provision of a Maintenance Plan to the LPA giving details on how the entire surface water and foul water systems shall be maintained and managed after completion for the life time of the development. The name of the party responsible, including contact name and details, for the maintenance of all features within the communal areas onsite (outside of individual plot boundaries) shall be provided to the LPA.

17. No development shall take place, including any works of demolition, until a Construction Method Statement and Management Plan, to include any details of phasing, has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) wheel washing facilities and any other necessary measures to prevent mud and debris being deposited on the highway
- vi) measures to control the emission of dust and dirt during construction
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) hours of working on site

Reason: To ensure highway safety and protect neighboring amenity in accordance with paragraphs 32 and 123 of the NPPF and the provisions of Policy CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

18. Prior to the commencement of development, a detailed scheme for the provision, specification, siting, maintenance of the, incidental open space and landscaped areas on the site, to include a landscape buffer to the site boundary, shall be submitted to an approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first occupation of the first dwelling hereby approved.

Reason: In order to ensure the satisfactory development of the application site in accordance with the provisions of Policy CS.25 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

19. No demolition, site clearance or building operations of any type shall commence or equipment, machinery or materials be brought onto site until a scheme for the protection of trees and hedges to be retained within the development has been submitted to and approved in writing by the LPA. The tree protection measures scheme shall include:

a) The submission of a Tree Protection Plan and appropriate working methods - the Arboricultural Method Statement in accordance BS5837:2012 Trees in relation to design, demolition and construction - Recommendations;

b) The scheme must include details of the erection of stout protective fencing in accordance with British Standard BS5837:2012, Clause 6.2;

c) Fencing shall be shown on the Tree Protection Plan and installed to the extent of the tree Root Protection Area (RPA) as defined in BS5837:2012 and as agreed in writing by the LPA;

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d) No equipment, machinery or structure shall be attached to or supported by a retained tree;

e) No mixing of cement or use of other contaminating materials or substances shall take place within, or close to, a root protection area (RPA) that seepage or displacement could cause them to enter a root protection area;

f) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree within or adjacent to the site;

g) A phasing plan for the provision and removal of the tree/hedge protection works to take account of the commencement and completion phases of different parts of the site.

The approved tree/hedge protection measures shall be implemented prior to commencement of development in accordance with the approved phasing plan and thereafter kept in place until the approved phasing plan allows for the tree/protection measures to be removed.

Reason: To ensure the wellbeing of the trees and hedges to be retained and continuity of tree cover and to safeguard and enhance the visual and environmental quality of the site and surrounding area in accordance with Policies CS.5 and CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

20. Prior to the commencement of the development hereby approved (including site clearance and any ground works), a method statement for protected species mitigation and enhancing biodiversity (including all soft landscaping and details of the body or organisation responsible for the implementation of the plan and long term management) shall be submitted to and approved in writing by the Local Planning Authority. The enhancement part of the statement shall include details of bat roosting/bird nesting features and lighting information in relation to bat roosting and foraging habitat. Thereafter the requirements of the approved method statement shall be carried out and maintained thereafter.

Reason: To ensure the environment of the development is improved and enhanced for biodiversity in accordance with Policies CS.5 and CS.9 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

21. Prior to the commencement of development, a Written Scheme of Investigation (WSI) to secure a programme of archaeological evaluation fieldwork shall be submitted to and approved in writing by the local planning authority. The WSI shall include details of the timing and extent of archaeological evaluation fieldwork, post-excavation analysis, publication of results and archive deposition in accordance with CIfA Standards, and shall include details of contingency and mitigation measures to be implemented in the event that unexpected remains or areas of archaeological interest, which in the opinion of the Local Planning Authority warrant further investigation, are found.

No development shall take place until the applicant, or their agents or successors in title, has secured full implementation of the programme of archaeological work (including all the requirements of the approved WSI and any necessary contingency works).

Prior to the commencement of development, an Archaeological Mitigation Strategy (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The AMS shall detail a strategy to mitigate the archaeological impact of the proposed development and shall be informed by the results of the archaeological evaluation fieldwork

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Development thereafter shall be undertaken only in accordance with the approved AMS.

Reason: In order to secure appropriate investigation and protection of potential archaeological deposits in accordance with Policy CS.8 of the Stratford-on-Avon Core Strategy (2011-2031).

22. Prior to first occupation of any part of the development hereby permitted, a pedestrian and cycle link strategy connecting the site with the surrounding footpath and cycle network shall be submitted to and approved in writing by the Local Planning Authority. The approved pedestrian and cycle link shall be implemented in full accordance with the approved details prior to the first occupation of the dwellings hereby approved.

Reason: In order to ensure the satisfactory development of the application site in accordance with the provisions of Policies CS.1, CS.9 and CS.26 of the adopted Stratford-on-Avon Core Strategy (2011-2031).

23. Prior to the first occupation of the development hereby permitted, details of secure cycle parking facilities including the location, type of rack, spacing, numbers, method of installation and access to cycle parking shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details prior to the first occupation of the development.

Reason: To promote more sustainable modes of transportation in accordance with the provisions of Policies CS.9 and CS.26 of the Stratford-on-Avon District Core Strategy (2011-2031).

24. Prior to the first occupation of the development hereby permitted, details of electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details prior to the first occupation of the development.

Reason: To promote more sustainable modes of transportation in accordance with the provisions of Policies CS.9 and CS.26 of the Stratford-on-Avon District Core Strategy (2011-2031).

25. 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 Local Planning Authority. The development shall not then be occupied until the approved scheme has been implemented to the satisfaction of the Local Planning Authority.

Reason: In the interests of Public Safety from fire, and the protection of Emergency Fire Fighters.

Notes

1. This decision shall be read in conjunction with the associated S.106 legal agreement dated and signed by .

2. Condition numbers 1 and 2 require works to be carried out within the limits of the public highway. The developer must enter into a Minor Highway Works Agreement made under the provisions of Section 278 of the Highways Act 1980 for the purposes of completing the works. The developer should note that feasibility drawings of works to be carried out within the limits of the public highway which may be approved by the grant of this planning permission should not be construed as drawings approved by the Highway Authority, but they should be considered as drawings indicating the principles of the works on which more detailed drawings shall be based for the purposes of completing an agreement under Section 278.

An application to enter into a Section 278 Highway Works Agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX.

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

Applications should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less ten days, notice will be required. For works lasting longer than 10 days, three months notice will be required.

3. Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.
4. Public footpath SD200 must remain open and available for public use at all times unless closed by legal order, so must not be obstructed by parked vehicles or by materials during construction. If it is proposed to temporarily close public footpath SD200 during works then an application for a Traffic Regulation order must be made to Warwickshire County council's Rights of Way team well in advance to arrange this. The Highway Authority are required to maintain public footpath SD200 to a standard required for its public use by pedestrians only and not to a standard required for private vehicular use. Any disturbance or alteration to the surface of public footpath SD200 requires the prior authorisation of Warwickshire County council's Rights of Way team, as does the installation of any new gate or other structure on the public footpath.
5. The Local Planning Authority has taken into account paragraph 38 of the National Planning Policy Framework 2018, which details the need to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

DATED 14 December 2018

Reference No. 17/03206/FUL

AUTHORISED OFFICER OF THE COUNCIL..........

This permission does NOT give approval under Building Regulations.

This permission does NOT convey any approval or consent which may be required under any enactment, by-law, order or regulation other than planning permission under the provisions of the Town and Country Planning Act 1990.

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS FORM

STRATFORD-ON-AVON DISTRICT COUNCIL
ELIZABETH HOUSE, CHURCH STREET, STRATFORD-UPON-AVON CV37 6HX

PRE-START CONDITIONS

You are reminded that some of the conditions attached to planning permissions (pre-start conditions) require details and schemes to be submitted and approved in writing before any work commences on site. You should therefore submit any details required at least 8 weeks prior to starting work and obtain the Council's written approval, if required, in order to comply with the planning condition.

Failure to comply with pre-start conditions may result in your planning permission being void.

FEES FOR THE DISCHARGE OF PLANNING CONDITIONS

In accordance with Statutory Instrument 958, a fee is now payable where a written request is made for the discharge of one or more planning conditions on the same permission or for the written confirmation of compliance with a planning condition or conditions. Further guidance on this process together with the associated fees is available on the Council's website

<https://www.stratford.gov.uk/planning-regeneration/the-application-process.cfm>

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning Inspectorate under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice. For appeals against the refusal of Householder applications (i.e.: works to a dwelling or development within the garden of a dwelling) or Minor Commercial Development you must lodge your appeal within **12 weeks** of the date of the decision.

If the development is the same (or substantially the same) as that specified in an Enforcement Notice served on the same land, an appeal must be lodged within

- A) 28 days of the date of the planning decision if there is an extant Enforcement Notice served up to 2 years prior to the date of the decision
- B) 28 days of the date of the Enforcement Notice if the Notice is served after the date of the decision of the planning application for the same development

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Planning Inspectorate can allow a longer period of giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed

development or could not have granted it without the conditions it imposed, having regard to the statutory requirements to the provisions of the Development Order and to any directions given under the Order.

In practice, the Planning Inspectorate does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Planning Inspectorate refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Planning Inspectorate on appeal or on reference of the application to him.

These circumstances are set out in Part V of the Town and Country Planning Act 1990.

ADDRESSING YOUR NEW BUILDINGS

When you require the address(es) for this development contact "Street Naming and Numbering" at Stratford-on-Avon District Council, either by post or email 3720snandn@stratford-dc.gov.uk. You need to do this 6 weeks before utility contacts are required.

There will be an administrative charge for this service.

Information to include in your request can be found on www.stratford.gov.uk

APPENDIX D

Planning Application: 17/03206/FUL

Consultee: Cllr Stephen Thirlwell

Consultee Address: 31 Riverside Gardens Henley-in-Arden

Date of Submission: 15/12/2017

Case Officer: David Jeffery

Nature of Submission: No representation

I have a number of issues regarding this application, the site lying within the Green Belt:-

- I note that the villas will be set slightly back from Arden House (listed building). The proposed positioning of those villas will still impact on Arden House and therefore should be set further back. The villas could swamp Arden House because of their size and mass.
- The design finishes to the care home are not in keeping with the rest of the site because of their contemporary style.
- Traffic - in the site's previous guise as a college there was an increase in traffic during rush hours. However not all the students arrived by car and there was a greater use of public transport- buses and trains - and college buses. With this proposal there will be a heavier all day use of this access road with deliveries in general but extra traffic due to visitors to the complex. This will have an adverse impact on the A3400 (Stratford Road) especially for vehicles travelling from Henley trying to turn right into the access road, any delay will cause congestion which will be further aggravated by the bus stop and the traffic lights.
- The addition of all these units could put extra strain on the medical centre, this needs to be resolved to ensure that the medical centre can cope with any extra demand.
- There is a history on this site of poor management of surface water run off which causes issues with both the A3400 and properties lying to the east of the site on the other side of the A3400.

The proposal needs to compliment Arden House.

This report will be placed on the JPC website, public notice boards and social media, copies will be placed in the Community Library and at the meeting on the 30th of April.

A handwritten signature in black ink, appearing to read 'Ray Evans', written in a cursive style.

Ray Evans
Parish Clerk & Proper Officer

24th March 2022