

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 31st January 2006

Report Title **New Park and Ride Facility on the West Side of Bishopton Lane, Stratford-upon-Avon - Discharge of Conditions**

Summary This proposal seeks permission to discharge condition No 2 (Landscaping), Nos 3 and 5 (Building Design), Nos 10, 11 and 12 (Drainage) attached to the planning permission S1739/01CC052.

For further information please contact Thomas Cox
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Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers The planning permission reference No.S1739/01CC052 granted on 6th March 2003.
Letter from County Museum received 18/7/05.
Letter from Environment Agency received 9/11/05.
Fax from Wood Frampton received 25/11/05.
Letter from Terence O'Rourke received 29/11/05.
Letter from Gordon Lutton Solicitors received 30/11/05.
Letter from Stratford on Avon District Council received 2/12/05.
Letter from Stratford-upon-Avon Town Council received 8/12/05.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s) Councillor R Hobbs – No comments received, as
(With brief comments, if appropriate) of 17th January 2006.
- Other Elected Members Councillor Mrs J Dill-Russell – No comments received, as of 17th January 2006.

- Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive
- Legal I Marriott – agreed.
- Finance
- Other Chief Officers
- District Councils Stratford on Avon District Council – see paragraph 2.1.
- Health Authority
- Police
- Other Bodies/Individuals See paragraph 2.

FINAL DECISION **YES/NO** *(If 'No' complete Suggested Next Steps)*

SUGGESTED NEXT STEPS :

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

Regulatory Committee - 31st January 2006

New Park and Ride Facility on the West Side of Bishopton Lane, Stratford-upon-Avon – Discharge of Conditions

Report of the Strategic Director of Environment and Economy

Recommendation

That the Regulatory Committee authorises the approval of the details shown on drawing No. ED899/01/REV.B to discharge condition No. 2 (landscaping), drawing Nos. 0501-27, 0501-24, 0501-22 to discharge condition Nos. 3 and 5 (design details of the new building) and drawing Nos. H/C93-14/55 and H/C93-14/56 to discharge condition Nos. 10, 11 and 12 (drainage details) attached to planning permission ref. S1739/01CC052 for the construction of a new Park and Ride Facility on the West Side of Bishopton Lane, Stratford-upon-Avon. (See plan in **Appendix A.**)

1. Introduction

1.1 The application is submitted to discharge condition 2, 3, 5, 10, 11 and 12 attached to the planning permission, reference No. S1739/01CC052, granted on 6th March 2003 for the construction of a new park and ride facility on the west side of Bishopton Lane, Stratford-upon-Avon.

1.2 Condition 2 requires that:-

“Before the development hereby approved is first commenced a detailed landscaping scheme shall be submitted to and approved in writing by the County Planning Authority. Such a scheme shall include details of species, size, location and density of planting where appropriate. Given the rural nature of the site this should be of native species”.

1.3 Condition 3 requires that:-

“Before the development hereby approved is first commenced details of the design and external appearance of the security and toilet building and cycle parking facilities have been submitted to and approved in writing by the County Planning Authority”.

1.4 Condition 5 requires that:-

“No development shall take place until full details including samples of the external bricks and roof materials shall be submitted to and approved in writing by the County Planning Authority”.

1.5 Condition 10 and 12 requires that:-

“No development shall take place until details of the foul and surface water drainage have been submitted to and approved in writing by the County Planning Authority. The development shall be carried out in accordance with the approved details”.

1.6 Condition 11 requires that:-

“Notwithstanding the details shown on drawing No. 67703/19/C8001/03, no development shall take place until details of the position of pond and buffer zone to the hedge along Bishopton Lane have been submitted to and agreed in writing by the County Planning Authority”.

1.7 The Park and Ride Facility has been constructed and is operational but condition 2, 3, 5, 10, 11 and 12 of the planning permission remain to be formally discharged.

1.8 Plan Ref Nos. ED899/01/REV.B (landscaping), 0501-27, 0501-24, 0501-22 (design details of the new building) and H/C93-14/55 and H/C93-14/56 (drainage details) seek to do that.

2. Consultations

2.1 **Stratford on Avon District Council** – Would prefer to see the waiting room/security building constructed from a ‘Warwickshire Red Brick’ as this would be less visually prominent and more in keeping with the character of buildings in the area. However, no objections to the landscaping details submitted or to the design of the security/toilet building and therefore raise no objection to the discharge of conditions 2 and 3.

2.2 **Stratford-upon-Avon Town Council** – In relation to the discharge of condition 2, 3 and 5, the Town Council have no further comments to make.

2.3 **Old Stratford and Drayton Parish Council** – No comments received.

2.4 **Councillor Mr R Hobbs** – No comments received as of 17th January 2006.

2.5 **Councillor Mrs J Dill-Russell** – No comments received as of 17th January 2006.

2.6 **Environment Agency** – No objection to the discharge of planning conditions 10, and 12 relating to the disposal of foul and surface water drainage.

2.7 **County Museum** – No objection to condition 2 and 3.

2.8 **Flood Defence Officer** – No comments received.

2.9 **Police Architectural Liaison Officer** – No comments received.

3. Representations

3.1 Representations have been received from the occupant of Lower Lodge Farm, Bishopton Lane, a residential property and farm unit on the opposite side of the road to the Park and Ride Facility, objecting to the scheme on the grounds that:-

- (i) It would be likely to take up to four years for the hedgerow, and up to 10 years for the trees, to become sufficiently mature to provide a satisfactory screen to the Park and Ride site. Until such a time as the planting has matured, the existing residential property, Lower Lodge, will be adversely affected by the Park and Ride site in terms of visual impact.
- (ii) The value of Lower Lodge Farm will be materially affected to an extent which cannot yet be assessed.

4. Observations

4.1 The approved park and ride facility is located on the northern edge of Stratford-upon-Avon. The 3.2 hectare site is situated to the west of the A46/A3400 roundabout on land between the A46 and Bishopton Lane. Lower Lodge Farm is located on the opposite side of Bishopton Lane, south east of the development.

4.2 In order to screen the development and protect the visual amenity of the local area, a landscaping scheme was submitted, sent out to consultation and subsequently discharged.

4.3 During the construction phase of the development it became apparent that in order to create effective and efficient drainage across the site, natural land levels had to be engineered accordingly. This has resulted in land level increases from 0 – 750mm across sections of the car park.

4.4 Due to land raising on site an objection was received suggesting the landscaping scheme would not be effective in screening the development, resulting in a loss of visual amenity in the area.

4.5 An amended scheme was proposed with increased and improved planting along the southern (Bishopton Lane) and western boundary. An objection has been made on the revised scheme for similar reasons. However, it is concluded that the extra planting on the road frontage will integrate this development into its surroundings to an acceptable degree, although it is accepted that this will take some time to achieve.

4.6 The design and external appearance of the security and toilet building and cycle parking facilities raises no objection from Stratford on Avon District Council or Stratford-upon-Avon Town Council. However, it has been suggested that a

'Warwickshire Red Brick' be used instead of the proposed 'Welford Buff Multi' as this would be less visually prominent and more in keeping with the character of buildings in the area. The applicant has agreed to the suggestions made by the District Council and now proposes to use an 'Appleby Multi', a red facing brick which is acceptable to the District Council.

- 4.7 Environment Agency on consultation raised no objection to the discharge of condition 10 and 12 (drainage). Unfortunately the site would not drain in its natural state and as a result was engineered (land raised) in order to create the required fall.

5. Conclusion

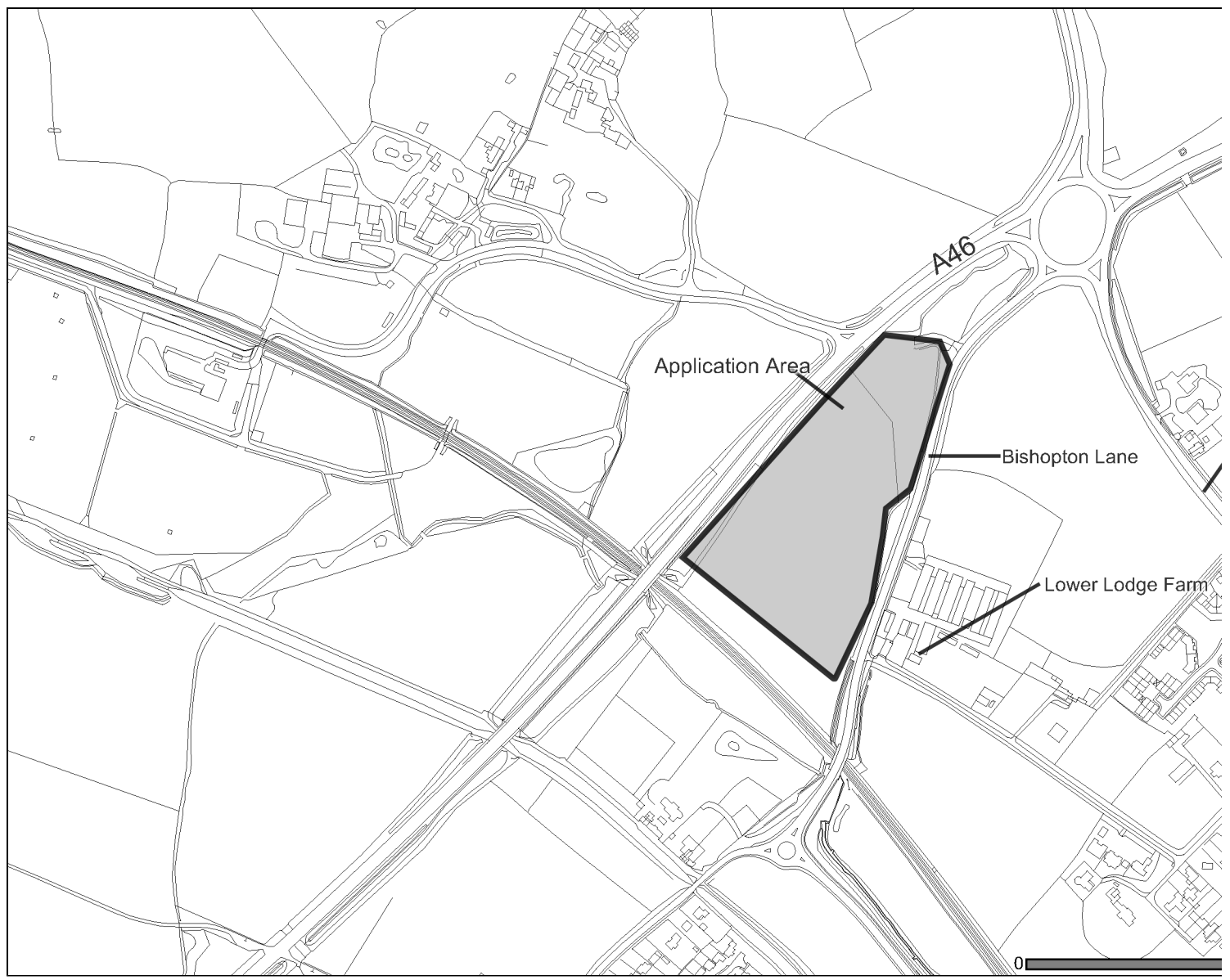
- 5.1 The principal of the Park and Ride Facility has been established and planning permission granted on 6th March 2003. With the revised and improved landscaping scheme the car park will be sufficiently screened to an acceptable standard. The aims and objectives of the Park and Ride Facility and its contribution towards sustainable transport in Stratford-upon-Avon are in line with both national and local planning policies.

6. Environmental Implications

- 6.1 This proposal has an acceptable visual impact upon the locality and no other significant environmental impact.

JOHN DEEGAN
Strategic Director of Environment and Economy
Shire Hall
Warwick

13th January 2006



Scale 1: 6000

Ref No. S1739/01CC052

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Regulatory Committee 31st January 2006

Subject

Bishopton Park & Ride Facility - Stratford

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