

Combroke Parish Council

Consultation for Planning Application 16/ 02796/FUL

Proposal: Demolition of existing buildings, change of use, and erection of new dwelling.

at: property known as: Combrook Garage, Combrook CV35 9HP.

Please note: The application states the address as Spring Lane, Combrook, CV35 9HP. This is incorrect. This error may be due to misinterpretation of inaccurate digital mapping which the Parish Council is currently discussing with OS Mapping. Spring Lane in Combrook terminates to the north of No 39 and Spring Lane properties have the postcode CV35 9HN. Both No 39 and Combrook Garage are within the CV35 9HP postcode and the Post Office address for Combrook Garage is simply: Combrook Garage, Combrook, CV35 9HP.

The Parish Council discussed this application at a meeting on 20 September 2016. At the meeting a factual presentation of the scheme was given, after which residents present were invited to ask questions for clarification and make any relevant planning comments about the proposed scheme.

A total of 25 residents representing 19 households -one third of all households in the village- have attended either the Parish Council meeting itself or a separately arranged opportunity to view the Parish Council's display of the proposal and plans. There was a unanimous view that the proposal should be rejected.

Representation

The Parish Council is objecting to this proposal on the following grounds:

- ◆ the application is incomplete and elements of the application statement, the design and access statement, and drawings are misleading;
- ◆ this proposal is not in accord with the requirements of the Core Strategy Policy for Distribution of Development (CS.15) ~Combrook is not a sustainable location for development in the context of the Core Strategy and the National Planning Policy Framework;
- ◆ the scheme contravenes the Core Strategy Policy for Flood Risk (CS. 4) ~the proposed development is not in flood zone 1;
- ◆ the proposal does not meet the requirement of the Core Strategy Policy to protect and enhance the historic environment (CS. 8) ~this site is at a prominent position on entry into the village and the design, scale and massing of the proposal lacks sensitivity to the character of the village, conservation area and adjacent listed building;
- ◆ the design is contrary to the Core Strategy Policy for Design and Distinctiveness (CS. 9) ~without good reason, it fails to follow the key principles within the District Design Guide and ignores significant elements of the Village Design Statement.

1. **Heritage**

1.1. Combrook is located within the Feldon Parkland Special Landscape Area (Core Strategy Policy 12.) The proposed site lies within the Combrook Conservation Area and is at a prominent and sensitive location on the route into the village descending from the Fosse Way. It is also adjacent to No 39, a C17 listed property. Within this context, the Parish Council requests that a full appraisal of the proposals be carried out by the District Council's Conservation Officer.

2. **Incomplete and Misleading Application**

- 2.1. While the applicant acknowledges the site is within a flood plain, they have failed to submit the required flood risk assessment for proposed development on a flood plain.
- 2.2. The site is not only on a river flood plain, the site is also subject to significant flooding from surface water, specifically on the higher contours of the site. The application fails to address surface water flooding and the implications for the discharge of surface water from the proposed development.
- 2.3. The site is adjacent a listed building and within a Conservation Area. This application requires a heritage statement identifying how the proposal protects and enhances the Conservation Area and the wider setting of the adjacent listed building.
- 2.4. The application is silent on the loss of employment use. The application form is unclear regarding the current employment status (sections 15 & 20) and lacks any justification for the proposed change of use (policy CS. 22).
- 2.5. The applicant asserts (section 15) that site contamination is 'not suspected'. Since a previous use of the site has been a car repair workshop the Parish Council would expect the site should undergo the relevant testing to clarify this matter.
- 2.6. The design and access statement suggests that the stream runs parallel with the northern boundary of the site. The stream is in the valley bottom along the SE boundary of the site.
- 2.7. The submitted plans ignore the District Council's request that drawings should include a scale bar to assist with interpretation of drawings. The following inaccuracies are noted:
- the ridge of the adjacent property No 39 is given as 77.31 and that of the proposed building 77.25 yet the drawings show an apparent difference in height of 0.9m;
 - the chimney heights shown on the East, South and West elevations do not match that shown on the North elevation which is above the ridge line, as might be expected.

3. **Core Strategy Policy 15 Distribution of Development**

- 3.1. Within Policy CS. 15 Combrook is classified under section F - '*all other settlements*' which restricts new housing development. This proposed scheme is not community led.
- 3.2. This location does not meet the District Council's nor the national Framework criteria for sustainable development. There are no shops nor services in Combrook. The nearest

village with any shops/services is over 2.5 miles from this site. There is no public transport serving Combrook.

- 3.3. In addition to 3.1 the proposals do not meet requirements 2, 3, and 4 of policy CS. 15:
- scale of development should be appropriate to immediate surroundings and character of the settlement;
 - design should be well related to existing form of development;
 - impact on the setting of the settlement should not be unreasonably harmful.
(refer section 5 & 6 below)

4. **Core Strategy Policy 4 Flood Risk**

- 4.1. This proposal is contrary to CS. 4 Section A:

' All development proposals should be located in Flood Risk Zone 1'

The Environment Agency Flood Risk map for planning show the current development is within zone 3. Environment Agency Flood Risk mapping give the address as a flood risk area with a *'medium'* risk of river flooding and a *'high'* risk of surface water flooding.

- 4.2. Appendix 1 shows the current site superimposed upon the proposed plan. The applicant acknowledges in the design and access statement that the current buildings are on the flood plain. This scheme builds over much of the existing footprint.
- 4.3. Appendix 2 provides photographs of the extent of flooding in 1998, 2007 and the more limited flooding in March 2016. Dr Tim Goodhead has submitted a detailed objection to the Planning Authority on the grounds of flooding and provides an outline of the extent of the 2007 flood level on the site plan. A copy of this is attached at appendix 3. This is based on local knowledge, photo evidence and site contours from which it is clear that much of the proposed dwelling will be on the flood plain ~as defined by its extent in 2007. This flooding was likely to be a combination of surface and river flooding.
- 4.4. The Environment Agency have indicated that their predictions for flood risk need to be updated. This 2007 flood line is a known risk - but not necessarily the "worst case risk".
- 4.5. The proposal includes a substantial 1.7m high terrace across the site. This will be well within the flood plain. In a flooding event this 1.7m high terrace will create a backwash of floodwater upstream and across stream and put existing properties under increased risk. This is unacceptable.

5. **Impact on the Conservation Area and on the setting of a Listed Building CS. 8**

- 5.1. The proposed development is too large and imposing at this location within the Conservation Area. Its scale and massing will also be detrimental to the setting of the listed property:
- it will rise high (5m+) above the existing built form on this site;
 - the proposed depth is excessive, in comparison to neighbouring properties and particularly for the size of this site;
 - it is close to and dominates the setting of the adjacent listed property;
 - the proposed "pseudo barn" facade to the central section on the elevation to the lane is not typical of Combrook;

- nor is the so described “stepped terrace” effect, typically older terraced properties are linear and compact - refer no 42,43, 44 to the south of the site;
- the use of render with stone is atypical - particularly the full use of render to the SE elevations which is incongruous. While 42-44 do have render to their upper storey this was a C20 addition when the eaves were raised and it is not a typical feature.

5.2. The boundary stone wall is highlighted as a feature in the District Council’s Conservation Area Study for Combrook (1994). While the repair/ rebuilding of the wall is welcomed in general, some consideration will need to be given to the arrangements for the section closest to the bridge at the stream. This originally included some picket fencing. The flood photographs at Appendix 2 indicate that this section rebuilt as a wall will not withstand the expected flooding that will occur, and will initially act as barrier deflecting water back with potential harm to existing properties.

6. Core Strategy Policy 9 Design & Distinctiveness

- 6.1. There is little evidence that the applicant has considered the Stratford on Avon District Council Design Guide or the Combrook Village Plan.
- 6.2. The proposed plan for the dwelling lacks any recognisable form in the Design Guide which identifies at 8.2.1: *‘the predominant form across the district is rectangular in plan with a simple gable roof’*.
- 6.3. This proposed scheme -a lopsided H plan- lacks any justification. Reference in the design and access statement to a 3 section “terraced cottage” elevation to the lane is not entirely convincing. With the glazed barn effect in the middle set back from the large wings either side, and topped with a complex roofing pattern it presents as an extra large dwelling, out of character with the neighbouring properties and the adjacent listed dwelling -which it successfully dwarfs. No 39 is regarded as a relatively *large* property in relation to the range of property sizes in the village.
- 6.4. Nor is the plan depth in accord with Design Guide 8.2.4: *‘plan depth of new houses should be kept to a minimum’*
- 6.5. For such a large property, it is too close to the boundary with neighbouring No 39 as in Design Guide 7.2.9: *‘large houses with minimum side set back should be avoided.’* While there are no first floor side windows overlooking 39, the north wing ‘ground floor’ rooms have significant glazing facing north. With the ‘ground floor’ raised on a terrace 1.7 m above ground level these windows will be intrusive.
- 6.6. The elevation to the lane on the southern boundary is not in accord with Design Guide 8.2.4: *‘houses on corner plots should be “double fronted” with two “public sides” facing the highway.’*
- 6.7. The east elevation will be highly visible from the lane as it crosses the bridge over the stream. On a 1.7m stone shelf with the ridges rising over 11m high, the east elevation is completely out of character with neighbouring properties and Combrook in general.

- 6.8. The use of render and mix of materials including stained timber cladding is not favoured. The Design Guide 9.2.31 states: *'caution should be exercised in the use of render. The acceptability of render is dependent on the character of the specific village and location within it. Partial render will not normally be accepted'* and at 9.2.32: *'extreme caution should be exercised in combining different external materials in the same building. In general there should be one principle external material'*
- 6.9. The Combrook Village Plan states:
25.3 *whilst many existing houses are of substantial floor area they appear acceptably in scale with the village because they are single storey or low rise and /or cut into the hillside and their bulk is therefore partly concealed;*
27.5 *buildings which dominate their environs, by being out of scale with their plot size or out of scale in terms of their location within the settlement and its sensitive topography or of a greater height than neighbouring dwellings, are not favoured;*
25.4 *use of stone work should be encouraged, brickwork is also appropriate in places... ..use of render is not a common characteristic and is not favoured because of its reflective quality and tendency to dominate even distant views.....;*
28.4 *with no street lighting, light emitted by houses should be kept to a minimum this includes skylights/rooflights*

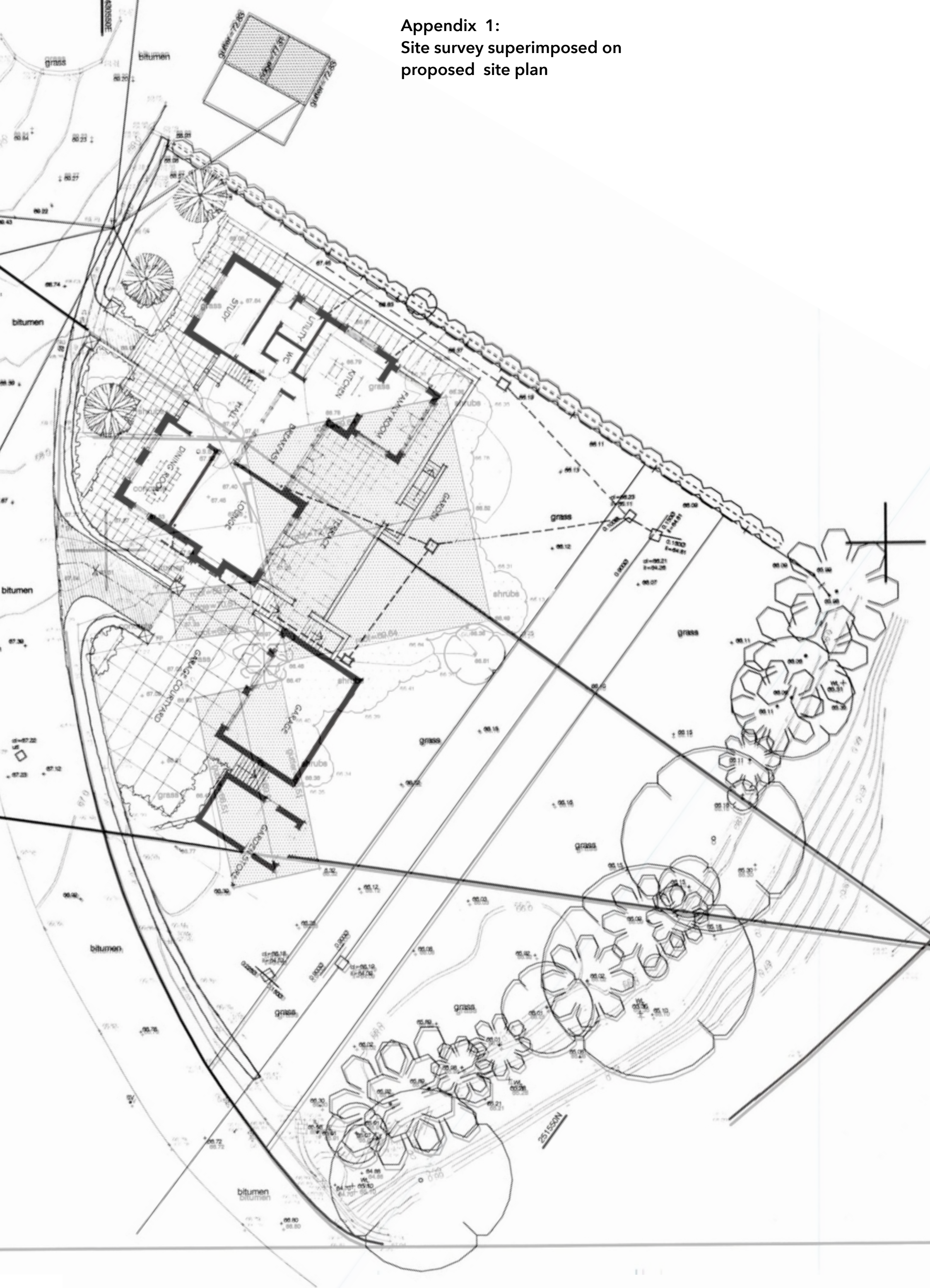
all of the above appear to have been ignored in the design of this proposed scheme.

- 6.10. The application does not meet the requirements of CS. 9: *'development will enhance the sense of place, reflecting the character and distinctiveness of the locality'.*

For all the above reasons the Parish Council objects to this application.

3 October 2016

Appendix 1:
Site survey superimposed on
proposed site plan



Appendix 2

Please note these photographs are taken after the event as water is subsiding

1998 Flooding in Combrook



2007 Flooding in Combrook



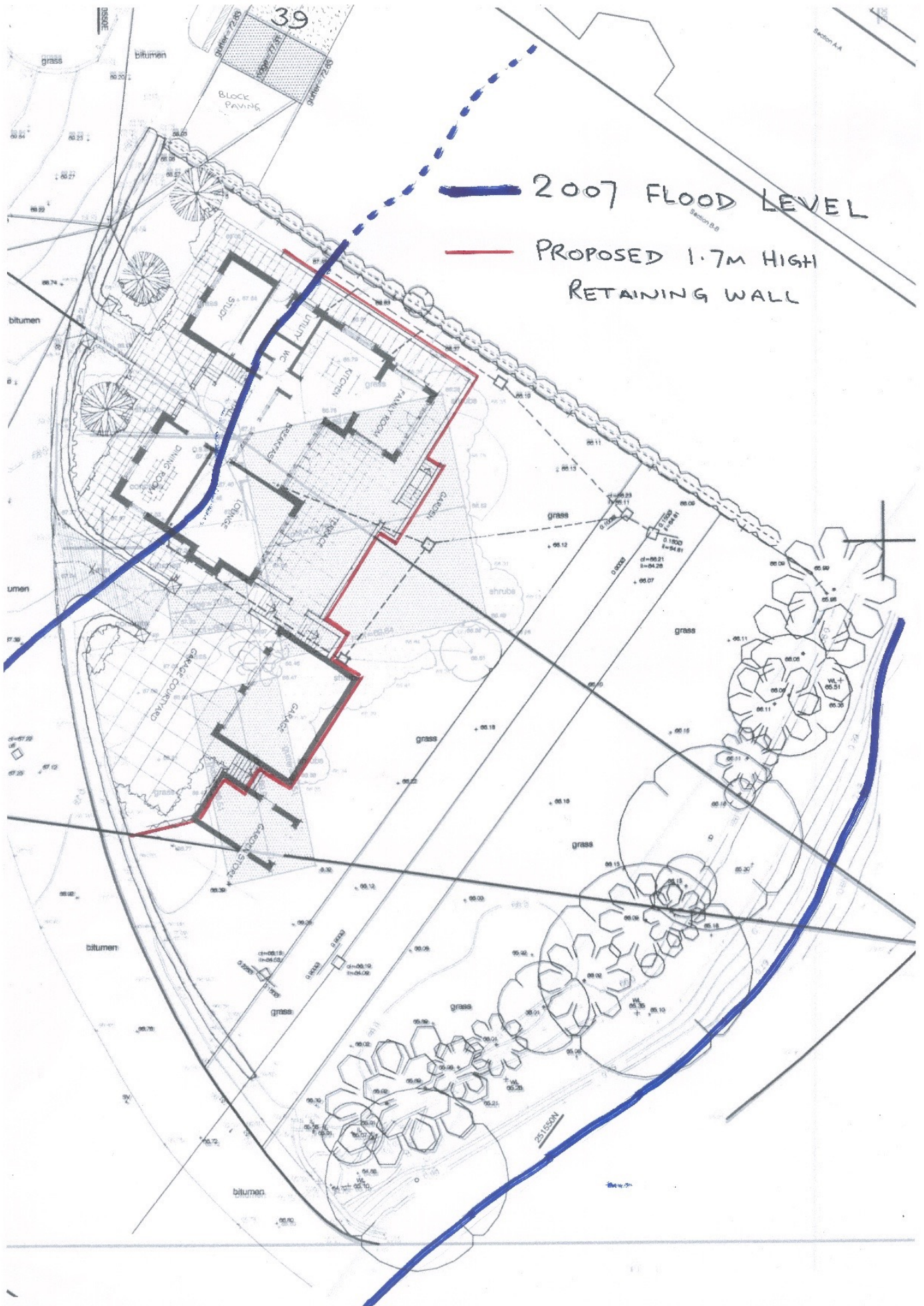


2007 Workshop flooded throughout



March 2016
Flooding





2007 FLOOD LEVEL

PROPOSED 1.7M HIGH
RETAINING WALL

39

Section A-A

Section B-B

25.1550N

25.1550N

bitumen

grass

BLOCK PAVING

STUNJ

UNITNY

W.C.

KITCHEN

PAINTY ROOM

BREAKFAST

DINING ROOM

LOBBY

TRANCE

GARAGE

GARAGE COURTYARD

bitumen

umem

grass

shrub

grass

grass

grass

grass

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