

Planning Committee: 23 August 2005

Item Number: 28

Application No: W 05 / 1071

Registration Date: 27/06/05

Town/Parish Council: Leamington Spa

Expiry Date: 22/08/05

Case Officer: Joanne Fitzsimons

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The Oak Inn, Radford Road, Leamington Spa, CV31 1JY

Conversion of existing public house into 8 apartments (amended description).

FOR S & S Panaich

This application is being presented to Committee due to an objection from the Town Council having been received.

SUMMARY OF REPRESENTATIONS

Town Council: Object on grounds of loss of a community amenity, and fails to demonstrate that there is no longer an economic need for the Public House; the proposal represents over-development of the site resulting in a disposition of dwellings poorly related to the immediate neighbourhood.

WCC Ecology: Recommend bat notes if the development is to impact on the roof space.

WCC Highways: Holding objection (original scheme) until parking and turning space has been resolved.

10 Neighbours: (1 letter signed by 5 people) Object on grounds of increased traffic and pressure for parking; increased potential for accidents as the access is very close to the junction of Willes Road and Radford Road, (as well as Northcote Road and Willes Road); the 3 houses are out of keeping with the area; the development fails to compliment the Conservation Area; The Old Oak is a local landmark and will be missed, however if it were to stand empty in these circumstances would not oppose its redevelopment. The parking areas also block the use of doors leading to the printing business along Willes Road (number 54).

CAAF: To be reported in the addendum.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)
DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

There have been no specific applications for this site, and the Public House has been in use for many years.

KEY ISSUES

The Site and its Location

The site comprises a large, generally two storey brick and render building with accommodation in the roof area, known as The Oak Inn Public House. Situated within the Conservation Area, close to the junction of Radford Road and Willes Road, the site has vehicular access onto both roads from the existing car parking area. The public house operates from the ground floor, whilst there is flat accommodation on the upper floors.

Details of the Development

The original proposal was to convert the public house into 6 apartments and erect 3 town houses with garaging on part of the car park. However, following negotiations, the proposal, as now to be determined, relates to the conversion of the public house into 8 apartments with associated parking - omitting the three town houses with garages. The access onto Radford Road is to be closed and therefore access into and from the site will be onto Willes Road. The proposal also seeks to provide bin storage and cycle stores.

Assessment

Whilst I note the concerns about the loss of the public house as a community amenity, there are no policies within the local plan to protect such premises, and in light that there is a facility further along Radford Road - The Red House, I do not consider this to be a sustainable reason for refusal.

The conversion of the premises does not in my opinion cause harm to the character or appearance of the Conservation Area, and given that it is located in a prominent location at the junction where Willes Road 'meets' Radford Road, I

consider the option of conversion to be the preferred approach. The omission of the 3 town houses and garages, in my view addresses many of the concerns raised by local residents.

Whilst I am mindful of the issues raised in connection with parking and access close to the junction, the access is existing and therefore remains unaltered. The parking area is sufficient to accommodate the apartments and therefore I am of the opinion that a refusal on parking grounds cannot be supported.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing numbers 1134/16, 1134/07A, 1134/15, 1134/05A and 1134/17 and specification contained therein, submitted on 10 August 2005, unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 3 Prior to the first occupation of the apartments hereby permitted, the access onto Radford Road shall be closed and made good, in strict compliance with details first approved in writing by the District Planning Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 4 A landscaping scheme shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 5 The car parking area for the development hereby permitted shall be laid out and available for use prior to the first occupation of the development hereby

permitted, in full accordance with the approved plan. **REASON** : To ensure that adequate parking facilities are available, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
