

Planning Committee: 23 August 2005

Item Number: 13

Application No: W 05 / 0928

Registration Date: 06/06/05

Town/Parish Council: Stoneleigh

Expiry Date: 01/08/05

Case Officer: John Edwards

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**Plot 600 Abbey Park, Stoneleigh Deer Park, Stareton Lane, Stoneleigh,
Kenilworth, CV8 2LJ**

Erection of a building (1380 m² gross external area) for use as a training centre and training workshops (within Use Class D1) or offices (within Use Class B1) together with ancillary offices, parking and hardstanding areas FOR Pettifer Estates Ltd

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

SUMMARY OF REPRESENTATIONS

Parish Council: "The Parish Council raises concerns as to the initial use of this building as a proposed Training Centre, though accepting that it would revert to office use if the original use were no longer required. The Council consider that this application should be considered as "The First Use".

The application W04/1229 envisaged this to be a Business Park for Office Use. Deviation from this is of major concern to the Parish Council as it could leave the District Council in the future having to consider other applications not strictly for office use.

The application deviates from the original design concept. This could result in applications for building plots being altered or move to suit the applicants. There is concern with movement to and from the site, probably by heavy vehicles and also considerable number of students using the facility.

It has always been the Parish Council's concern that no traffic should enter from the B4113 via Stareton Lane. The contours, the width and no pavements, especially where it passes the houses will make this a very dangerous stretch of road when this site is in full use. The entrance should be designed so that traffic can only turn right on entering and left when exiting."

English Heritage: ask to see the details of planting on the northern boundary when these are submitted.

WCC Highways: no objections

RELEVANT POLICIES

(DW) EMP6 - Design and Landscaping of New Industrial Premises (Warwick District Local Plan 1995)
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)
(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
(DW) ENV18 - Historic Parks and Gardens (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)
DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)
DAP13 - Protecting Historic Parks and Gardens (Warwick District 1996 - 2011 First Deposit Version)
SSP2 - Major Developed Sites (Warwick District 1996 - 2011 First Deposit Version)
RAP7 - Directing New Employment (Warwick District 1996 - 2011 First Deposit Version)
(DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)

PLANNING HISTORY

The application site forms part of the Stoneleigh Deer Park for which outline permission was given in 2002 for a B1 Office redevelopment. (W20000396).

Reserved matters relating to layout and design of buildings were approved in March 2005. (W 04/1229)

KEY ISSUES

The Site and its Location

The site subject of the application is one of the plots on the Stoneleigh Deer Park site, currently occupied by buildings used by Massey Ferguson.

The Deer Park site is located within the Green Belt and the Stoneleigh Deer Park is listed within the English Heritage Register of Historic Parks and Gardens, graded II*.

Details of the Development

The proposal is a substitution for one of the approved office buildings to provide a training centre for AGCO as the first use but with the building designed to be

capable of simple conversion to B1 office use at a later date. The originally approved office building had a floor area of 2410 gross external area, with the training centre building now proposed being 1380 sq. metres. The design of the building is very similar to the other designs already approved for this and adjoining plots and the proposed building is the same overall height as the building it replaces.

Class 3 Part E of the General Permitted Development Order allows a change of use of a building from a use permitted by planning permission to another use which that permission would have specifically authorized when it was granted within 10 years after the grant of planning permission. The current application seeks approval for both training centre use and office use, which means that the alternative use can be implemented within 10 years of the first use, without further approval.

Assessment

The key issues are considered to be:-

- Whether the proposals prejudice the objectives of the planned development of the site in accordance with the originally approved master plan/planning brief, either in terms of design/ appearance or land use.
- the traffic impact of the proposals.

In relation to the design objectives of the planning brief, I am satisfied that there are no adverse impacts from the proposals now applied for as a complementary design has been used and the building will have a similar height, mass and bulk to the office building previously approved. The northern elevation will contain a set of opening doors for ingress/egress of agricultural machinery, but it is envisaged that the existing hedge facing the northern elevation of the building will be reinforced with additional planting. The design allows for suitable glazing to replace the doors in the event of future office use of the building.

In relation to traffic impact, an AGCO training facility has operated from this site for a number of years but the new facility is considerably smaller than the old training centre facility. It is envisaged that there will be a stock of 6-8 agricultural machines for training (historically there have been 25-30) and the number of students using the facility will also be less as AGCO intend to undertake more training in their factories in Europe. The proposal is, therefore, unlikely to attract heavy vehicles as such but replacement agricultural machinery will be brought in as and when required.

The Section 106 Agreement that accompanied the outline permission requires the developer to pay a contribution towards the cost of a weight restriction order on Stareton Lane. Development has commenced on site and the S106

requirements have now been triggered. The contribution to the costs of the weight restriction order have been paid and the matter is now for the County Council to action. The site owner has also stated that all vehicles are encouraged to turn left when leaving the site , although as Stareton lane is a public road, it is bound to be used from time to time. The access arrangements for the whole site are as set out in the reserved matter approval and it is considered the substituted building now proposed will not have a material impact on the overall traffic from this site.

The developer has agreed that a Unilateral Undertaking will be made to ensure that the building permitted under this new application shall have the terms of the original S106 attached to it as if it had been an application for reserved matters under that original approval.

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 existing trees and shrubs shall be retained in accordance with BS 5837 : 1991 and shall not be felled, lopped, topped or pruned without the previous written consent of the District Planning Authority. Any trees removed without consent, or dying or being severely damaged or becoming seriously diseased within five years of planting, shall be replaced with trees of such size and species as may be agreed with the District Planning Authority. Before any materials are brought on the site or any demolition or development commenced, stout protective fencing should be erected to enclose the perimeter of the branch spread of each tree or shrub to be retained, together with the branch spread of any tree growing on adjoining land which overhangs the site. Such fencing shall be satisfactorily maintained until all development has been completed. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 3 A landscaping scheme for the whole of those parts of the site not to be covered by buildings 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, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

- 4 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 District Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the District Planning Authority. **REASON** : In the interests of fire safety.
- 5 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 6 No lighting shall be fixed to the external walls or roof(s) of the building(s) hereby permitted, without the written consent of the District Planning Authority. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 7 Prior to the commencement of the development hereby permitted, details of the surface treatment of all car parking areas, pedestrian paths and vehicle roadways shall have been submitted to and approved by the District Planning Authority. Such facilities shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in full accordance with the approved details. **REASON** : To ensure that adequate parking facilities are available, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
