

**Planning Committee:**

**Item Number: 5**

**Application No:** [W 15 / 1704](#)

**Town/Parish Council:** Beausale, Haseley, Honiley & Wroxall  
20/06/16

**Registration Date:** 21/03/16

**Expiry Date:**

**Case Officer:** Rob Young  
01926 456535 rob.young@warwickdc.gov.uk

**Haseley Manor, Haseley Business Centre, Birmingham Road, Hatton,  
Warwick, CV35 7LS**

Conversion of Haseley Manor to 13 apartments, demolition of Saxon House and Rossmore House and erection of 9 dwellings with associated parking, landscaping, access and tennis court. FOR Spitfire Properties LLP

-----

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

**RECOMMENDATION**

Planning Committee are recommended to GRANT planning permission, subject to conditions.

**DETAILS OF THE DEVELOPMENT**

The application proposes the following development:

- conversion of Haseley Manor into 13 apartments;
- demolition of Saxon House and Rossmore House;
- erection of 9 dwellings; and
- provision of associated parking, landscaping, access and tennis court.

The following amendments have been made following the submission of the application:

- omission of plot 10;
- relocation of plots 2, 3 and 9;
- garages and parking to plots 2, 3 and 9 relocated to within the proposed garage court;
- redesign of garage court including the omission of some of the previously approved built area;
- repositioning of plot 1;
- reduction in size of plot 1;
- reduction in size and alterations to the design of plot 9;
- updated ecological reports submitted;
- relocation and increase in size of proposed bat house; and
- revised flood risk assessment submitted.

**THE SITE AND ITS LOCATION**

The site comprises Haseley Manor, a grade II listed building, and two adjacent buildings (Rossmore House and Saxon House). Rossmore House is a separate

three storey 1970s building to the southern side of the listed building which is linked at first floor level by a pedestrian bridge. Saxon House is a two storey 1970s block to the north of the listed building. The site is currently vacant, but was previously used for offices and as an acupuncture training college. The site occupies a rural setting within the Green Belt, surrounded by agricultural land.

The site is accessed off Birmingham Road (A4177) where there is an existing bell mouth directly adjacent to the original Lodge for the Manor, which is now in separate residential ownership. There is a long meandering drive leading to the Manor. This leads to large areas of car parking in front of the Manor and adjacent buildings. The car parks and other areas surrounding the buildings are heavily landscaped and this includes a large number of mature trees. The gardens are locally listed.

The Adopted Local Plan designates the site as a Major Developed Site within the Green Belt.

### **PLANNING HISTORY**

The Manor was built as a private house in the 1870s and has been used for office and training purposes since the 1950s. In the 1970s two additional buildings were built in close proximity to the Manor House (Rossmore House and Saxon House), one of which was linked at first floor level by a pedestrian bridge (W77/1350). Various extensions were added in the 1980s and subsequently, with the most recent being to Rossmore House in 2007 and 2008.

In 2012 planning permission was granted for "Conversion of Haseley Manor House from offices (Use Class B1) to 8 apartments (Use Class C3), with external alterations to fenestration. Demolition of Saxon House, Rossmore House (College of Traditional Acupuncture), first floor link from Rossmore House to Manor House and external stairs to Manor House. Erection of 5 terraced dwellings. Erection of 1 pair of semi-detached dwellings. Erection of 2 garage/bin store/cycle store buildings. Alterations to existing parking provision." (Ref. W12/0138).

In February 2016 listed building consent was granted for "Internal and external alterations to facilitate conversion of building to apartments including the demolition of Saxon House and Rossmore House" (Ref. W15/1705LB). This was the application for listed building consent that was submitted alongside the current planning application.

## **RELEVANT POLICIES**

- National Planning Policy Framework

### The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- SC2 - Protecting Employment Land and Buildings (Warwick District Local Plan 1996 - 2011)
- SC11 - Affordable Housing (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- SSP2 - Major Developed Sites (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP5 - Changes of Use of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP7 - Restoration of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)

### The Emerging Local Plan

- DS2 - Providing the Homes the District Needs (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS3 - Supporting Sustainable Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS4 - Spatial Strategy (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS19 - Green Belt (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- PC0 - Prosperous Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- EC3 - Protecting Employment Land and Buildings (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H2 - Affordable Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)

- H4 - Securing a Mix of Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- SC0 - Sustainable Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS1 - Healthy, Safe and Inclusive Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE4 - Protecting Historic Parks and Gardens (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE4 - Landscape (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE5 - Protection of Natural Resources (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DM1 - Infrastructure Contributions (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DM2 - Assessing Viability (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

#### Guidance Documents

- Affordable Housing (Supplementary Planning Document - January 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Open Space (Supplementary Planning Document - June 2009)

### **SUMMARY OF REPRESENTATIONS**

**Hatton Parish Council:** Objects to the the amendments on the following grounds:

Our previous response (25.11.15) raised the questions of:

1. Affordable housing and/or offset. This does not appear to have been addressed.
2. Traffic volumes and management. The Highways response of 04.12.15 raises no objection on the basis that traffic arising from the proposed development would be far less than that from the current permitted use of the site. This is irrelevant as the site has been little used, and thus generating negligible traffic for over 20 years, during which time traffic volumes on the A4177 have greatly increased and will increase further as a result of development proposed in the Local Plan..

The A4177/B4439 junction is already busy and dangerous with long queues on the B4439 at peak times, and with a further access in regular use at this point will require a roundabout.

3. Flooding on the driveway. The report by Parsons Brinkerhoff (25.10.16) makes comprehensive recommendations concerning foul and surface water management; it is not however clear that this extends to the entrance to the site from the Birmingham Road. This should be confirmed, and the provisions in this report implemented.

Hatton Parish Council remains in favour of redevelopment of this site for residential use.

**Hatton Parish Council:** Object. There is no evidence in the application of the mix of housing to be offered and no reference to affordable housing in the development or where this might be offset to. The flooding report does not address the historic flooding at the Lodge. The increase in traffic that the development will bring will add to an already congested and dangerous junction onto a busy main road. The Council notes however that it does not object in principle to a redevelopment of this site for housing.

**Beausale, Haseley, Honiley and Wroxall Parish Council:** Support, with the following provisos: that improvements are made to the access onto the site; that satisfactory measures are taken to reduce flooding on the site; and that the light pollution caused by excessive floodlighting of the car park is reduced.

**Public response:** 5 objections have been received, raising the following concerns:

- the application does not include any proposals to resolve the existing flooding issues affecting the site access, Birmingham Road and the adjacent dwelling at The Lodge;
- concerns about implications for flooding of Catchems End Cottage;
- the access to the site is impassable when flooded;
- existing flooding issues affecting the busy Birmingham Road are detrimental to highway safety;
- increased traffic;
- detrimental to highway safety; and
- the site access onto Birmingham Road is dangerous.

**Cllr Gallagher:** Raises concerns about flooding issues at The Lodge, adjacent to the site access.

**Cllr Weed:** Requests that the application is presented to Committee so that the issues raised by objectors in relation to flooding can be fully examined and considered.

**Conservation Advisory Forum:** The sensitive restoration of this listed Victorian mansion is welcomed together with the removal of the late twentieth century buildings which harm its setting. The design of the proposed new buildings was generally commended. However, it was felt that further improvement is required in relation to the design of the garaging, to create a more convincing arrangement that reflects a stable block and yard, potentially to include some residential use over the garages.

The proposed new houses labelled 02 and 03 were objected to, because they are located forward of the building line of the listed mansion, and furthermore they present their backs to the frontage.

**Severn Trent Water:** No objection, subject to a condition to require drainage details.

**Warwickshire Police:** No objection. Make detailed recommendations regarding security measures to be incorporated into the proposed development.

**WCC Flood Risk Management:** No objection, subject to a condition to require drainage details.

**WCC Highways:** No objection subject to conditions.

**WCC Archaeology:** No objection, subject to a condition to require a programme of archaeological work.

**WCC Ecology:** No objection, subject to conditions and informative notes.

**WCC Landscape:** Object due to concerns about the landscape impact of Plots 1, 9 and 10.

**WDC Waste Management:** No objection.

**WDC Housing Strategy:** Make detailed comments about affordable housing provision, subject to the outcome of any viability assessment.

## **ASSESSMENT**

The main issues relevant to the consideration of this application are as follows:

- the principle of a redevelopment for residential purposes;
- compliance with Green Belt policy and the impact on the openness of the Green Belt;
- impact on the character and appearance of the listed building and the locally listed garden;
- drainage and flood risk;
- impact on the living conditions of neighbouring dwellings;
- car parking and highway safety;
- impact on trees;
- landscape impact;
- ecological impact;
- affordable housing and section 106 contributions; and
- health and well-being.

### The principle of a redevelopment for residential purposes

A previous application for a residential redevelopment of the site was granted planning permission in 2012 (Ref. W12/0138). There has been no material change in circumstances since then to indicate that a different decision should be made on this issue now. The Officer's Report on that application assessed the proposals against Local Plan Policies SC2, SSP2 and RAP1 and the same conclusions in relation to those policies apply equally now. Added to that, policies RAP1 and SSP2 (which do not permit residential development in this location) are now considered to be out of date due to the fact that the Council are currently unable to demonstrate a 5 year supply of housing land. Therefore it has been concluded that a redevelopment of this site for residential purposes remains acceptable in principle.

### Compliance with Green Belt policy and the impact on the openness of the Green Belt

The amendments to reduce the size and number of the proposed new build dwellings will ensure that the combined floor area of the new build dwellings would be no greater than that of the existing buildings that are to be demolished. Furthermore, the omission of plot 10 and the relocation of plots 2, 3 and 9 will ensure that the new built development is not spread too far outside of the existing built up parts of the site. Therefore it has been concluded that the proposals would preserve the openness of the Green Belt.

Turning to Green Belt policy in the NPPF, the proposals are considered to comply with the exception in paragraph 89 applying to "limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land)...which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development". Therefore the proposals do not constitute inappropriate development within the Green Belt and as a result comply with Green Belt policy in the NPPF.

### Impact on the character and appearance of the listed building and the locally listed garden

The alterations associated with the conversion of the listed building to apartments have already been approved under an previous listed building consent (Ref. W15/1705LB). Therefore it has already been concluded that these alterations would preserve the character and appearance of the listed building.

Turning to the impact of the new buildings on the setting of the listed building and on the locally listed garden, a number of amendments have been made to the scheme to reduce these impacts. This includes the relocation or omission of the plots that were initially proposed to the front of the listed building. In addition, plot 1 and its associated garage have been moved further back relative to the listed building. These amendments will provide an improved setting for the key approach along the access drive and associated views of the listed building from the front.

There would be some limited adverse impact on the rear setting due to the relocated plots 2 and 3 now extending to the rear of the listed building, but this would be outweighed by the significant benefits associated with the removal of Rossmore House and the creation of a feature garden to significantly improve the setting to the side of the listed building. The new build element of the scheme is sensitively designed to respect the character of the listed building. Therefore it has been concluded that the proposals would preserve the character and appearance of the listed building and the locally listed garden.

#### Drainage and flood risk

Local residents have raised significant concerns about existing flooding issues affecting the site entrance. This flooding impacts on the adjacent dwelling at The Lodge as well as on the public highway (Birmingham Road). The applicant has submitted a revised Flood Risk Assessment to address concerns that were raised by WCC Flood Risk Management, who have subsequently raised no objection to the application. A condition is recommended to require the submission of drainage details. Subject to this condition the proposals are considered to be acceptable from a drainage and flood risk point of view.

#### Impact on the living conditions of neighbouring dwellings

The site of the proposed dwellings is some distance away from any neighbouring dwellings. Therefore the proposals would not have any significant implications in terms of loss of light, loss of outlook or loss of privacy for neighbours.

The Highway Authority have confirmed that the proposals would result in a significant reduction in the amount of traffic using the site access when compared with the lawful office use of the site. As a result there would be no additional impact on neighbours from traffic using the access drive.

#### Car parking and highway safety

Car parking is provided in accordance with the Council's Parking Standards. Therefore the proposals are considered to be acceptable from a car parking point of view.

Turning to the issue of highway safety, as previously stated there would be a significant reduction in the amount of traffic using the site access when



compared with the lawful office use of the site. Furthermore the Highway Authority have confirmed that the existing access onto Birmingham Road is suitable for the development proposed and have raised no objection to the application. Therefore it has been concluded that the proposals would have an acceptable impact on highway safety.

### Impact on trees

The proposed dwellings are largely sited away from existing trees and therefore only a small number of trees would need to be removed to make way for the development. This is similar to the extent of tree removal that was approved as part of the previous planning permission for this site (Ref. W12/0138). None of the trees to be removed are significant specimens and suitable replacement planting can be secured by a condition requiring the submission of a landscaping scheme. Therefore, in the context of this heavily landscaped site, the proposed tree removal is considered to be acceptable. Subject to the implementation of appropriate tree protection measures (which can be secured by condition), the proposals would also have an acceptable impact on retained trees.

### Landscape impact

The amendments to the scheme have addressed the concerns of WCC Landscape. In particular the landscape impact of the proposals has been significantly reduced by the omission of plot 10, the relocation of plots 2, 3 and 9 and by the reduction in size and repositioning of plot 1. As amended the position and size of the proposed buildings is well related to the existing built development on the site and will not significantly impact on the wider landscape.

### Ecological impact

Bat surveys have been carried out and these have identified the presence of bats within two of the buildings on the application site. Outline mitigation measures have been proposed in the form of a bat house above part of the proposed garage block. The County Ecologist has accepted the findings of the bat surveys and the proposed mitigation measures, subject to a condition to require full details. The County Ecologist has also recommended conditions relating to the protection of other species during the development as well requiring a Landscape and Ecological Management plan to secure a net gain in biodiversity on the site. Subject to these conditions the County Ecologist has no objection and therefore it has been concluded that the proposals would have an acceptable ecological impact.

### Affordable housing and section 106 contributions

The applicant has submitted a viability appraisal which demonstrates that the provision of any affordable housing or section 106 contributions would render the scheme unviable. The viability appraisal has been checked and verified by the Council's independent surveyor. Therefore it has been concluded that affordable housing and section 106 contributions cannot be required in relation this development on viability grounds.

### Health and well-being

The proposals do not raise any significant implications in terms of health and well-being.

#### Other matters

The proposals make suitable provision for the storage and collection of refuse and recycling.

### **SUMMARY/CONCLUSION**

A residential redevelopment would be acceptable in principle on this site and the proposed redevelopment scheme would comply with Green Belt policy. The proposals would preserve the character and appearance of the listed building and the locally listed garden. Furthermore the proposals are considered to be acceptable in terms of drainage / flood risk, car parking / highway safety, impact on trees and ecological impact. Therefore it is recommended that planning permission is granted.

### **CONDITIONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 1788/01L, 1788/02A, 1788/03, 1788/04, 1788/05A, 1788/06, 1788/07, 1788/08, 1788/09, 1788/10C, 1788/11B, 1788/12C, 1788/13B, 1788/14C, 1788/15C, 1788/16C, 1788/17C, 1788/19, 1788/20, 1788/21, 1788/22, 1788/32C & 1788/49, and specification contained therein, submitted on 8 October 2015, 29 October 2015, 1 July 2016 & 7 November 2016. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 No development shall take place until detailed surface and foul water drainage schemes for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to 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. Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753
  - b. Evidence that the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm has been limited to the QBAR runoff rates for all return periods

- c. Demonstrate the provisions of surface water run-off attenuation storage in accordance with the requirements specified in "Science Report SC030219 Rainfall Management for Developments"
- 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 return periods.
- e. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing
- f. A foul water drainage scheme including evidence from Severn Trent Water (STW) that there is adequate capacity within their sewerage assets for this development and that STW are in agreement with the proposed foul water drainage scheme.
- g. Provide 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 on site (outside of individual plot boundaries) shall be provided to the LPA.

**REASON** : To ensure satisfactory provision is made for the disposal of storm water and foul sewage and to satisfy Policies DP9 and DP11 of the Warwick District Local Plan 1996-2011.

- 4 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 construction 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 DP1 of the Warwick District Local Plan 1996-2011.
- 5 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : For the avoidance of doubt, and to ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
- 6 No development or other operations (including demolition, site clearance or other preparatory works) shall be commenced unless and until adequate steps, which shall have been previously approved in writing by the local planning authority, have been taken to safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837 – 2012 Trees in Relation to Design, Demolition & Construction) to all tree(s) to be retained on the site, or

those tree(s) whose root structure may extend within the site. In particular no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree(s); no equipment, machinery or structure shall be attached to or supported by any retained tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s). **REASON:** To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.

- 7 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings, fences and gates; footpaths; and hard surfacing which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the dwellings hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON :** To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.
- 8 Prior to development commencing full details of the provision of a footway from the south-eastern side of the site to the existing public highway footway shall be submitted to and approved in writing by the Council. No building shall be occupied until the footway has been laid out in accordance with the approved details. **REASON :** In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.
- 9 Notwithstanding the plans submitted, no development shall commence until full details of the provision of the manoeuvring and service areas,

including surfacing, swept path analysis and levels have been submitted to and approved in writing by the Council. No building shall be occupied until the areas have been laid out in accordance with the approved details. Such areas shall be permanently retained for the purpose of manoeuvring of vehicles. **REASON :** In the interests of highway safety, in accordance with Policy DP6 of the Warwick District Local Plan.

- 10 The development and demolition hereby permitted shall not commence or continue unless a turning area has been provided within the site so as to enable general site traffic and construction vehicles to leave and re-enter the public highway in a forward gear. The turning area shall be retained for the duration of construction works. **REASON :** In the interests of highway safety, in accordance with Policy DP6 of the Warwick District Local Plan.
- 11 No development shall commence until details of the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with these approved details or any subsequently approved amendments. **REASON:** To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.
- 12 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO<sup>2</sup> emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 13 The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as water bodies, native species planting, wildflower grasslands, woodland creation/enhancement and provision of

habitat for protected species. Such approved measures shall thereafter be implemented in full. **REASON :** To ensure adequate compensation for any loss of biodiversity, in accordance with the National Planning Policy Framework.

- 14 No development shall commence until a detailed lighting scheme for the site has been submitted to and agreed in writing by the local planning authority. In discharging this condition the local planning authority expects lighting to be restricted around the boundary edges, particularly along hedgerows, where protected species are likely to be found, and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats and other nocturnal wildlife. This could be achieved in the following ways:

- (a) low energy LED lighting should be used in preference to high pressure sodium or mercury lamps;
- (b) the brightness of lights should be as low as legally possible;
- (c) lighting should be timed to provide some dark periods; and
- (d) connections to areas important for foraging should contain unlit stretches.

No lighting shall be installed other than in strict accordance with the scheme approved under this condition. The lighting shall be maintained and operated in strict accordance with the approved scheme at all times thereafter.

**REASON:** To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties and to ensure that appropriate measures are taken in relation to protected species in accordance with Policies DP2, DP3, DP9 and DAP3 of the Warwick District Local Plan 1996-2011.

- 15 The development hereby permitted shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. In discharging this condition the local planning authority expect to see details concerning pre-commencement checks for protected and notable species with subsequent mitigation as deemed appropriate. In addition it should include appropriate working practices and safeguards for other wildlife, dependent on further survey work, that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full. **REASON:** To ensure that protected species are not harmed by the development in accordance with Policy DAP3 of the Warwick District Local Plan.

- 16 No development shall take place within the application site, unless and until a programme of archaeological works and investigations has been secured and initiated in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. **REASON:** In order to ensure any remains

of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.

- 17 Prior to commencement of the development hereby permitted further drawings showing the new walls to the utility, cloaks and bathrooms at not full height shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details. **REASON:** To ensure an appropriate standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
- 18 All features of architectural detailing, fireplaces and doors shall be retained in situ unless shown as to be removed on the approved drawings. If any historic doors are to be removed they shall be reused elsewhere in the building in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development hereby permitted. Details will also be required of how historic doors will be upgraded to meet fire regulations (if necessary). **REASON:** To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
- 19 The existing tree(s) and shrub(s) indicated on the approved plans to be retained shall not be cut down, grubbed out, topped, lopped or uprooted without the written consent of the local planning authority. Any tree(s) or shrub(s) removed without such consent or dying, or being severely damaged or diseased or becomes, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced, as soon as practicable with tree(s) and shrub(s) of such size and species details of which must be submitted to and approved by the local planning authority. All tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations (excluding hard surfaces). **REASON :** To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.
- 20 The development shall not be commenced until visibility splays have been provided to the vehicular access to the site, passing through the limits of the site fronting the public highway, with an 'x' distance of 2.4 metres and 'y' distances of 160.0 metres to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.9 metres above the level of the public highway carriageway. **REASON :** In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.
- 21 The dwellings shall not be occupied unless and until the car parking and

manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.

- 22 The development and demolition hereby permitted shall not commence or continue unless measures are in place to prevent/minimise the spread of extraneous material onto the public highway by the wheels of vehicles using the site and to clean the public highway of such material. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.
- 23 The development hereby permitted shall not be occupied until the applicant has provided sustainability packs for each household. **REASON**: To encourage occupiers to travel sustainably in accordance with Policy SC12 of the Warwick District Plan 1996 – 2011.
- 24 Access for vehicles to the site from the public highway (Birmingham Road A4177) shall not be made other than at the position identified on the approved drawing, number 1788-02 Rev A, providing an access no less than 5.0 metres wide for a distance of 30.0 metres into the site, as measured from the near edge of the public highway carriageway. **REASON** : In the interests of highway safety, in accordance with Policy DP6 of the Warwick District Local Plan.
- 25 No gates shall be erected at the entrance to the site for vehicles until full operating details, including method of access/egress, have been submitted to and approved in writing by the Council. Such gates shall be located, hung and operated in accordance with Drawing No. 1788-02 Rev A and the details approved under this condition. **REASON** : In the interests of highway safety, in accordance with Policy DP6 of the Warwick District Local Plan.
- 26 None of the apartments hereby permitted shall be occupied unless and until bin and cycle stores have been constructed in strict accordance with details that shall have been submitted to and approved in writing by the local planning authority. The bin and cycle stores shall be retained at all times thereafter. **REASON** : To protect the amenities of occupiers of the site and the character and appearance of the locality, in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 27 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development shall take place within the curtilage of any dwellinghouse hereby permitted. **REASON**: That having regard to the location of the proposed dwellings within the Green Belt as well as within the curtilage of a grade II listed building, it is important to



ensure that no further development is carried out which would detract from the openness of the Green Belt or the setting of the listed building, in accordance with Policies DP1 and DAP4 of the Warwick District Local Plan 1996-2011.

---