

Planning Committee: 14 June 2011

Item Number:

Application No: W 11 / 0535

Town/Parish Council: Kenilworth
Case Officer: Liz Galloway
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Registration Date: 19/04/11

Expiry Date: 14/06/11

Kenilworth Police Station, Smalley Place, Kenilworth, CV8 1QG
Change of Use from Police Station to multi function building, including accommodation for the following: - Ground floor for temporary use by Kenilworth Senior Citizens Club and first floor for Kenilworth Town Council Chamber and offices and MP Offices FOR Warwick District Council

This application is reported to the Committee as it is a Warwick District Council proposal.

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: Councillors COMMENTED that all Committee members present had made a formal declaration of interest in this application as it was intended to relocate the Town Council facilities to this site; the Councils current offices, owned by WDC, were already the subject of an approved development application.

With this caveat, and noting that amended plans were expected to cater for the incorporation of a lift, the Council stated that they had no reason to object to the application.

CAAF: This was felt to be acceptable as there seemed to be no external changes.

Policy, Projects and Conservation: No policy issues raised.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- TCP1 - Protecting and Enhancing the Town Centres (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)

PLANNING HISTORY

The application site is occupied by the Kenilworth Police Station and was laid out and landscaped in the 1960s as part of a civic development which contained a library, clinic and nurse/police accommodation. In addition, the application site contains a substantial amount of hard standing/car parking at the rear of the building. The Police Station has had some minor applications submitted, but not of material relevance to the current application which seeks to change part of the use of the building.

KEY ISSUES

The Site and its Location

The application building has an overall area of approximately 288 square metres, with a lower ground floor, ground and first floors used for the Police Station. The landscaping to the North and West of the site contains grassed areas, shrubs, mature and semi-mature trees and lies just outside the boundary of the Conservation Area. This building forms part of the original civic development and lies adjacent a mixture of residential and commercial properties.

Details of the Development

This planning application, which is for a non residential development, is a full planning application for change of use from a Police Station to a mixed use which comprises of three main floor areas within the building:-

- Part of the lower ground floor level is to be used for storage for the Kenilworth Town Council and MP's
- The ground floor level is to be used on a temporary basis for the Kenilworth Senior Citizens Club with associated offices, kitchen, meeting rooms and possible storage. Part of this floor will be partitioned off to create offices and upgrade the toilet facilities. The principal entrance to the scheme will be the existing reception area accessed from Smalley Place
- The first floor level is to be used for the Kenilworth Town Council and will consist of Council Chambers, Council Offices, kitchen, MP offices and storage

A service yard/car park lies at the rear of the Police Station and is situated at basement level and is accessed by a rear barrier entrance from Barrowfield Lane.

In terms of scale, there will be no increase in building size, except for a modest extension proposed on the rear of the building to provide a lift to all floors. In terms of materials, there will be no alteration to main part of the building and the rear lift extension will use similar materials to maintain a consistent street scape impression.

Assessment

The assessment of this application requires the following issues to be addressed:-

- Impact on amenities of adjoining properties
- Renewable energy matters
- Impact on the street scene
- Impact on the adjoining Conservation Area
- Vehicle parking standards

Impact on the Amenities of adjoining properties

In addition to the other commercial properties adjoining the application site, there are numbers of residential properties either adjoining or within close proximity to the development site. There will be no significant loss of light, outlook or privacy caused to any adjoining neighbours as the use of the building will predominately remain as office use with no significant alterations to the external appearance of the existing building. In terms of overall impact, it is considered that the scheme to change the use of the existing building is not so

harmful that a refusal of permission on any grounds could be substantiated. No objections have been received from any of the adjoining residential properties.

In summary, the key conclusions on the impact of the development on residential amenity are that since the development site has currently been occupied by the Police service and includes an associated car park/service area, the work resulting from the operation of the new use will not be significant.

Renewable Energy matters

The relevant policy framework at the local level is provided by the approved SPD on Sustainable Construction which amplifies policies DP12 and DP13 of the Warwick District Local Plan. The policy requirement is for a minimum of 10% of the energy demand for the development to be met from renewable sources.

The application is accompanied by an Energy Statement which details the impact from the proposed change of use. The approach set out in the Renewable Energy statement focuses on the possible reduction in energy requirements following the alterations required for the change of use.

Furthermore, the predicted longevity of the proposed development is likely to be 3 to 4 years at most, therefore, it is not considered feasible to introduce any form of renewable energy technology to the building. Furthermore, significant energy savings will be made, compared to the current usage, through the use of energy efficient lighting, improved heating controls, etc.

In summary, therefore, whilst renewable energy sources do not feature in the energy strategy for this development, it meets the objectives of the council's current policies on energy demand by presenting supporting information that demonstrates that the development would not be feasible for any type of renewable energy technology.

Impact on the street scene

Policy DP1 of the Warwick District Local Plan seeks to promote development which positively contribute to the character and quality of its environment. The proposed change of use will have no significant impact on the existing street scene as no major external alterations are included within this application. I do not consider that the rear lift extension will be significantly visible within the immediate location as the scale, in relation to the existing building, will be minimal.

Conservation Area impact

The key aspects which need to be addressed are;-

- the effect of the development on the character and appearance of the adjacent Conservation Area.

For Conservation Areas, a key legislative requirement is the need to preserve or enhance the character or appearance of that area.

In summary, therefore, the direct impact on the adjacent Conservation Area is not considered to unacceptably harm its character or appearance as the majority of the building is to be retained in its original form and appearance.

Vehicle Parking Standards

- Warwick District Council Square West Car Park available
- Limited on street parking to front
- Rear car park/service yard
- The total amount car parking provided by the development is **17** including 1 disabled parking space
- Planning policy guidance on parking provision was updated in PPS4 where policy EC18.1 states that local parking standards should apply to individual planning applications
- the scale of parking is proportionate to the size of the uses.

In conclusion, therefore, in terms of parking provision the development of this sustainable location, well served by public transport routes and good pedestrian links is seen as acceptable in transport terms . The level of on-site parking provision is seen as consistent with the objectives that underpin relevant national and local policy guidance.

In conclusion, the proposals for a change of use of these premises are considered acceptable.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON :** To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved amended drawings HPS/KPS/1103 Rev A, HPS/KPS/1104 Rev A, HPS/KPS/1105 Rev A, and specification contained therein, submitted on 23rd May, 2011 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development achieves acceptable standards of layout and design and does not give rise to any harmful effects which would justify a refusal of permission. The proposal is therefore considered to comply with the policies listed.
