

Application No: [W 15 / 1662](#)

Town/Parish Council: Leamington Spa
Case Officer: Emma Spandley

Registration Date: 07/12/15
Expiry Date: 07/03/16

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Venture Centre, Bath Place, Leamington Spa, CV31 3AQ

Demolition of existing buildings and erection of two storey residential building comprising 16 supported living apartments, with associated parking and landscaping. FOR HB Villages Developments Limited

The particular circumstances of this application are such that it is considered appropriate for it to be presented to Planning Committee.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The application proposes the demolition of the existing fire damaged school buildings at the site and the erection of a two storey residential building comprising 16 supported living apartments, with associated parking and landscaping.

The applicants Design and Access Statement states that:-

"The scheme will provide high quality specialised accommodation for vulnerable adults with disabilities, to be managed and operated by Inclusion Housing and Lifeways.

The bespoke building has been designed in close consultation with the Planning and the Conservation Officers, to ensure that the development will be a suitable and a sympathetic replacement for the former school building.

"HB Villages is a specialist developer of supported living accommodation for vulnerable adults with a range of disabilities, and is the delivery partner for Lifeways (which provides on-site support) and Inclusion Housing (which operates and manages the properties).

Lifeways is a provider of support services for people with a range of diverse needs and assists people across the country, ensuring each individual is fully supported at all times to fulfil their potential and live their lives with as much independence as possible. A wide range of services to support disabled people in many different ways is offered; providing support and personalised care in peoples own homes, in supported rented accommodation, and in residential homes.

Inclusion Housing is a not-for-profit Community Interest Company with Registered Provider status, which specialises in supported housing and takes a person-centred approach to ensure the properties they manage meet the needs of tenants. Tenants are granted assured tenancies and receive a co-ordinated service to meet their needs..

The building will be specifically designed to provide the most up-to-date specialist accommodation. The development has been designed to include a comprehensive integrated Adaptive Technology package by a specialist provider in adaptive technology for individuals with varying degrees of disability, creating what is some of the best supported living offering in the country.

The proposed supported living accommodation will provide high quality apartments for vulnerable adults with learning and physical disabilities to enable them to lead as normal and as independent a life as possible. Due to their disabilities, however, they find themselves unable to do so without a certain amount of support, the level of which varies, according to an individual's needs. This might be help, for example, with shopping, bills, or learning a new cooking recipe. Some of the tenants with learning disabilities may have a college course they need help with organising or perhaps they need help organising travel to and from their job or volunteer placement. Whatever support they need, there will be staff available on a 24 hour basis."

THE SITE AND ITS LOCATION

The application site is located within Bath Place which is located to the west of Bath Street, which connects with High Street to the south of Leamington Spa Town Centre. The site is currently occupied by the former Leamington Priors All Saints Church of England Junior and Infants School and in 1974 was opened for community use. In 2009 the building was severely damaged by a fire which destroyed the central range of buildings and remains in a state of disrepair. The site is located within the Leamington Spa Conservation Area. There is a public car park to the south, together with the railway line which runs east to west. There are also two main nightclubs operating from Bath Place.

PLANNING HISTORY

1975 - 1988 - various application related to the continued use of the site as a community centre.

W/96/0675 - Erection of a two storey extension to former caretakers cottage, granted 16th September 1996;

W/15/0225 - Demolition of former community centre, application withdrawn:

W/15/1142 - Demolition of existing fire damaged school buildings and the erection of two storey residential building comprising 16 supported living apartments, with associated parking and landscaping, application withdrawn to enable further consideration of key issues.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- SC8 - Protecting Community Facilities (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS8 - Protecting Community Facilities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS7 - Crime Prevention (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)
- 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)

Guidance Documents

- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: No objection.

WCC Archaeology: No objection, subject to conditions

WCC Ecology: No objection, subject to conditions

Environmental Health: No objection, subject to conditions

WCC Highways: No objection, subject to conditions

Housing & Property: No objection

Safer Communities Manager: Objection. This is a poor location to house vulnerable people. whose safety in this area, I am concerned about.

WCC Landscape: No objection, subject to conditions

WCC People Group: Supports

Warwickshire Police: Holding objection. The proposed development will be occupied by people with varying degrees of disability. The location of this site increases the likelihood of them becoming vulnerable as targets for crime and anti social behaviour.

Public Response:

4 letters of objection have been received. The objections centre around the area where the building is proposed; impact on the occupants through noise and disturbance; the loss of a community building; loss of the original building; design of the new building.

ASSESSMENT

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

- The loss of the community facility and the principle of development;
- Design and impact within the Conservation Area;
- The impact on the living conditions of neighbouring dwellings;
- Crime & disorder;
- Car parking and highway safety;
- Affordable housing, and;
- The ecological impact;
- Health and Wellbeing.

Loss of the community facility and the principle of development

The existing premises comprise a community facility which has been in a state of disrepair and disused for a number of years but to which Local Plan Policy SC8 applies. This states that redevelopment or change of use of community facilities that serve local needs will not be permitted unless:

(a) there are other similar facilities accessible to the local community by means other than the car; and either

(b) the facility is redundant and no other user is willing to acquire and manage it; or

(c) there is an assessment demonstrating a lack of need for the facility within the local community.

In spring 2013, following a successful application by Bath Place Community Venture (BPCV), Bath Place was registered as an Asset of Community Value (ACV). Under the rules relating the registration of sites on the ACV list Warwickshire County Council (WCC) submitted a notification to Warwick District Council (WDC) in July 2013 of its intention to place the property on the open market for sale. A six month moratorium period was triggered by BPCV expressing an interest in acquiring the property, during which BPCV were allowed to submit a bid to WCC to acquire the land. During this period, in parallel, WCC placed the property on the open market via local agents Wareing & Co, to seek any community bids and establish alternative uses.

This is the first property that WCC has sought to dispose of, which has been listed as an Asset of Community Value. Under the Localism Act 2011, no duty is imposed on the landowner to accept a community bid for disposal of a 'listed' Community Asset, rather there is a requirement to give community bidders the opportunity to prepare a bid for consideration. In January 2014, at the expiry of the moratorium period, WCC was in receipt of three open market bids from developers in addition to a Community bid from BPCV.

WCC carefully considered all bids and the evidence provided by the bidders in respect of the social, community and the financial elements of each bid.

The social benefits generated by the bid relating to the proposed supported living development, the subject of this application, were of a different nature to those that would have been generated had BPCV's proposal proceeded.

However, they were regarded by WCC as social benefits of significance. When taken in conjunction with the proposed financial receipt (which in turn enables the Council to perform other functions of social value), their cabinet concluded that the balance fell in favour of the HB Villages proposal. Whilst financially, the bid from HB Villages was not the highest bid received, it complied with the Councils Accommodation with Support Strategy and Property Rationalisation Programme in addition to the Councils Housing Policy. In particular the proposed HB Villages scheme will be the first in Warwickshire providing accommodation for people with Learning Disabilities/Physical Disabilities and will have the potential to realise significant care cost savings.

The building will be managed by Inclusion Housing, a not-for-profit Community Interest Company, and will effectively deliver another form of community facility, that specialises in enabling vulnerable adults integrate more closely into the community, which will be a valuable community service.

There are a number of community centres in and around Leamington Spa, that cater for a range of different needs and sections of the population in a similar way to the existing community use of the application site. In that respect, it is considered that the first criterion of Policy SC8 is therefore satisfied. In terms of the second and third criteria, whilst the BPVC group would like to acquire and

manage the building again, they were unsuccessful in their bid for the site which the applicant proposes to use for an alternative community use, which is considered to accord with Policy SC8 in that the site is retained in such use.

In addition to the above, the proposals must be assessed against Local Plan Policy UAP1 to consider whether in principle it is a suitable site for residential development. The application site comprises previously developed land within the urban area and in principle the proposals would be in accordance with Local Plan Policy UAP1.

Design and impact within the Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

Paragraph 135 of the NPPF states that the effect of a proposal on the significance of a non-designated heritage asset should be taken into account in determining planning applications. In weighing the material considerations relevant to the consideration of such applications a balanced judgement will be made as to the scale of any harm or loss including the significance of the heritage asset in question. Paragraph 137 of the NPPF also states that Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance.

The site is located within the Royal Leamington Spa Conservation Area. The existing buildings were originally the Leamington Priors All Saints Church of England Junior and Infants School which opened on 3 November 1859. It was designed in the Gothic Revival style by the prominent local architect D G Squirhill (1808-1863), and although many of his buildings have since been demolished his works include Binswood Hall North Leamington School (Grade II*) and both west lodges at Jephson Gardens (Grade II).

The school closed in 1974, after which time the building was used as a community centre, until a fire in 2009, which destroyed most of the central classroom area. Since that time the building has been derelict and unused.

Historic England, on 12th January 2016 decided not to list the remains of the building because, whilst the original building was clearly of architectural quality with good decorative detailing, it had been altered in the past with significant changes to the principal elevation, and following the fire the loss of the historic fabric was so extensive the school cannot be considered to be well preserved.

Turning to Policy DAP9 of the Local Plan which states consent for the demolition of unlisted buildings will only be permitted where the detailed design of the replacement can demonstrate that it will bring about a genuine qualitative improvement to the Conservation Area.

The proposed building seeks to reflect the former school building and takes strong cues from the key existing features and characteristics in order to retain a link to the past. The Conservation Officer states the proposed building is well designed and that it reflects the Gothic Revival architecture. The Conservation Officer has identified issues of detail relating to the proposed materials which can

be addressed by a suitably worded condition together with large scale details of fenestration, doors & rainwater goods.

In view of the time period over which the site has remained derelict and the extent of damage to the original building, it is considered that the proposal is of a nature and quality that represents a significant improvement on the current situation and which can only positively enhance this part of the Conservation Area.

Impact on the living conditions of the future occupiers

The site is located adjacent to a public car park to the south west; the Mirage nightclub and Leamington Assembly lie adjacent to the site to the north with Bath Place bounding the site to the east. The service areas for Majestic Wine and Spar retail shops are located opposite the site on Bath Place. Whilst the railway line lies approximately 40m to the south of the site with trains running throughout both daytime and night-time periods.

The planning application was supported by a noise assessment which has been the subject of considerable discussion with the Environmental Health Officer who is satisfied that the building can be constructed in a way which provides an acceptable residential environment and therefore has no objection in respect to the proposal subject to a suitable condition being imposed.

Crime and disorder

The applicant has set out in considerable detail in the application documentation and during meetings with officers and representatives from the Police; the range and extent of precautions and design features which are included in the design of the building and its operation to ensure the safety of residents. From those discussions and their consultation response, the Police have advised that they are satisfied that the development will include a high standard of overall security. However, they have advised of their concerns about the location of the building and the level of crime and anti-social behaviour in the surrounding area which has resulted in their objection to this application.

Bath Place is located within a Cumulative Impact Zone. This particular area of Leamington Spa Town Centre has a higher than average recorded number of incidents of crime and anti-social behaviour. Bath Place in particular is known by local police as an area where street drinkers and drug users choose to congregate. Recently there have also been a number of incidents of prostitution reported in this area and customers of the nearby nightclubs frequently use Bath Place as a cut through which the Police consider to have the capacity to cause alarm, harassment and distress to the residents, a risk which may be increased by the absence of any physical delineation of the site boundary. This area is not covered by the town centre CCTV system and is perceived to be 'out of the way of the police'. There were a total of 89 offences of recorded crime reported to the police within a 250m radius of Bath Street, Leamington Spa between July and October 2015.

The applicant continues to be in contact and discussion with the Police to identify a solution to the issues that have been raised and the outcome of those discussions will be reported to you in the Committee Update report.

Car parking and highway safety

The site is located in a highly sustainable town centre location and in terms of car parking, the proposed layout includes a total of 6 spaces which is a shortfall of 10 spaces relative to the Council's Parking Standards SPD. It is, nevertheless, considered that given the sustainable town centre location with on-street parking controls and public off-street parking available close to the site, and the specific nature of the proposed use which is unlikely to involve significant numbers of vehicle movements, the shortfall would not result be detrimental to the safety or operation of the highway. The Highway Authority raise no objections, subject to suitably worded conditions regarding the construction phase.

Affordable housing

The application is for demolition of existing buildings and construction of 16 supported living units. The units are designated as dwelling (Use Class C3) and consequently the site is of sufficient size to engage adopted Local Plan policy SC11 which requires a minimum of 40% affordable housing on sites of 10 or more dwellings in urban areas.

In view of the specific nature of this proposal which is directed at meeting a specific housing need and the letter of support from Warwickshire County Council, in which it is confirmed that there is clear evidence of a need from a strategic housing perspective for the type of accommodation the subject of this application, it is considered that no further affordable housing contribution is required from this scheme.

Ecological impact

A bat report was submitted as part of the application. Two of the buildings were considered to offer a high roosting potential for bats, particularly crevice dwelling bats. The WCC Ecology Team have recommended bat activity surveys are carried out, which can be controlled by a suitably worded condition.

Health and Wellbeing

The application proposes the provision of specialist accommodation which is intended to benefit the health and well being of the individuals concerned.

SUMMARY/CONCLUSION

It is considered that this proposal for a derelict site within a Conservation Area will significantly enhance its character and appearance whilst providing specialist residential accommodation in the heart of Leamington town centre which will provide an appropriate residential environment and which the applicant has confirmed will provide for the safety of its residents in an appropriate manner.

For that reason, Planning Committee are recommended to grant planning permission subject to the conditions listed below.

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 drawings PL 300 Rev A; PL 200; PL 201 Rev B Rev B; PL 203 Rev B; PL 202 Rev B; PL 102 & PL 100; PL 101 and specification contained therein, submitted on 9th October 2015. **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 The development hereby permitted shall be carried out strictly in accordance with the details contained within Peter Brett Noise Impact Assessment titled " Supported Living Development Bath Place, Leamington Spa dated September 2015 Rev 2, and specification contained therein, submitted on 7th December 2015 . **REASON:** To protect the amenities of future occupiers of the proposed building in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 4 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 :** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 5 The development shall be carried out only in full accordance with sample details of the facing and roofing materials which shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.
- 6 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 CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed 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.

- 7 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.

- 8 No development (including demolition) shall not commence until further bat survey of the site, to include appropriate activity surveys in accordance with BCT Bat Surveys - Good Practice Guidelines, has been carried out and a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the District Planning Authority. Such approved mitigation plan shall thereafter be implemented in full. **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.
- 9 No development (including demolition) The development to the hereby permitted shall not commence until a qualified ecologist has been appointed by the applicant to inspect the habitat (vegetation and buildings) suitable for nesting birds, immediately prior to works. Suitable habitat features are to be removed carefully by hand. If evidence of these species are found works may not proceed until advised by the ecologist on the most appropriate approach. The qualified ecologist shall submit a brief report to the local planning

authority within 1 month following completion of the supervised works to summarise the findings. Nesting birds are protected under the 1981 Wildlife and Countryside Act. Hedgehogs are of high conservation concern and are a Species of Principal Importance under section 41 of the NERC Act **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.

- 10 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 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 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 ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.
- 11 The development (including any works of demolition) shall proceed only in strict accordance with a demolition method plan which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works, unless otherwise agreed in writing by the local planning authority. **REASON:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with

Policies DP2, DP6, DP8 & DP9 of the Warwick District Local Plan 1996-2011.

- 12 The development (including any works of demolition) shall proceed only in strict accordance with a construction management plan which has been submitted to and approved in writing by the local planning authority. The approved plan shall be strictly adhered to throughout the construction period and shall provide for: Construction Phasing Plan, HGV routing plan and condition survey should be adhered to unless otherwise agreed in writing by the local planning authority. **REASON:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies DP2, DP6, DP8 & DP9 of the Warwick District Local Plan 1996-2011.
- 13 No demolition shall take place unless and until the applicant has secured and implemented a programme to photographically record the building recording in accordance with a written scheme which has been submitted to and approved in writing by the local planning authority. **REASON:** To ensure the appropriate recording of features or buildings before development commences that are Important to the understanding of the Districts historical development in accordance with Policy DAP4 & DP3 of the Warwick District Local Plan 1996-2011.
- 14 The development shall not be occupied until an access for vehicles has been provided to the site 5.0 metres in width for a distance of 7.5 metres into the site, as measured from the near edge of the public highway carriageway. **REASON:** In the interests of highway safety and the free flow of traffic in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011
- 15 The access to the site for vehicles shall not be used unless a public highway footway crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of highway safety and the free flow of traffic in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011
- 16 The access to the site for vehicles shall not be used in connection with the development until it has been surfaced with a bound macadam material for a distance of 7.5 metres as measured from the near edge of the public highway carriageway in accordance with details to be approved in writing by the Local Planning Authority. **REASON:** In the interests of highway safety and the free flow of traffic in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011
- 17 The access to the site shall not be constructed in such a manner as to reduce the effective capacity of any drain within the limits of the public highway. **REASON:** In the interests of highway safety and the free flow of traffic in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011

- 18 The development shall not be occupied until space has been provided within the site for the parking, loading/unloading and turning of vehicles in accordance with details to be approved in writing by the Local Planning Authority. **REASON:** In the interests of highway safety and the free flow of traffic in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011
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