

**Planning Committee:** 26 February 2019

**Item Number: 8**

**Application No:** [W 18 / 2111](#)

**Town/Parish Council:** Warwick

**Case Officer:** Helena Obremski

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**Registration Date:** 01/11/18

**Expiry Date:** 31/01/19

**Warwick Police Station, Priory Road, Warwick, CV34 4NA**

Demolition of vacant police station building and erection of medical centre with associated car parking, landscaping and associated works. FOR CO: West Hart Partnership

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This application is being presented to Committee due to the number of objections received.

**RECOMMENDATION**

Planning Committee are recommended to grant planning permission, subject to the signing of a satisfactory legal agreement to secure funding for the improvements to pedestrian crossings within 3 months of the date of the permission and subject to the conditions listed in the report.

**DETAILS OF THE DEVELOPMENT**

The application seeks planning permission for the demolition of the existing building (former police station) and erection of a three storey medical centre in replacement, with visitor and staff parking area to the rear. The Planning Statement describes the proposed building as being broadly 'L' shaped and is located within the south west corner of the site. The south of the site will be re-graded to create a new space in front of the building accessible up a flight of steps at the junction and a ramped pedestrian access to the northwest along Cape Road. To the south east the site will be re-graded to form a series of terraces which will form part of the landscape strategy for the site.

14 no. staff car parking spaces and 27 no. patient car parking spaces (including 3 no. disabled spaces) are provided. Cycle parking will be provided via Sheffield stands located to the north west boundary.

The ground floor will provide 6 no. consulting rooms, 2 no. treatment rooms, 1 no. room for a Health Care Assistant (HCA), a pharmacy (145sqm) and a large waiting room/reception area with patient toilets. The first floor will provide 14 no. consulting rooms, 2 no. treatment rooms, 1 no. room for a HCA, a waiting room with staff toilets. The second floor will provide 1 no. theatre for minor operations, 1 no. treatment room and a single clinical room. Ancillary/support accommodation will be provided at this level including offices, a seminar room and records office.

The scheme has undergone some changes following the original submission to amend the design, so that it sits comfortably within the street scene and within the Conservation Area. The window arrangement has been amended, the materials have been altered and more visual interest has been accommodated to the front elevation.

The Planning Statement confirms that the proposed medical centre will provide space for the following practices who currently operate from three sites within the Warwick area:

- Priory Medical Centre (within 100 metre walk from the application site)
- Cape Road Surgery (within 140 metre walk from the application site)
- Brese Avenue Surgery (within 1 mile from the application site)

The new centre will combine the Priory Medical Centre and Cape Road Surgery with the two existing premises closing. The Brese Avenue Surgery will be unaffected. The access to the site will remain unaltered.

### **THE SITE AND ITS LOCATION**

The application relates to a 1950's purpose built building for a police station located adjacent to Priory Park and is surrounded by a number of Listed Buildings within the Warwick Conservation Area. The former police station is located on higher ground than the adjacent highway and is set behind a lay-by and grass bank. A number of mature trees are located around the edges of the site. Priory Park is located to the north and north east of the site, abutting the application site on its northern/north eastern boundary.

### **RELEVANT PLANNING HISTORY**

W/15/0123 - planning permission granted for the demolition of the existing building.

### **RELEVANT POLICIES**

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- TR1 - Access and Choice (Warwick District Local Plan - 2011-2029)
- TR2 - Traffic generation (Warwick Local Plan - 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029)
- HE4 - Archaeology (Warwick District Local Plan 2011-2029)
- HS1 - Healthy, Safe and Inclusive Communities (Warwick District Local Plan 2011-2029)
- HS8 - Protecting Community Facilities (Warwick District Local Plan 2011-2029)

- NE5 - Protection of Natural Resources (Warwick District Local Plan 2011-2029)
- FW1 - Development in Areas at Risk of Flooding (Warwick District Local Plan 2011-2029)
- FW2 - Sustainable Urban Drainage (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Parking Standards (Supplementary Planning Document)
- Air Quality & Planning (Supplementary Planning Document)

## **SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** No objection, welcome changes to soften the design in agreement with the Conservation Officer. In support of comments from WCC Ecology and would like to see requirement for the loss of existing trees to be replaced appropriately and the existing seed bank to be preserved.

**Councillor Edgington:** Supports application, the need for the medical centre is growing and will provide health provision in a sustainable location, meeting the needs of those within the local area. The development is in accordance with Local Plan policy HS1 in relation to the provision of improved health services and facilities. Requests that sympathetic materials are used and the landscaping is properly considered.

**Environmental Protection:** No objection, subject to conditions.

**Infrastructure Delivery Team:** No objection.

**Tree Officer:** No objection, subject to the recommendations in the tree survey provided being carried out.

**Warwickshire Police:** No objection.

**Warwickshire Fire and Rescue:** No objection, subject to condition.

**WCC LLFA:** No objection, subject to conditions.

**WCC Landscape:** Objection, concern expressed regarding the scale of development, impact on trees, proposed planting and details of hard landscaping.

**WCC Highways:** No objection, subject to contribution towards pedestrian crossing improvements and conditions.

**WCC Ecology:** Objection, concern expressed regarding net biodiversity on site.

**WCC Archaeology:** No objection, subject to condition.

**Conservation Area Forum (CAF):** Objection, the scheme still fails to fit in with the local context and landscape. The 3 storey structure and its overall design would cause a significant level of harm to the setting of heritage assets, including the Grade I listed Church of St Mary. Recommends that the proposal is

refused and a revised scheme which better reflects architectural elements of neighbouring heritage assets is submitted.

### **Public Responses:**

*20 Objections:* the proposed building should be more subservient in terms of height and mass; detrimental impact on the street scene; views of the trees within Priory Park will be obscured by the proposed building; inappropriate use of materials; the design is too modern in the setting and fails to respond to its surroundings; the landscaping plan should be improved; the design is out of keeping with nearby buildings and would have a detrimental impact on the Conservation Area and setting of nearby listed buildings; suggestion for a MADE review of the proposals; impact on neighbouring residential amenity (light, outlook and privacy); noise and disturbance from proposed use; increase in traffic movements; highway and pedestrian safety; an additional pharmacy will be harmful to the existing pharmacy in the town; lack of parking provision;

*Friends of Priory Park:* Objection, the proposed building dominates the adjoining buildings and does not sit well in its environment. The design is not considered to be of high enough quality for the historic setting. The proposal will have a detrimental visual impact on the setting of the park and choice of proposed planting is inappropriate. Details of hard landscaping have not been provided.

*66 Support:* the development is greatly needed; the site is sustainable and accessible; the proposal will allow the medical centres to meet their needs; the existing building is detrimental to the character of the area and the proposal represents an improvement to the area; there would be cost savings having the two existing medical practises under one roof; there will be knock on benefits to the economy as a result of the proposal; there will be benefits to the local people; it will be close to amenities and transport links; the existing medical centres are not fit for purpose

*Lammas and District Residents Association:* Supports application.

*4 Neutral:* in support of the redevelopment of the site for a medical centre, however, concern expressed in relation to the height and design of the building, suggests sustainable living wall to soften building; the proposed design could be more sympathetic; amendments have been made to the bus routes since the Transport Statement was submitted.

### **ASSESSMENT**

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

- Principle of the Development
- Impact on the Character and Appearance of the Area and Impact on Heritage Assets
- Archaeological Impact
- Impact on Neighbouring Residential Amenity
- Car Parking and Highway Safety
- Ecological Impact

- Impact on Trees
- Drainage and Flood Risk
- Other Matter

### Principle of the Development

#### *Proposed use of the site for a medical centre*

Local Plan policy HS8 states that the redevelopment or change of use of community facilities that serve local needs will only be permitted where a certain set of criteria are met. Although closed since 2012, the existing established use represents a community facility, being a former police station. The proposed use will also fall into the category of a community facility, which will be a medical centre. The proposal will allow the consolidation but also expansion of existing nearby medical facilities, which should improve services for local residents. This is considered to conform with the requirements of Local Plan policy HS8 which seeks to protect community facilities.

Local Plan policy HS1 in relation to the creation of healthy, safe and inclusive communities, states that support will be given to proposals which (amongst other things), "deliver or contribute to new and improved health services and facilities in locations where they can be accessed by sustainable transport modes". The proposal would provide improved health services and facilities, and would be located within Warwick town centre, which is considered to be a sustainable location nearby to public transport options.

#### *Demolition of the existing building*

Local Plan policy HE2 states that there will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area. The existing building is of poor quality design which does not make a positive contribution to the Conservation Area. Therefore, the principle of the demolition of the application property is acceptable, subject to the design of the replacement building demonstrating that it will preserve or enhance the character or appearance of the Conservation, which is discussed in more detail below. It is also noted that planning permission has been previously granted for the demolition of the building (W/15/0123).

The proposed development is therefore considered to be acceptable in principle and is considered to conform with the aforementioned policies.

### Impact and the Character and Appearance of the Area and Impact on Heritage Assets

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. Section 66 of the same Act imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Local Plan states that development will not be permitted if it would lead to substantial harm to the significance of a designated heritage asset. Where the development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal. The explanatory text for HE1 clarifies that in considering applications relating to Conservation Areas, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting, or the Conservation Area. Local Plan policy HE2 supports this and states that it is important that development both within and outside a conservation area, including to unlisted buildings, should not adversely affect its setting by impacting on important views and groups of buildings within and beyond the boundary.

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 2011 - 2029 policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan calls for development to be constructed using appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Finally, the Residential Design Guide sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing important features; respecting the surrounding buildings and using the right materials.

There have been objections from members of the public and Friends of Priory Park as follows:

- the proposed building should be more subservient in terms of height and mass;
- the proposal would have a detrimental impact on the street scene;
- views of the trees within Priory Park will be obscured by the proposed building;
- inappropriate use of materials;
- the design is too modern in the setting and fails to respond to its surroundings;
- the landscaping plan should be improved;
- the proposal would be detrimental impact on the Conservation Area and setting of nearby listed buildings.

WCC Landscape also object to the proposal and express concern regarding the scale of development, impact on trees, proposed planting and details of hard landscaping. The CAF consider that the scheme fails to fit in with the local context and landscape. The 3 storey structure and its overall design would cause a significant level of harm to the setting of heritage assets, including the Grade I listed Church of St Mary. The CAF recommends that the proposal is refused and a revised scheme which better reflects architectural elements of neighbouring heritage assets is submitted.

Members of the public however also support the proposal and state that the existing building is detrimental to the character of the area, and that the proposal represents an improvement to the area.

It is recognised that the application site is positioned within a prominent and sensitive location. The site is opposite to a number of impressive listed buildings and also in an elevated position, next to Priory Park. The existing building is considered to be of poor quality design and is considered to be harmful to the setting of the Conservation Area and nearby listed buildings. Its demolition is therefore considered to be acceptable.

As the nearby buildings differ in character, some being constructed in stone, some are constructed from traditional brick, whilst others are rendered, it is not considered appropriate to assimilate the character of nearby properties in this instance, because there is no prevailing architectural narrative which is most appropriate to follow. Designing a building to appear similar to all of the nearby listed buildings in this sense would be impossible. Instead, the applicant has incorporated features found within the immediate context of the site, such as the height of the building being three stories and the palette of materials which resembles the stone from the property opposite to the site and render found in the nearby area.

The applicant has worked with Officers to achieve an appropriate form of design and has amended the proposal to accommodate Officers requests to add more visual interest at the front of the building and softened the rear elevation which would be viewed from Cape Road. Officers consider that the revised scheme gives greater prominence to the central gable, which in part replicates some form of Northgate House and assists in reducing the overall sense of massing. The use of powder coated aluminium to the ground floor around the proposed pharmacy provides a feature to the front elevation, giving visual interest and direction into the building.

Officers acknowledge that the side elevations either side of the gable contrast with each other and deviate somewhat from the established urban form of symmetrical Georgian buildings. However, as previously stated, it would be inappropriate to require that the developer replicates the nearby buildings exactly, because this is proposed as a modern form of development, which does not sit immediately adjacent to any of the nearby buildings. Furthermore, the use of predominantly glazed corners is welcomed and this would again assist in reducing massing and overall visual impact.

The design is considered to be modern, but has sought to respect the setting of nearby listed buildings and the Conservation Area through the use of sensitive materials and design features, such as narrow window openings which reflect the

design of the building opposite. The simple form of the building is not considered to detract from the surrounding area. Officers do however recognise that the overall scale and mass of the building will be relatively imposing in this prominent location and that therefore, there may be some harm caused to the setting of nearby listed properties.

However, this is a finely balanced judgement because regard must be had to the negative impact of the existing building on the site. Arguably the impact that the proposed development would have on heritage assets would be no worse than the current building. Nevertheless, on balance, Officers consider that some harm would be caused to the setting of heritage assets and the Conservation Area, albeit this would be slight, and certainly within the category of "less than substantial harm" as set out in the NPPF.

This must be weighed against the public benefits of the proposals. In this regard the public benefits generated through the provision of a high quality medical centre in a sustainable location, where there is a genuine need for the development, is considered to clearly outweigh the limited harm caused (if indeed there is harm).

On this matter, 65 members of the public and representatives from the existing medical surgeries have identified that the medical centre is urgently required and that the proposal will allow the medical centres to meet their needs. Members of the public also state that there would be cost savings having the two existing medical practises in one place and that there will be knock on benefits to the economy as a result of the proposal. Members of the public also consider that there will be benefits to the local people and that the existing medical centres are not fit for purpose.

Conditions will be attached to require the provision of sample materials and large scale details of the windows. A condition will also be attached requiring the provision of details of hard and soft landscaping to ensure a high quality, and sensitively designed development.

The proposal is therefore considered to be in accordance with Local Plan policies BE1, HE1 and HE2.

### Archaeological Impact

WCC Archaeology have commented on the application and note that application site lies within an area of significant archaeological sensitivity within the grounds of the St Sepulchre's Priory, Warwick, which was founded in 1109. While the construction of the existing police station is likely to have had an impact upon any archaeological deposits which previously survived across this site, there still remains a potential for archaeological deposits associated with the use of this area from at least the medieval period to survive across the site and be disturbed by any groundwork's associated with the demolition of the existing building and the proposed development.

WCC Archaeology therefore recommend a condition requiring that a written scheme of investigation and archaeological mitigation strategy is submitted. This is considered to be reasonable and will be added.



The proposed development is therefore considered to be in accordance with Local Plan policy HE3.

#### Impact on Neighbouring Residential Amenity

Warwick District Local Plan policy BE3 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide provides a framework for policy BE3, which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

Members of the public have expressed concern regarding the impact on neighbouring residential amenity (light, outlook and privacy), and noise and disturbance from proposed use.

The immediate nearby residential properties are positioned to the south east, south and west of the site. The proposed building would be positioned further towards the west of the site than the existing property and would pull part of the building further towards the front of the site than the existing building. The neighbour closest to the west of the site has a rear wing, with windows facing towards the application site. This neighbour has expressed concern regarding the impact on outlook and privacy as a result of the proposed development. The existing building facing towards this neighbour is two stories in height. It is recognised that the proposal would increase the height of the building and therefore, this neighbour's outlook would be affected. There are no distance separation requirements from residential properties to commercial sites, however, the distance between the properties is 22.5 metres, and the sites are separated by a road. The distance for example from the front of this neighbour's property to the site opposite (which is residential) is 20 metres, and is also a three storey building. It is therefore considered that although the proposal would have an impact on this neighbour's amenity, it is not considered that it would be so harmful as to warrant reason for refusal of the application.

The neighbour to the south of the site would be separated from the proposed building by 25 metres. There is also a road separating the application site from this neighbour and therefore, the proposal is not considered to be so harmful to this neighbour's living conditions as to warrant reason for refusal of the application.

Environmental Protection have commented on the application and note that there would be proposed plant equipment to serve the medical centre. They therefore recommend a condition limiting the noise produced by the plant equipment to protect neighbouring residential amenity. They also recommend a condition to ensure that the developer provides a construction management plan which would limit the emissions to air, noise and vibration. Environmental

Protection also suggest a condition which limits the delivery hours to the surgery. These conditions are considered to be reasonable and will be added.

The proposed development is therefore considered to be in accordance with Local Plan policy BE3.

#### Car Parking and Highway Safety

Members of the public have expressed concern regarding the increase in traffic movements, highway and pedestrian safety and a lack of parking provision.

The Transport Statement confirms that 87.7% of registered patients live within 2km of the Priory Medical Centre, whilst extending the distance to 4km indicates that 98.5% of registered patients live within this distance of the Priory Medical Centre. The maximum car parking requirement for the proposed medical centre is 108 spaces, plus 10 spaces for the proposed pharmacy, generating a total requirement of 118 spaces in accordance with the Council's Vehicle Parking Standards.

The application site is located within the town centre, which is a highly sustainable location, with good access to public transport. The proposed development would provide a total of 41 spaces. It is recognised that this is well below the maximum requirement of 118 spaces for this proposal. However, as this is a highly sustainable location, where the vast majority of the patients live within 2 km of the site, it is not considered that the provision of parking would represent a reason for refusal of the application. There are car parks within walking distance of the site and public transport options. WCC Highways raise no concerns regarding the proposed parking arrangements.

The Transport Statement also confirms that as the proposed Medical Centre involves the relocation and combination of facilities currently provided at the Priory Medical Centre and Cape Road Surgery sites, which in turn will also result in existing patients and staff relocating to the new Medical Centre, it is predicted that there will be minimal if any noticeable change in traffic flows on the local highway network due to the close proximity of the existing and proposed sites. The proposed medical centre operator has indicated that when fully operational they are not expecting any significant change in patient and staff numbers compared to existing Priory and Cape Road sites combined as most of the new developments within the local region will not affect the practice in the short-term.

WCC Highways initially requested a contribution from the applicant to pay for cycle route and pedestrian crossing improvements at the nearby junction. However, following on from a meeting with the Highways Authority and the agent, this request has been amended as the overall increase in numbers to the surgery is unlikely to increase following the closure of the two other medical centres. Officers are waiting for WCC Highways to confirm the agreed financial contribution and Section 106 agreement is suggested as the method to secure this contribution. Members will be updated on this matter prior to the meeting.

#### Ecological Impact

WCC Ecology have assessed the information provided and have no concerns regarding the details provided within the bat survey. WCC Ecology however note that the proposal includes the removal of semi-improved grassland and mature trees. They also note that the applicant proposes to plant non-native species in replacement, which would result in an overall biodiversity loss, which is contrary to the NPPF. WCC Ecology have recommended that an alternative landscaping scheme is submitted by the applicant to address these concerns.

This is currently being prepared by the applicant and Councillors will be updated on this matter prior to the meeting.

### Impact on Trees

There has been concern expressed by members of the public regarding the loss of trees on the application site as a result of the proposed development. The trees have protected status due to their location within the Conservation Area.

The Council's Tree Officer has been consulted regarding the proposal and notes that a tree constraints plan and tree protection plan has been provided. The Tree Officer notes that no justification has been provided for the removal of trees to facilitate the development. The report identifies that 2no. category A trees, 1no. category C tree and 4no. category U trees will be removed. Whilst the report doesn't justify their removal, when comparing the document to the relevant British Standards Guidance, category U trees are identified as being, "those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years" i.e. unsuitable for retention. Category C trees are considered to be "of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm". Category A trees are considered to be high quality with an estimated remaining life expectancy of at least 40 years". Therefore, it is not considered that the removal of category C or U trees would be harmful to visual amenity. The removal of category A trees however, may be harmful to visual amenity.

The two category A trees to be removed are at the side of the site, and are visible from public vantage points. They would be removed to make space for additional parking. The trees are aesthetically pleasing, but are read in the context of similar trees which are within the neighbouring site, Priory Park. The Tree Officer notes that the location of the plot on the corner of Priory Park means that there are a welter of mature trees in the immediate vicinity of the existing building that will soften the impact of the loss of those trees shown on the tree protection plan should the development proceed.

The Tree Officer concludes that the tree protection measures will be adequate to protect the retained trees, and the losses proposed by the plans are slight in the context of the surrounding vegetation of Priory Park. Officers agree with this view and note that on balance, the need for the surgery and associated parking is considered to outweigh the overall low level of harm generated by the loss of the trees. The Tree Officer states that provided that the recommendations within the report are adopted, monitored and enforced for the duration of the proposed

development, they should ensure that no avoidable harm befalls the retained trees. This can be secured by condition.

### Drainage and Flood Risk

The application site is located within Flood Zone one, with a low probability of flooding. A drainage strategy and Flood Risk Assessment were submitted as part of the proposals. WCC LLFA have assessed these details and have no objection to the proposed development, subject to conditions requiring that the development is carried out in accordance with the approved Flood Risk Assessment, the provision of a detailed surface water drainage scheme and the provision of a detailed maintenance plan for surface water systems. These conditions are considered to be reasonable and will be added.

The proposed development is therefore considered to be in accordance with Local Plan policies FW1 and FW2.

### Other Matters

Warwickshire Fire and Rescue have commented on the application. They have no objection to the proposal, subject to a condition requiring that details of adequate water supplies and fire hydrants are submitted. This is considered to be reasonable and will be added.

A member of the public suggested that a MADE review of the proposals was carried out. However, there is no requirement in policy terms for this method of assessment of the design. Therefore, it is not considered reasonable to request this from the applicant.

Members of the public express concern that an additional pharmacy will be harmful to the existing pharmacy in the town. However, pharmacies are normally found attached to Medical Centres now, and there are no planning grounds to object to this arrangement.

The anticipated vehicle use by users of the new development is likely to cause an incremental increase in traffic in areas of poor air quality within the district. To offset this it is recommended that the developer is required to provide electric vehicle charging facilities. A condition can be added to secure this.

### **Conclusion**

The proposed development is considered to provide a high quality medical surgery which will meet local needs. The development has been sensitively designed, however, it is recognised that the overall scale and massing would cause some harm to the setting of nearby listed building and the Conservation Area. The harm generated is considered to be less than substantial and the public benefits identified are considered to outweigh this harm. The proposed medical centre would be located in a sustainable location, with access to public transport links. The proposal is considered to be in accordance with the relevant local and national planning policies and therefore Councillors are recommended to grant planning permission.

## **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 1411-110 Rev G, 1411-202 Rev B, 1411-211 Rev B, 1411-300 Rev D, and specification contained therein, submitted on 7th January 2019. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 3 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 Local Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority.  
**REASON:** In the interests of Public Safety from fire, and the protection of Emergency Fire Fighters, in accordance with Local Plan policy BE3.
- 4 No development and subsequent use of the development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. **REASON:** To prevent the increased risk of flooding; to improve and protect water quality and to improve habitat and amenity in accordance with policies FW1, FW2 and NE2 of the Warwick District Local Plan 2011 - 2029.
- 5 The development hereby permitted (including any works of demolition) shall not commence unless and until a construction method statement has been submitted to and approved in writing by the local planning authority and the development shall only proceed in strict accordance with the approved details. The statement shall provide for: any temporary measures required to manage traffic during construction, plans and details for the turning and unloading and loading of vehicles within the site during construction, air quality, dust suppression, noise and vibration, demolition or clearance works, details of wheel washing, site working hours and delivery times, restrictions on burning and details of all temporary contractors buildings, plant and storage of materials associated with the development process. All works of demolition or construction shall be carried out in strict accordance with the approved construction management plan. **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 BE3, TR1 and NE5 of the Warwick District

Local Plan 2011-2029.

- 6 No development shall take place until:
- a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to and approved in writing by the Local Planning Authority.
  - b) the programme of archaeological evaluative work and associated post-excavation analysis, report production and archive deposition detailed within the approved WSI has been undertaken. A report detailing the results of this fieldwork shall be submitted to the planning authority.
  - c) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

The development, and any archaeological fieldwork post-excavation analysis, publication of results and archive deposition detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document. **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 HE4 of the Warwick District Local Plan 2011-2029.

- 7 The development hereby permitted shall not commence unless and until a hard and soft landscaping scheme has 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 for direct run-off of 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 development 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 the same size and species as that originally planted. 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 BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

- 8 No development shall be carried out above slab level unless and until large scale details of windows (including a section showing the window reveal, heads and cill details) at a scale of 1:5 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy HE2 of the Warwick District Local Plan 2011-2029.
- 9 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details. **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 BE1 of the Warwick District Local Plan 2011-2029.
- 10 No occupation and subsequent use of the development shall take place until a detailed maintenance plan is implemented and provided to the LPA giving details on how surface water systems shall be maintained and managed for the life time of the development. The name of the party responsible, including contact name and details shall be provided to the LPA within the maintenance plan. **REASON:** To ensure the future maintenance of the sustainable drainage structures in accordance with policy FW2 of the Warwick District Local Plan 2011 - 2029.
- 11 The development hereby permitted shall not be occupied until a scheme which satisfies the requirements set out in the Council's Air Quality & Planning SPD has been submitted to and approved in writing by the Local Planning Authority and implemented in full accordance with the approved details. The approved scheme shall be retained and maintained as such at all times thereafter. **REASON:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan.
- 12 The development permitted by this planning permission shall be carried out strictly in accordance with the approved Flood Risk Assessment (FRA) and the details contained within the approved documents, Design and Access Statement\_New Medical Centre, Northgate, Warwick\_ West Hart Partnership\_October 2018, Flood Risk Assessment\_New Medical Centre, Cape Road\_7191-FRA Rev A\_October 2018, Drainage Layout\_New Medical Centre,Warwick\_7191-100-Rev P1 and SW Network- Madd Factor Update\_Micro-drainage\_submitted 23/11/2018. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing and phasing arrangements embodied within the scheme. **REASON:** To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of

the sustainable drainage structures in accordance with policies FW1, FW2 and NE2 of the Warwick District Local Plan 2011 - 2029.

- 13 The development hereby permitted shall not be occupied unless and until the vehicle 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:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies BE1, BE3 and TR3 of the Warwick District Local Plan 2011-2029.
  - 14 Gates or barriers erected at the entrances to the site for vehicles shall not be hung so as to open to within **5** metres of the near edge of the public highway carriageway. **REASON:** In the interests of the free flow of traffic and highway safety in accordance with Policies TR1 and TR3 of the Warwick District Local Plan 2011-2029.
  - 15 No development or other operations (including demolition, site clearance or other preparatory works) shall commence unless the tree protection measures identified in the approved application documentation have been put into place in full accordance with the approved details and thereafter shall remain in place for the full duration of any such construction work. **REASON:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.
  - 16 Noise arising from the any plant or equipment, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.
  - 17 No deliveries, waste collections or other noisy external activities likely to cause nuisance to nearby residents shall take place before 0730 hours or after 2000 hours on Monday to Saturday or before 0900 hours or after 1800 hours on Sundays. **REASON:** To protect the amenities of occupants of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.
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