

**Planning Committee:** 02 February 2016

**Item Number:** 5

**Application No:** [W 15 / 1155](#)

**Town/Parish Council:** Leamington Spa  
**Case Officer:** Anne Denby

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**Registration Date:** 04/11/15

**Expiry Date:** 03/02/16

**17A-17B-Sikh Community Centre Kingsway Leamington Spa, CV31 3LZ**

Demolition of existing buildings and construction of a new community sports and cultural centre (outline application - all matters reserved) FOR Mr Y Sahota  
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This application is being presented to Committee due to a holding objection from the Highway Authority and the current recommendation for approval.

**RECOMMENDATION**

Planning Committee are recommended to approve the application subject to the removal of the Highway Authority objection and the conditions stated.

**DETAILS OF THE DEVELOPMENT**

The application proposes the demolition of the existing buildings and construction of a new community, sports and cultural centre. The application is in outline with all matters reserved.

The application includes indicative layout plans and elevations for a modern 3/4storey building located in approximately the same location as the existing buildings with 56 car parking spaces being provided to the forecourt area and within the northern area of the site.

The application is supported by the following documents and information:

*Planning Statement* - identifies current use of buildings for the last 3years has been for the community and sports centre and the application seeks to establish the viability of this location as a permanent home for the Sikh sports, cultural and community centre and allow the commitment to be made to replace the former industrial buildings with a bespoke and permanent structure. The site is readily accessible by car, on foot, cycle and public transport and will be open for the benefit of all, not just the Sikh community. The local Plan supports arts and cultural facilities as an important recreational resource and states that the Council will support proposals to enhance the quality of existing facilities which meet a local need.

*Design and Access Statement* - The temporary permission for use of the buildings has come to an end and the proposals are for the comprehensive redevelopment of the site, incorporating cultural, sporting and community facilities which would be open for use by the wider community. The site was former industrial buildings though over the last 3years the area has gone

through substantial redevelopment with many original industrial buildings being demolished to make way for housing. The centre would accommodate a variety of sports including badminton, 5-a-side football, crèche, gym and classrooms which would be available for community use in conjunction with the Sikh community. 56 parking spaces would be provided on site.

*Transport Statement* - Considers the expected Transport impacts of the change of use from temporary to permanent use. The report describes the relevant transport policy, local area and the proposed development including trip generation and impact on the local network. Identifies that the proposed centre will comprise:

- Sport hall and auditorium (1140sqm)
- Crèche (100sqm with outside play area)
- 9 Classrooms (approx 10sqm each)
- 9 offices (approx 50sqm each)
- Gym (122sqm)
- Boxing area (122sqm)
- Various ancillary uses including entrance lobby, toilets, kitchen and store rooms.

The Statement concludes that the proposals would result in an increase of 29 parking spaces from the existing and will not result in any increased impact to parking, is in a sustainable location well-located for access by walking, cycling or public transport and will have no significant impact on local traffic and therefore meets all relevant local and national policy guidance on transport.

## **THE SITE AND ITS LOCATION**

The site relates to 3 former industrial buildings located to the south-west of Kingsway, Leamington Spa on a 'no-through road' section.

The buildings are former industrial building which is currently used for community facilities in association with the Sikh Temple which is located to the west of the application site. There is a vehicular access to the Temple car park from Kingsway to the south of the application site. The existing buildings are set back from the street frontage with informal parking to the forecourt area.

To the north-east of the site on the opposite side of Kingsway is residential development and to the north and south are industrial units. To the north-west is the Tenpin Bowling Centre with Tachbrook Park drive located beyond this and the Temple building to the west.

## **PLANNING HISTORY**

W/01/1057 – Change of use of existing warehouse to a marriage hall – Granted, 7<sup>th</sup> November 2001

W/02/0010 - Erection of a new Sikh Temple and community centre and works for the conversion of an existing building to sports hall.

W/02/1427 – Continued use of existing warehouse to marriage hall – Granted, 12<sup>th</sup> November 2002.

W/03/0226- Change of use of factories to use as a Sikh temple and Community Centre with a covered car park, flat at first floor and rear storage area – Granted, 12<sup>th</sup> September 2003

W/04/0194 – Approval of reserved matters for the erection of new Sikh temple in accordance with outline approval ref: W/02/0010 – Granted, 8<sup>th</sup> July 2004.

W/07/0111 – Proposed change of use to mixed use of D1 (non-residential institution) on the ground floor with associated B1 (office) use on first floor – Granted, 6<sup>th</sup> March 2007

W/10/1247 – Use of existing hall as Sikh cultural and sports community centre – Withdrawn invalid, 7<sup>th</sup> June 2011.

W/10/0864 – Continued use of existing buildings (in part) as a Sikh Community Centre (renewal of W/03/0226) – Granted 27<sup>th</sup> August 2010.

W/12/1054 – Variation of conditions 5 and 6 of planning permission W12/0420 (change of use of 17A Queensway to Sikh religious facility ancillary to the Sikh temple for use as sikh recreation facility, for temporary period of 3 years) to enable recreational uses in Building A during specific times and days – Granted 15<sup>th</sup> October 2012

W/12/0420 - Change of use of 17A Queensway to Sikh Religious Facility ancillary to the Sikh Temple (incorporating renewal of existing planning permission W10/0864 for use as Sikh recreation facility, 17B Queensway) for temporary period of 3 years – Granted, 4<sup>th</sup> July 2012

W/14/0164 – Outline planning application for the replacement of existing industrial buildings with a community and sports centre with associated car parking – Withdrawn, 27<sup>th</sup> March 2014

## **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)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)
- DP15 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011)

- SC2 - Protecting Employment Land and Buildings (Warwick District Local Plan 1996 - 2011)
- SC14 - Community Facilities (Warwick District Local Plan 1996 - 2011)

#### The Emerging Local Plan

- EC3 - Protecting Employment Land and Buildings (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CT1 - Directing New Tourism, Leisure and Cultural Development (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)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS7 - Crime Prevention (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE4 - Landscape (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

#### Guidance Documents

- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

### **SUMMARY OF REPRESENTATIONS**

**Royal Leamington Spa Town Council:** Support the proposals.

**Highway Authority:** Objection. However, further information has been submitted to address the concerns raised which is currently being considered by the Highway Authority. The further comments of the Highway Authority are awaited and will be presented to Members in the additional observations report ahead of the meeting.

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

**WCC Flood Risk:** No objection, subject to conditions

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

**Ecology:** No objection

**WCC Landscape:** No objection, subject to conditions

**Police Architectural Liaison Officer:** No objections, subject to conditions.

### **Public Responses:**

A Petition signed by 1554 people has been submitted in **support** of the application. The Petition states:

*'We members of the congregation of Gurdwara Sahib Leamington and Warwick hereby sign this petition in support of the application submitted by Mr Yudhir Sahota on behalf of the Sikh Community Centre for a sports hall to be constructed on premises 17A-17B Sikh Community Centre Kingsway, Leamington Spa, CV31 3LZ'*

3 Letters have been received **objecting** to the application. The details of these can be summarised as follows:

- Inadequate car parking proposed.
- The proposals will exacerbate existing parking problems. At peak time current parking provision is inadequate.
- On Wedding days, most weekends in the year over flow car parking causes highway issues in surrounding roads.
- Increase flow of traffic in the area to the detriment of pedestrian safety.
- Noise from increased traffic and music for parties.
- Current disruption is predominately at weekends. The current proposal will extend this disruption to every day of the week.
- Not acceptable use adjacent to a religious building where people expect quiet.

1 further Letter of **objection** to the application states that it is submitted on behalf of some individual members of the Sikh Congregation. The Letter states that the applicant has failed to convince the Local Planning Authority that the proposed development complies with extant planning policies meets guidance within the NPPF and would not cause detrimental harm to highway safety and the amenities of surrounding residents. The further detail of the objection can be summarised as follows:

- The existing Sikh Temple is continually open and is busy each and every day throughout the year with Weddings being booked years in advance and during Sikh festivals. There has been no analysis of this within the application submitted.
- Traffic surveys requested by the Highways Authority have not been carried out.
- Issues raised with previous applications have not been addressed.
- The floorspace proposals set out in the Transport Statement do not tally with those on the application form.
- The proposed would be open 9am - 10pm each day and is located close to sensitive receptors. The applicant has not considered the environmental impact of this.

- The proposed use will generate significant amount of noise when compared with existing levels of noise. No Noise Assessment has been carried out as required by the local validation requirement and NPPF.
- The condition recommended by the Environmental Health Officer need to be based on a noise survey and the EHO should re-consider their response following receipt of a noise survey.
- The site is an allocated employment site and the proposals do not meet the requirements of Policy SC2 of the Warwick District Local Plan 1996-2011.
- The proposals do not meet Policies DP1, DP2, DP3, DP5, DP12, DP14 & DP15.
- The Transport Statement does not address Policies DP6 & DP7 . Although details of access are reserved these are key issues which it is fundamental to be considered now.
- Limited parking is proposed. No Framework Travel Plan outlining the sustainable travel initiatives is included with the application.
- Para 23 of the NPPF requires LPAs to allocate a range of suitable sites to meet the scale and type of leisure, cultural and community development needed within town centres.
- Para 24 of the NPPF seeks to direct leisure development towards town centres and requires a Sequential Test to be applied in relation to site selection. This has not been done as part of this application.
- Para 26 of the NPPF requires the submission of an impact assessment for development outside of town centres and over 2,500sqm. This has not been done as part of this application.
- The principles of sustainable development have not been embedded in to the proposed development
- The applicant has not provided enough evidence to demonstrate how sustainable the development would be.
- In the absence of any transport assessment, travel plan, impact and sequential assessment, the Local Planning Authority do not know whether the proposal would result in any harm and cannot therefore impose relevant conditions or mitigation measures.
- The proposal is not sustainable development and has failed to demonstrate whether there are any substantial benefits.

The proposals are contrary to the NPPF and Development Plan and should be refused.

## **Assessment**

The main issues in the consideration of this application are:

- Principle of Development
- Access and Parking
- Impact on Character of Surrounding area and residential amenity
- Air Quality
- Ecology
- Other Matters

### Principle of Development

The existing buildings on the site are former industrial buildings and Policy SC2 of the Warwick District Local Plan 1996-2011 states that the redevelopment or

change of use of existing employment land or buildings for other uses will not be permitted unless:

a) the location and/or nature of the present employment activity has an unacceptable adverse impact upon adjacent residential use and it would not be desirable to seek to replace this with any other employment use,

b) the applicant can demonstrate that there are valid reasons why the use of a site for the existing or another employment use is not economically viable, or

c) the proposal is for affordable housing

d) the application is for non-housing use, accords with all other relevant policies and the applicant can demonstrate that the proposal would not have the effect of limiting the level of provision and quality of land available for employment.

However the redevelopment of the site for a Temple and Sports/Community centre was approved in 2002. This involved the conversion of 2 of the existing buildings to a Community Centre / Sports Hall. Temporary permission was granted to use the buildings as a Sikh Temple and Community centre in 2003 and this has been renewed in 2010 and 2012. The temporary permissions were to allow continued use of the buildings whilst proposals for the comprehensive redevelopment of the site were being formulated.

De-Luca House situated to the north of the site was not previously included within the wider Sikh Temple redevelopment site. The applicants have stated that although this former employment building has not been marketed it has been occupied by the boxing and martial arts club for nearly 5years and is part of the same group of buildings and ownership as the existing community centre. They have also stated that the buildings are in a state of disrepair and the cost of refurbishing them for commercial use would be prohibitive.

Considering the points raised by the applicant, the location of the building and limited parking /servicing area available it is considered that the loss of this building would not have the effect of limiting the level of provision and quality of land available for employment. The loss of employment buildings on the wider site and redevelopment for a Sports / community facility in association with the Sikh Temple has previously been accepted.

The current proposals are in outline though the indicative plans submitted show the floorspace to be provided would be in excess of that considered under the outline approval in 2002. Concern has been raised in relation to the need to carry out a Sequential assessment in accordance with Para 24 of the NPPF as the application proposes a 'Town centre' use. The applicants have provided additional information in which they state that alternative sites have been assessed over a number of years and these have included sites within the town centre. Two property agents were instructed by the applicants in relation to the search for alternative premises however in more than 5years a suitable site was not identified. Two sites were pursued though these were located in Tachbrook Road and Princes Drive, both of which are not significantly closer to the town centre than the site subject of this current application.

Whilst the applicants are keen to establish this as a Sports / Community Centre open to all it does have numerous links to the existing Sikh Temple in terms of the facilities proposed and the day to day running/ administration of the Centre. Considering these links, existing temporary use, planning history and the mixed use nature of the proposal, with some of the proposed floorspace directly linked to the Temple, an Impact Assessment in relation to leisure development (Para 26 of the NPPF) is not considered necessary.

It is evident that the principle of redevelopment of this site for Sports/Community facilities has long been established. The site has been in use in association with the Sikh Temple for a number of years and the current proposals represent the comprehensive redevelopment of the site for Sport / Community facilities that has always been envisaged. Other sites have been considered however it is considered that given the particular linkages to the Sikh Temple it would not be reasonable to require the proposed facilities within the Sports / Community facility to disaggregate.

Therefore taking into account all aspects of the proposals it is considered that the principle of a Sports/Community facility would accord with current policies and will not adversely impact on the employment or leisure provision in the surrounding area.

#### Access and Parking

The Transport Statement submitted with the application has made an assessment of the transport implications arising from the proposed development. The Highway Authority have raised an objection to the proposed development as they do not accept this document as it is considered the assessment is not a true reflection of the development proposals. The Highway Authority consider that no assessment has been undertaken to understand the existing trip generation and profile of the existing facilities provided under the temporary planning permission and they therefore cannot ascertain what the existing trip generation for this development is, and how the additional proposed uses will increase the existing.

In addition the Highway Authority does not accept the TRICS Methodology which has been utilised within the Transport Statement. The development proposals should be assessed under the category of Community Centre (07 – Leisure, Q – Community Centre). After which comparative analysis can be undertaken utilising the existing data collected and the proposed increase with the addition of a sports hall.

In order to address these issues the applicant's Transport consultants have undertaken a site visit and observed traffic at the community centre and a trip rate assessment has been undertaken using the relevant TRICS category. These additional observations / details have been forwarded to the Highway Authority and an update will be provided as a late item.

With regards to Parking the current proposals would appear to provide sufficient provision in relation to the floorspace/ uses proposed. The links between the proposed use and the adjacent Temple site also provide the opportunity for joint trips and for future patrons to also use the existing parking at the Temple site.



### Impact on Character of Surrounding area and residential amenity

The redevelopment of this site will have a positive impact on the character of the surrounding area. The indicative plans submitted show a building which would be in keeping with the scale of the adjacent Temple and commercial building. The design of the building is typical of a modern Sports / Community building which will sit well within the character of the wider surrounding area which includes modern commercial buildings.

The proposed use of the site may result in some increase in general activity at the site. It is however currently in use for similar activities and the site is within a mixed use area where such activity is not unexpected. Since the initial redevelopment proposals were put forward in 2002 the site on the opposite side of the road has been redeveloped for housing. The dwellings have their rear elevations facing the application site and therefore there is some potential for noise and disturbance. Any subsequent reserved matters application could ensure appropriate separation distances are achieved. The site was formerly industrial use which would have had a certain level of activity associated with it and the proposed use is not considered to result in any significant increased impact from this previous use, adjacent uses or the current temporary use to warrant refusal.

The EHO Officer however has advised that a late operating venue in this location is likely to give rise to nuisance as a result of increased vehicular and pedestrian movement during the late hours as well as noise from any entertainment that may be provided. To minimise this a condition is recommended to restrict opening hours to 9am-10pm Monday to Sunday. In addition whilst there are no objections to the premises being utilised as a sports hall and community centre, there would be concerns that the premises could potentially be used for other purposes within the D2 class use that could cause a serious loss of amenity and nuisance to surrounding residential uses i.e. a concert hall. As such, a condition is recommended to restrict the use to a sports and community centre use only. In addition the layout and design of the building can be assessed further at reserved matters stage to ensure impact to nearby residents is minimised.

### Landscape and Ecology

The existing buildings are to be demolished and the Ecology Officer has reviewed the existing buildings and advised that a bat survey is not required in this instance though care should be taken during demolition and an informative is recommended in relation to this.

The site is currently covered by either buildings or hardstanding and the redevelopment of the site presents the opportunity to include soft landscaping and a condition is recommended in this regard.

### Energy Efficiency / CO2 reduction

The applicants have acknowledged the requirement to ensure energy efficiency and CO2 reductions are achieved in any new development. A condition is recommended to require the details identifying these how these efficiencies have been achieved is submitted, in line with the Council's SPD.

## Air quality

The redevelopment of the site proposes an increase in parking provision. Environmental Health have recently published the WDC Air Quality Planning Policy Guidance which recognises the impact of road transport emissions creep due to the aggregated impact of development schemes. The policy requires developers to use 'reasonable endeavours to minimise emissions and, where necessary, offset the impact of development on the environment. A low emission strategy for the development can be required by condition to address this concern.

## Other Matters

The existing site was associated with a former factory and plastic engineering works. The applicant has submitted a Phase I desktop study report of the site which has identified the potential for contamination on site. The report has recommended that a limited intrusive investigation is undertaken to obtain further information on the potential pollutant linkages that may be present on site, including the collection of samples for analysis and the monitoring of both ground gas and groundwater. A condition is recommended to secure this further investigation work and any necessary mitigation measures.

## **Summary/Conclusion**

The proposals will bring forward the long proposed comprehensive redevelopment of this site for Sports / community facilities. The proposals will not limit the level of provision and quality of land available for employment and, with appropriate conditions in relation to opening hours and restriction on use, will not have a significant adverse impact to residential amenity. Subject to the removal of the highway objection it is recommended that the application be approved subject to the conditions stated and any further as recommended by the Highway Authority.

## **CONDITIONS**

- 1 Details of the means of access to the building(s) and site, appearance of the building(s), landscaping of the site, layout of the site and its relationship with adjoining development, and the scale of building(s) (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out in full accordance with these reserved matters as approved. **REASON:** To comply with Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended).
- 2 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. **REASON:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3 The development to which this permission relates shall begin within three years of the date of this permission or within two years of the final approval of the reserved matters, whichever is the later.  
**REASON:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
- 4 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan, and specification contained therein, submitted on 16th July 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.
- 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 No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority indicating how and when the 'Secured by Design' standards will be incorporated into the development. The scheme shall be implemented in accordance with the approved details and shall be retained at all times thereafter.  
**REASON:** To ensure Secured by Design standards are met, in accordance with Policy DP14 of the Warwick District Local Plan.
- 7 The development hereby approved shall not commence unless and 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. The scheme to be submitted shall:

Undertaken infiltration testing in accordance with the BRE 365 guidance to clarify whether or not an infiltration type drainage strategy is a viable means of managing the surface water runoff from the site.

- Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C697, C687 and the National SuDS Standards.
- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 30% (allowance for climate change) critical rain storm to ideally the Greenfield runoff rates for the site. As a minimum, the developed site must not exceed the run-off from the undeveloped site and must not increase the risk of flooding off-site.

Demonstrate the provisions of surface water run-off attenuation storage in accordance with the requirements specified in '*Science Report SC030219 Rainfall Management for Developments*'.

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 designed 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.

Confirm how the on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long term operation at the designed parameters.

**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 Policy DP11 of the Warwick District Local Plan 1996-2011.

- 8 The development hereby approved shall not commence unless and until an appropriate scheme of mitigation in accordance with 'Warwick District Council's Air quality Action Plan (Addendum) - Low Emission Strategy Guidance for Developers (April 2014)' has been submitted to and approved by the local planning authority. Thereafter the approved scheme shall then be implemented in full accordance with the approved details. **REASON:** To safeguard health, safety and the environment in accordance with Policy DP9 of the Warwick District Local Plan 1996-2011.
- 9 The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement 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.

- 10 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site and any report of the findings must be submitted to and approved in writing by the local planning authority prior to first occupation. The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument; (iii) an appraisal of remedial options, and proposal of the preferred option(s). **REASON:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DP3 & DP9 of the Warwick District Local Plan 1996-2011.
  
- 11 The development shall be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. **REASON:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DP3 & DP9 of the Warwick District Local Plan 1996-2011.
  
- 12 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be

produced shall be submitted to and approved in writing by the local planning authority. **REASON:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DP3 & DP9 of the Warwick District Local Plan 1996-2011.

- 13 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 10, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 11, which shall be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with condition 12. **REASON:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DP3 & DP9 of the Warwick District Local Plan 1996-2011.
- 14 Fume extraction and odour control equipment (including external ducting flues) shall be properly installed in their entirety in accordance with details first submitted to and approved in writing by the local planning authority and such installation shall have been carried out to an approved standard and inspected by the local authority before the use hereby permitted commences. Any external ducting shall be colour coated in accordance with the approved details within one month of its installation and any replacement or modification shall be colour coated to match within one month of its installation. The equipment shall be permanently maintained in accordance with the manufacturer's instructions and be operated at all times when cooking is carried out. **REASON:** To protect the amenities of surrounding properties, in accordance with Policy DP9 of the Warwick District Local Plan 1996-2011.
- 15 No lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures shall have been submitted to and approved in writing by the local planning authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details. **REASON:** To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policies DP2 & DP9 of the Warwick District

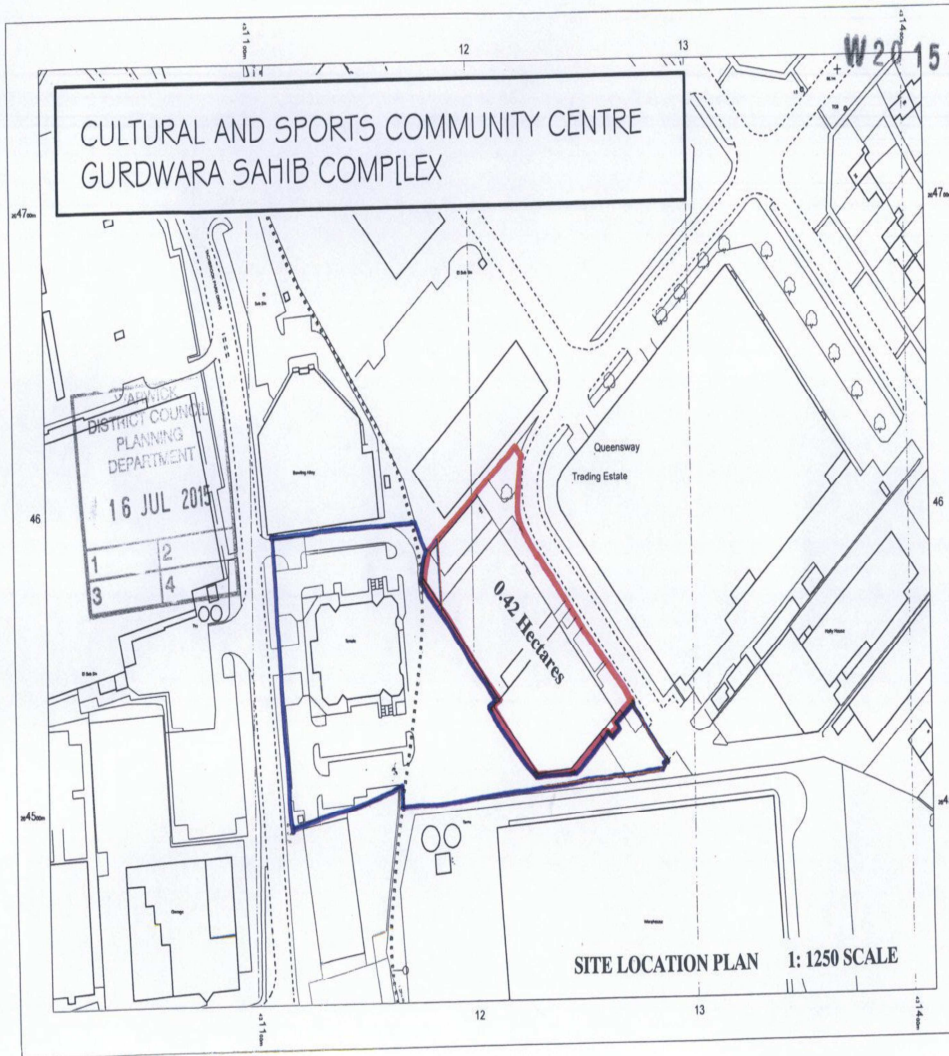
Local Plan 1996-2011.

- 16 Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first use of the Sports / Community facility hereby approved and the tree(s) and shrub(s) shall be planted within six months of that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be 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 DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.
- 17 The premises shall be used only as a Sports / Community Facility for the purposes specified within Para 4.3 of the EAS Transport Statement dated November 2015 and for no other purpose and in particular no functions, including exhibitions, conferences, weddings or parties shall be held at the premises and in the interests of highway safety. **REASON:** To protect the amenities of occupants of nearby properties in accordance with Policies DP2, DP6, DP7, DP8 & DP9 of the Warwick District Local Plan 1996-2011.
- 18 The premises shall be used for a sports hall and community centre only and for no other purpose, including any other purpose within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. **REASON:** The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 19 No person shall use and no activity shall take place in the buildings before 9am or after 10pm on any day. **REASON:** The buildings are closely adjoined by residential properties and the local planning authority considers it necessary to strictly control the nature and intensity of use of the buildings in the interests of the amenities of the area in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 20 No deliveries, waste collections shall be taken at or despatched from the site and no vehicles shall enter or leave the site before 0730 or after 2000 Monday-Saturday or before 0900hours or after 1800 hours on

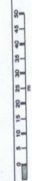
Sunday or at any time on Bank/Public Holidays. **REASON:** To protect the amenities of occupants of nearby properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

- 21 Noise arising from any plant or equipment, when measured one metre from the façade 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 surrounding properties, in accordance with Policy DP9 of the Warwick District Local Plan 1996-2011.





Job No: 3913 SL  
 Job Title:  
 Proposed Sikh Community Centre,  
 Leamington Spa, Warwickshire  
 Site Location Plan  
 Scale: 1:1250  
 January 2014

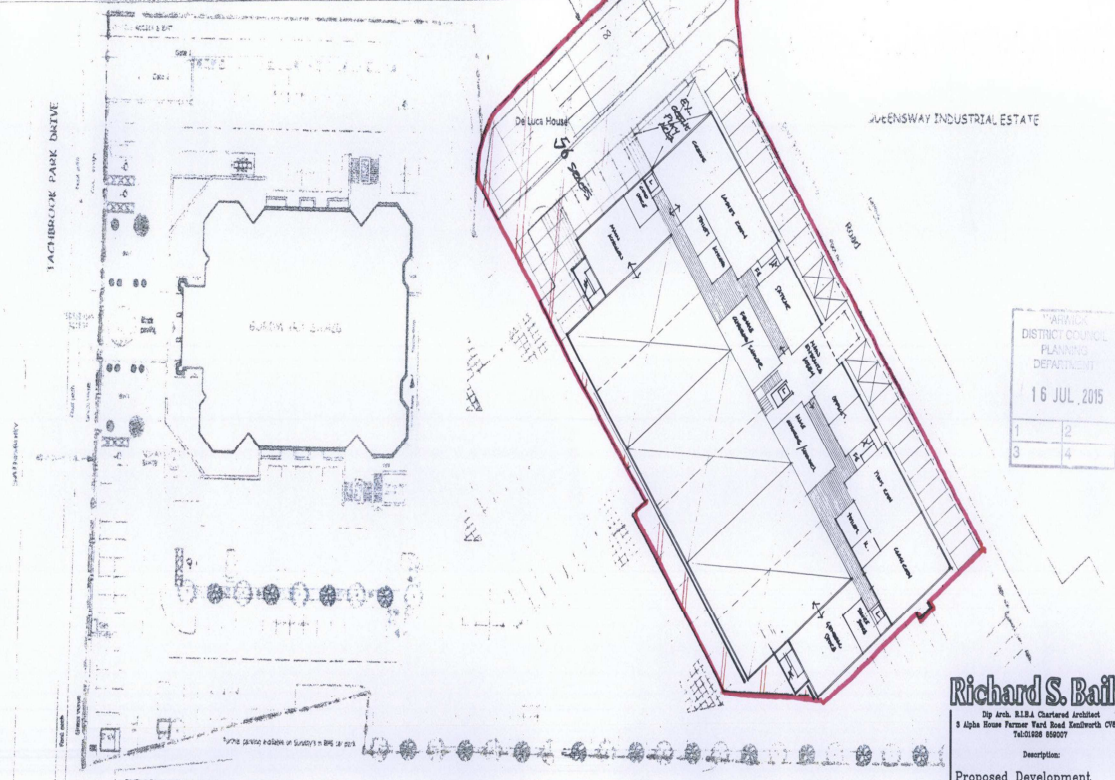


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 www.centremapslive.co.uk  
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 www.centremapslive.co.uk

# CULTURAL AND SPORTS COMMUNITY CENTRE GURDWARA SAHIB COMPLEX

W20151155



WARWICK DISTRICT COUNCIL PLANNING DEPARTMENT	
16 JUL 2015	
1	2
3	4

BUILDING & PLUMBING  
**GURDWARA SAHIB COMPLEX**  
**LEAMINGTON AND WARWICK**  
**SIKH COMMUNITY CENTRE**  
**EXISTING SITE LAYOUT PLAN**

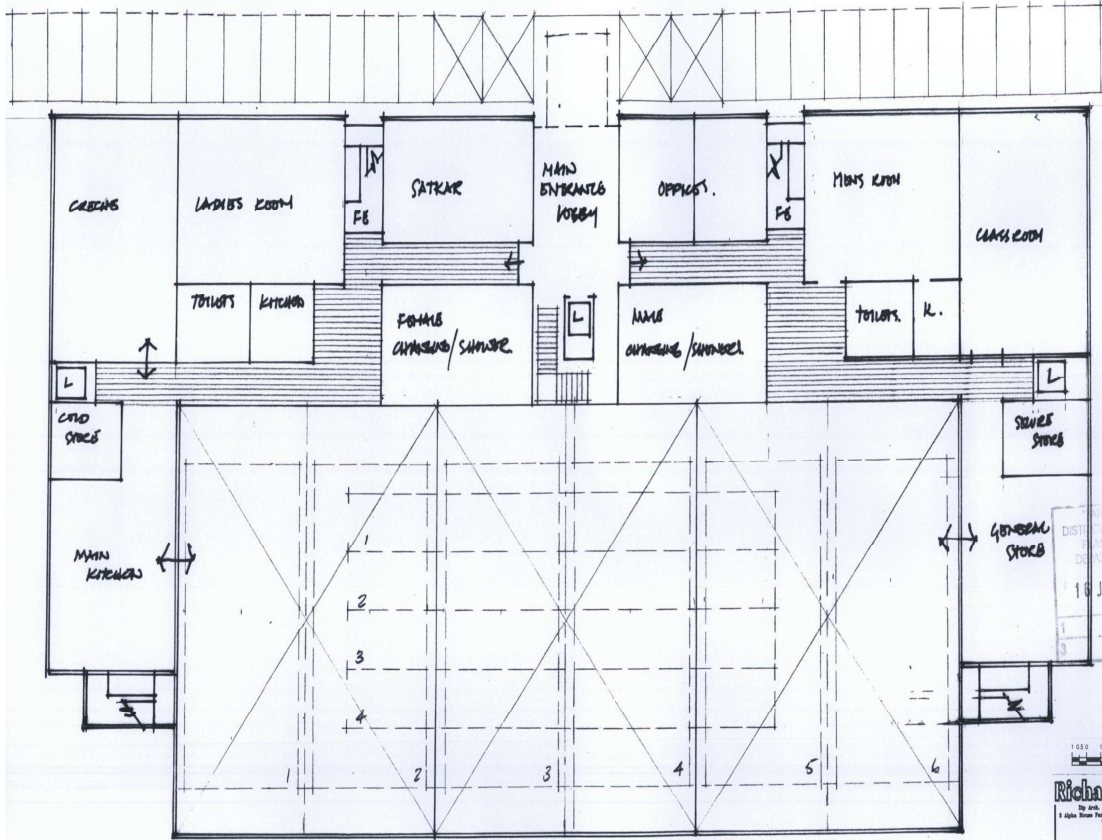
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**Richard S. Baily**  
 Dip Arch, RIBA Chartered Architect  
 5 Alpha House, Fernway, Park Road, Leamington, CV8 2SD  
 Tel: 01928 850077

Description:  
 Proposed Development  
**CULTURAL AND SPORTS  
 COMMUNITY CENTRE**  
**GURDWARA SAHIB COMPLEX**

Drawing:  
 draft site layout  
 (subject to site survey)

Scale: 1:500 at A3 Date: 04/15 Drawn: TSH  
 Drawing No. 0125 - 01



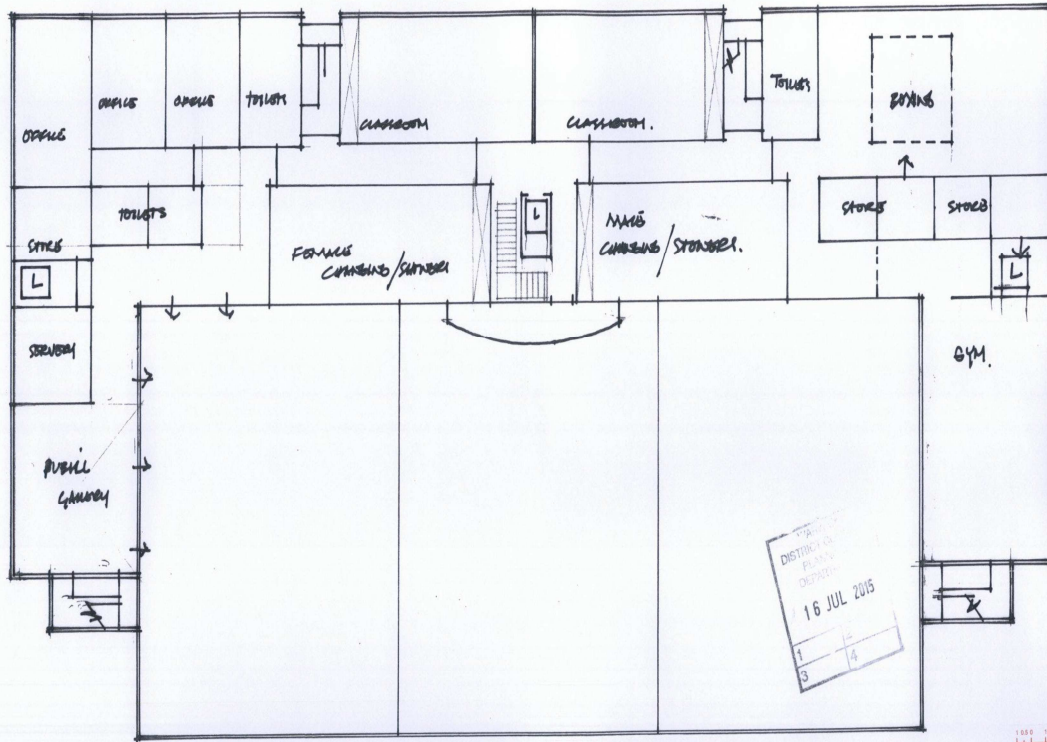
GROUND FLOOR LAYOUT 1:200

DISTRICT COUNCIL  
MANS BIKANTALG  
16 JUL 2015

Richard S. Bailey  
Proposed Development  
CULTURAL AND SPORTS  
COMMUNITY CENTRE  
GURDWARA SAHIB COMPLEX  
Drawing  
Ground floor layout  
(subject to site survey)  
Scale: 1:200 as of date 06/14 Drawn: 128  
Drawing No. 0120 06

CULTURAL AND SPORTS COMMUNITY CENTRE  
GURDWARA SAHIB COMPLEX

W20151155



FIRST FLOOR LAYOUT 1:200

TRADING  
DISTRICT OF  
PUNJAB  
DEPARTMENT  
16 JUL 2015

1	2
3	4

1000 1 2 3 4 5m

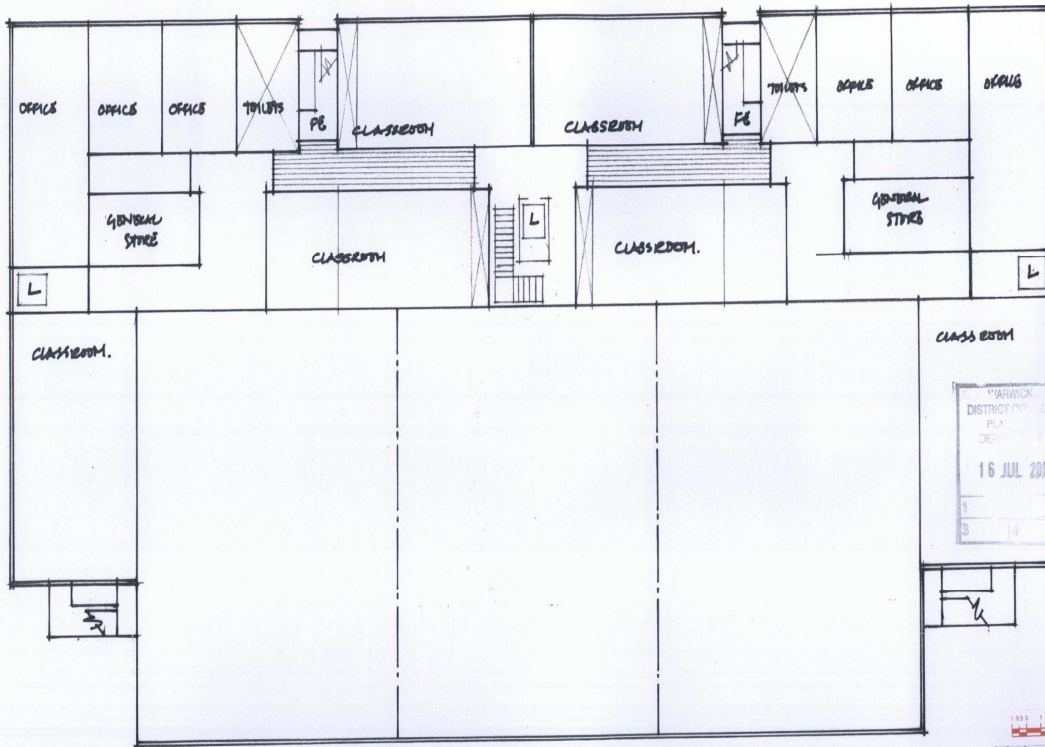
**Richard S. Bally**  
 An Act, R.S.A. Chartered Engineer  
 2 Alpha Drive, Punjab Road, Amritsar, Punjab, India  
 141001 INDIA

Description:  
 Proposed Development  
 CULTURAL AND SPORTS  
 COMMUNITY CENTRE  
 GURDWARA SAHIB COMPLEX

Drawing:  
 First floor layout  
 (subject to site survey)  
 Issue 001 of 01 Date: 04.07.15 Scale: 1:200  
 Drawing No: 0106-07

CULTURAL AND SPORTS COMMUNITY CENTRE  
GURDWARA SAHIB COMPLEX

W20151155



SECOND FLOOR LAYOUT 1:200

1 0 0 0 1 2 3 4 5m

**Richard S. Baily**  
By Inst. R.I.C.A. Chartered Architect  
& also a member of the Royal Institute of British Architects, C.A.A. 1963

16 JUL 2015

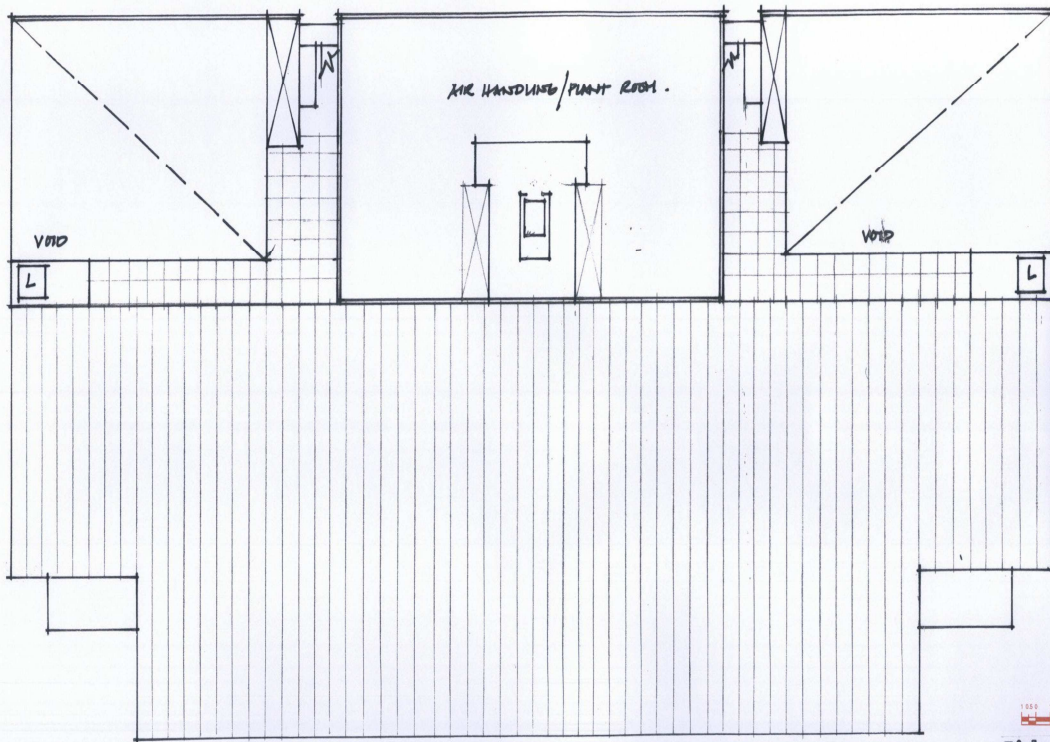
Proposed Development  
CULTURAL AND SPORTS  
COMMUNITY CENTRE  
GURDWARA SAHIB COMPLEX

Drawing  
Second floor layout  
(subject to site survey)

Scale: 1:200 at A3 Date: 06/14 Drawn: TSB  
Drawing No. 02/05 00

CULTURAL AND SPORTS COMMUNITY CENTRE  
GURDWARA SAHIB COMPLEX

W20151155



PLANT FLOOR LAYOUT 1:200

TARRANT  
DISTRICT COUNCIL  
PLANNING  
16 JUL 2015

1 2 3 4 5 6 7 8 9 10 m

**Richard S. Baily**  
By Appt. R.I.C. Chartered Architect  
1 Alpha House, Poplar Road, South London, SE18 7LN  
Tel: 020 8511 1111

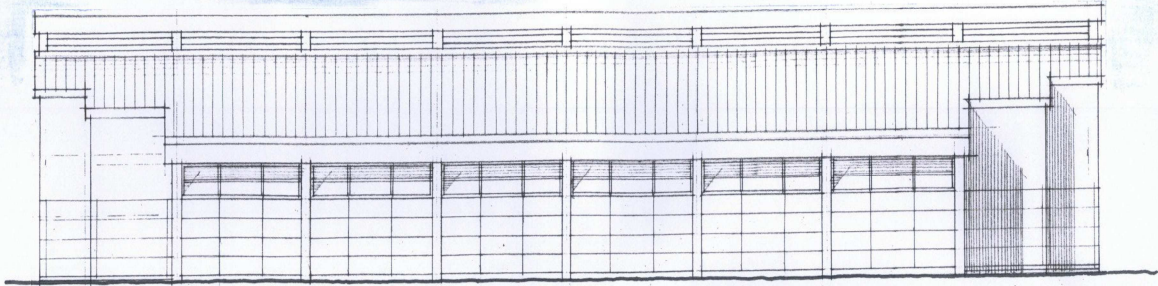
Description:  
Proposed Development  
CULTURAL AND SPORTS  
COMMUNITY CENTRE  
GURDWARA SAHIB COMPLEX

Drawing:  
Plant room layout  
(subject to site survey)

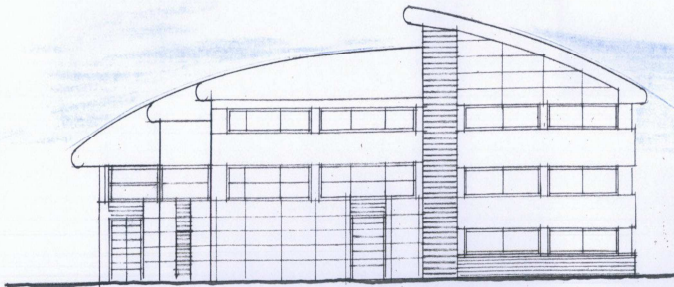
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CULTURAL AND SPORTS COMMUNITY CENTRE  
GURDWARA SAHIB COMPLEX

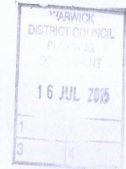
W20151155



ELEVATION TO SOUTH EAST



ELEVATION TO SOUTH WEST



**Richard S. Bailey**

100 High Street, Warwick, CV34 6EF

01927 551111

Description:

Proposed Development

CULTURAL AND SPORTS

COMMUNITY CENTRE

GURDWARA SAHIB COMPLEX

Drawn:

ELEVATIONS

(subject to site survey)

Scale: 1:500 at all Dates 08/18 Drawn: 111

Drawing No. 0100 11