

Application No: W 13 / 1040

Town/Parish Council: Leamington Spa
Case Officer: Liam D'Onofrio

Registration Date: 30/07/13

Expiry Date: 24/09/13

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Leamington Spa Bowling Club, Archery Road, Leamington Spa CV31 3PT
Replacement irrigation system for the bowling greens to include the replacement of the pipework and sprinklers and installation of a new 2m wide x 3m long and 2m high irrigation storage tank and pump house behind the existing Greenkeeper shed within a fenced compound FOR Warwick District Council

This application is being presented to Committee as Warwick District Council are the applicant.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the erection of a new irrigation storage tank and pump house in addition to ancillary pipework and sprinklers to replace the existing irrigation system for the bowling greens. The water tank will measure 2m by 2m by 3m high and the pump house will measure 2m by 2m by 2.5m high. The tank/pump house will be located to the northern elevation of the Green Keeper's building adjacent to the pavilion and will be set within a new 2.9 metre high timber enclosure to provide screening.

The application is accompanied by a Design and Access Statement, which explains that the irrigation upgrade is sought as the current irrigation system was installed in the 1970's and has been added to and modified over the years. The system is coming to the end of its life and there are a number of leaks resulting in a loss of pressure when irrigating making the system inefficient.

THE SITE AND ITS LOCATION

The application site relates to Victoria Park, a Registered Historic Park situated within the Royal Leamington Spa Conservation Area. Victoria Park together with The Pump Room Gardens and Jephson Gardens to the east forms a green wedge which runs through the heart of Royal Leamington Spa. The proposed development will be located to the northern side of the pavilion building adjacent to a public footpath, set to the southern bank of the River Leam.

PLANNING HISTORY

Various historic applications for park buildings/shelters, flood lighting and bowls pitches, the most recent being:

W/13/0478 Temporary change of use of land for the installation of marquees, gazebos and shelters for use by sponsors, traders, officers, competitors and visitors to the annual Bowls England National Championships; and for the siting of up to 30 touring caravans for the accommodation of officials and competitors; all for a temporary period of not more than 36 days each year between the third week of July and the first week of September: Granted 24th May 2013.

W/13/0827 Erection of low profile storage buildings and associated landscaping screen of mixed native shrubs: Granted 25th July 2013.

RELEVANT POLICIES

- 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)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: No objection.

English Heritage: No objection - The application should be determined in accordance with national and local policy guidance.

Environment Agency: Comments awaited and to be reported in the additional observations at the meeting.

Environmental Services: No objection

Community Protection: No objection

ASSESSMENT

The main consideration in assessing this application are as follows:

- Design and visual amenity;
- Impact upon neighbour's amenity;
- Matters of ecology/flooding.

Design and visual amenity

The proposed tank and pump house will nestle to the rear of the existing Green Keeper's building, which is set at a higher land level and the development will therefore be well screened from the front elevation of the pavilion and adjacent bowling greens. The enclosure will infill a gap behind the Green Keeper's building, which is of shallower depth to the main pavilion and the proposal will not therefore step beyond the existing building line formed by the northern elevation of the pavilion or encroach onto the adjacent pedestrian footpath.

The 2.3 metre high fence sits on 600mm high concrete gravel boards to a total height of 2.9 metres and, along with the gates, will be constructed of horizontal timber shiplap boarding to match the main building. The timber will also be colour coated in a semi-gloss high performance surface finish of a dark colour to match the main building. The enclosure will be a similar height to the eaves of the building it adjoins and will form an appropriate screen to the tank and pump house, assisting with the development's visual assimilation into the existing built form.

The development will be well positioned and forms an unobtrusive addition to the existing pavilion buildings. The scheme is not therefore considered to raise any significant impact upon visual amenity or the character or setting of the park and conservation area.

Impact upon neighbour's amenity

The development will replace an existing pump house located within the pavilion building with new, more modern irrigation equipment and given the distance to residential properties is not considered to raise any disturbance issues. The Environmental Health Officer has no objection to the scheme.

In terms of built form the development will not result in any significant impact upon the amenities of the occupiers of surrounding properties.

Matters of ecology/flooding

The site is located on an existing area of hardstanding and raises no ecology issues.

The park is within Flood Zone 2 and 3 however the development is water compatible and no objections have been raised by the Community Protection Team.

Summary/Conclusion

In the opinion of the Local Planning Authority, the nature and scale of the development would not cause unacceptable harm to the character or setting of the Conservation Area, the Historic Park and Garden status of Victoria Park or neighbours' amenity. The proposal is therefore considered to comply with the policies listed.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
 - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) HPS/VPI/03A, HPS/VPI/04A, HPS/VPI/05, and specification contained therein. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
 - 3 Within one month of the erection of the fence and gates the enclosure shall have been colour coated in accordance with the approved details. Any replacement or modification shall be colour coated to match within one month of being carried out. **REASON:** To ensure that the enclosure hereby approved is appropriately colour coated in the interests of the visual amenities of the locality in accordance with Policies DP1 & DAP8 of the Warwick District Local Plan 1996-2011.
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TITLE
 VICTORIA PARK BOWLING GREEN SITE
 SITE LOCATION PLAN

SCALE	1:1000	CHECKED BY	SUN	DATE	JULY 2018
DRAWN BY	PJT	THWACKED BY	X	DRWN. NO.	18/07/01
APPROVED BY		DATE		DATE	



