

Planning Committee: 30 April 2013

Item Number: 15

Application No: W 13 / 0377

Town/Parish Council: Stoneleigh
Case Officer: Penny Butler

Registration Date: 08/04/13

Expiry Date: 03/06/13

01926 456544 penny.butler@warwickdc.gov.uk

Unit 169 Avenue H, Stoneleigh Park, Kenilworth

Alterations to fenestration and elevations. Installation of air source heat pumps and associated equipment FOR Paul Upfield and Associates Ltd

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The proposal is for external alterations to the elevations and fenestration of the existing building. The existing cladding and extensive areas of glazing will be replaced with areas of render and smaller windows. Air source heat pumps are also to be installed adjacent to the southern elevation.

The building will form the hub of three new Rural Technology and Innovation Centres which will support new and small rural businesses and aim to create 500 new jobs over the next three years. Warwickshire County Council is leading the pilot on behalf of the Local Enterprise Partnership, and the initiative is also set to attract further investment from the private sector and the Rural Development Programme for England which is part financed by the EU.

THE SITE AND ITS LOCATION

The Park was formerly known as the National Agricultural Centre (NAC), and adjoins the Grade I Listed Stoneleigh Abbey site which also contains a number of Grade II and II* buildings, and has been mainly converted into residential use. Stoneleigh Park is surrounded by the Grade II* Registered Park and Garden of Stoneleigh Abbey and the Deer Park. The site lies a short distance from the village settlements of Ashow, Stoneleigh and Stareton.

The application site is located at the centre of Stoneleigh Park, two blocks to the west of the Grand Ring and one block to the east of the NFU building. The building is in a densely developed part of the site and surrounded by buildings of varying character and design.

PLANNING HISTORY

The NAC at Stoneleigh was established following a permission in 1963, as a permanent home for the Royal Show and the activities of the RASE outside London. In 1980 further permission was granted for the activities of the RASE at the NAC. In 2012 outline planning permission (W/12/0766) was granted for a Master Plan of mixed use development which will increase the floor space at the Park by approximately 22% and provide highway improvement works. This was controlled by a S106 agreement requiring certain highway and public transport improvements prior to agreed development triggers.

RELEVANT POLICIES

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Stoneleigh and Ashow Parish Council: No comments received at the time of writing this report.

ASSESSMENT

Stoneleigh Park have secured funding to develop the building as the hub of the Rural Growth Network providing 15 serviced offices for new businesses of two, three or four people. The offices will be rented on a short term basis (up to three years) with the hope that businesses will out grow the office during that time.

Impact on visual amenity

The proposed external alterations will modernise the external appearance of the building and improve the visual impact of the building upon its setting. The character of the building, as a low single storey flat roofed structure of 1960s origin will not change significantly, and the resulting building will harmonise with and respect the surrounding buildings. The proposed heat pumps are sited adjacent to the least visible elevation of the building and will not appear unduly intrusive in the street scene. The proposal would therefore accord with Policy DP1. There would be no significant harm caused to amenity therefore the proposal would also accord with Policy DP2.

Sustainability

The alterations to the exterior will improve the thermal efficiency of the building significantly, and is essential in order to provide a high quality and attractive office environment for its occupiers. This will secure the future of the building and avoid the need for more costly demolition and replacement, and comply with Policy DP12.

Other matters

The proposed floor plans show the interior of the building being subdivided into small units which can be rented individually by small businesses. It is understood that this may raise concerns regarding a potential for further parking need and vehicle movements. However, internal alterations are not development and therefore do not require planning permission, so this is not a material consideration to this application. Furthermore, the Council's Parking Standards SPD require parking provision in line with floor space, not the number of occupiers, therefore the subdivision of space would have no bearing on the amount of parking that could be required. The Highways Authority have confirmed that the impact of the use of this building as B1 has already been assessed in the overall transport assessment work that has been carried out for the Master Plan. The building is 582 sq.m which would not require any supporting transport work (according to the DfT's TA thresholds). The size of the development will not trigger the need for the highway infrastructure mitigation works secured for the Master Plan application. A condition attached to the Master Plan set an upper limit on the amount of B1 use across the site, of which this building would form a part. There would be no conflict with Policies DP7 and DP8.

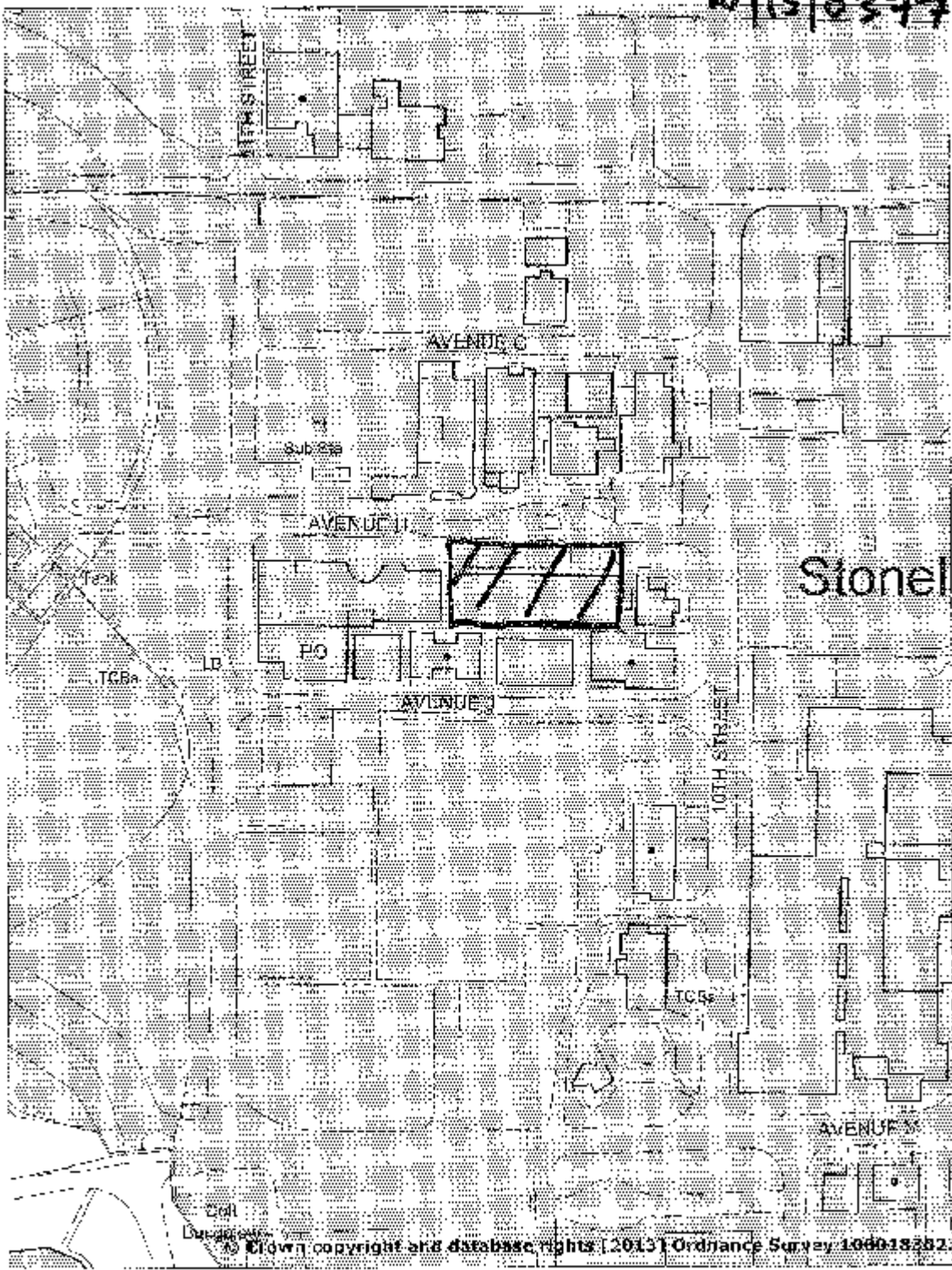
SUMMARY/CONCLUSION

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

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) (PU1844/01D; PU1844/02A), and specification contained therein, submitted on 20 March 2013. **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.

W/13/0377



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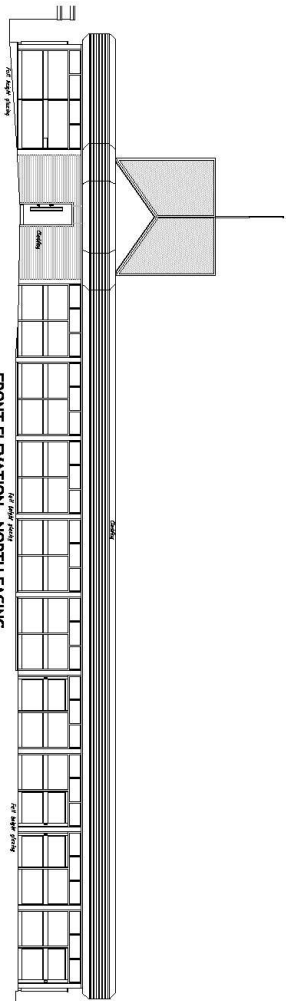
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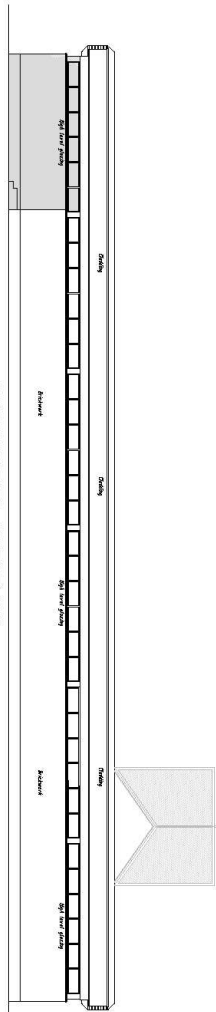


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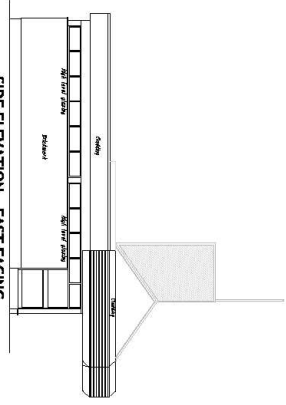
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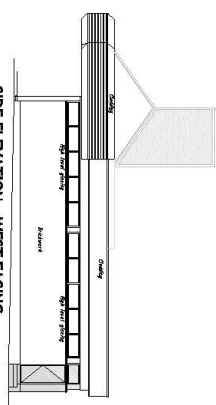
FRONT ELEVATION - NORTH FACING



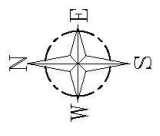
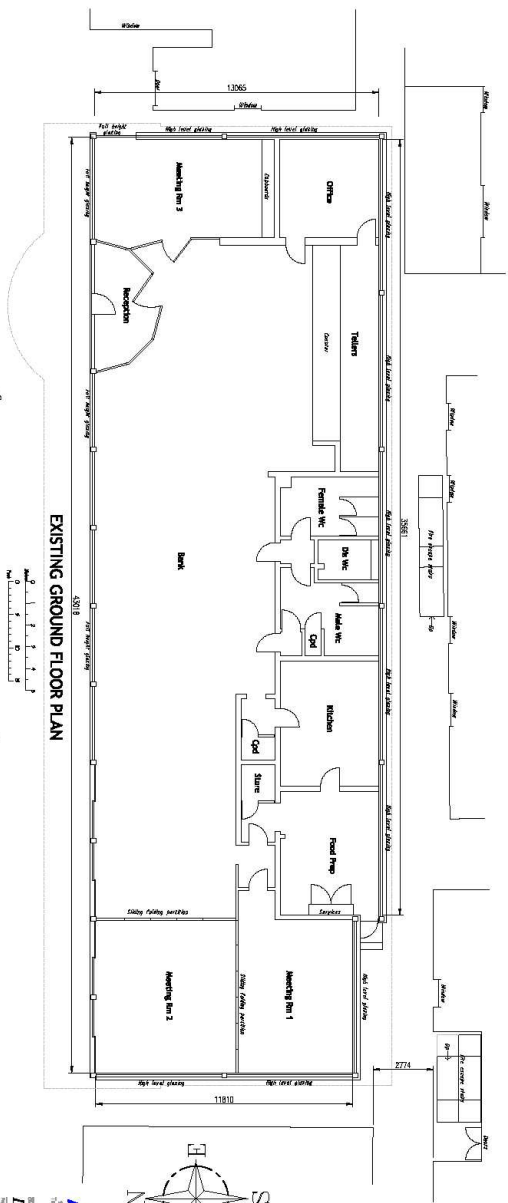
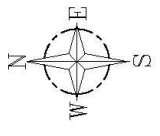
REAR ELEVATION - SOUTH FACING



SIDE ELEVATION - EAST FACING



SIDE ELEVATION - WEST FACING

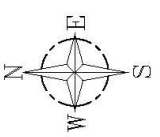
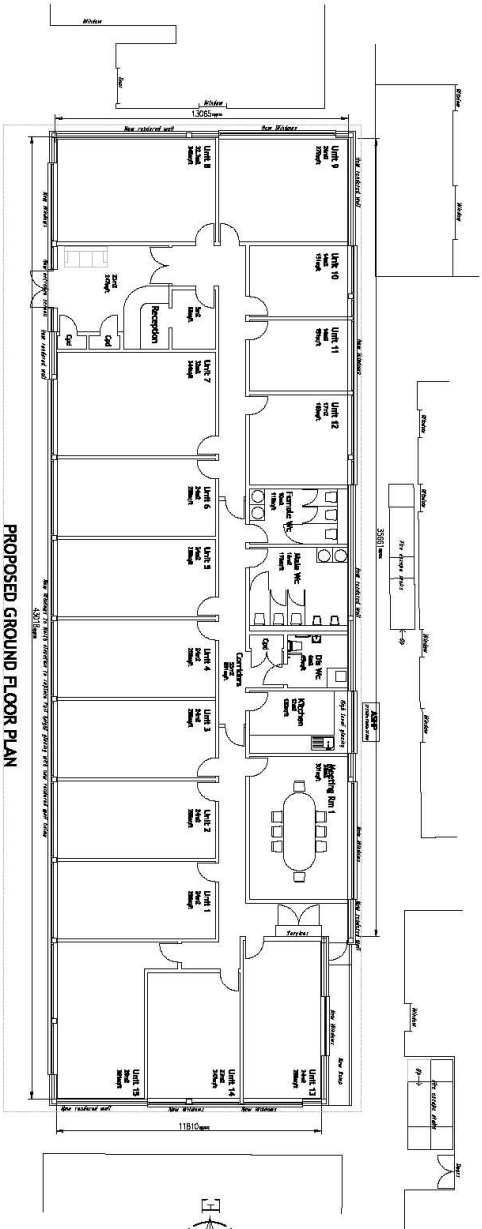
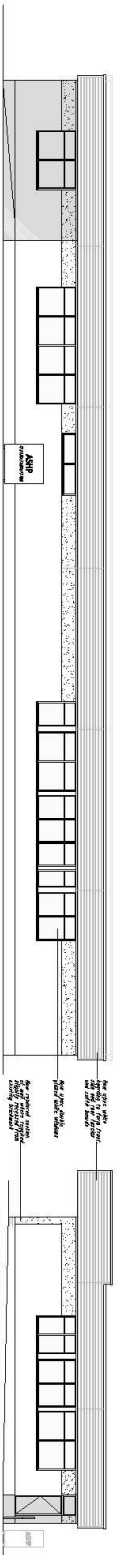
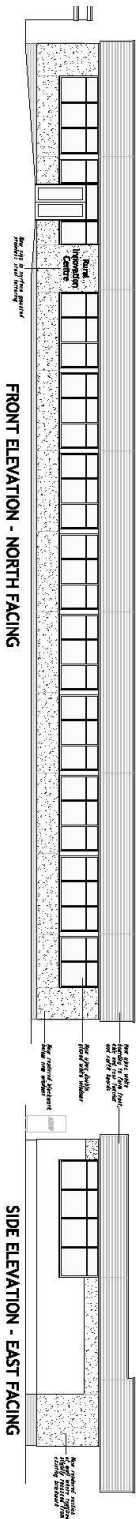


Paul Upfield Associates Ltd
 1st Floor, 100, Victoria Road, Birmingham, B1 1BB
 Tel: 0121 717 1000 Fax: 0121 717 1001
 www.paulupfield.co.uk

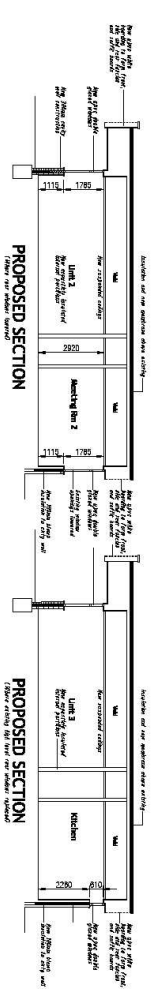
Lasalle Investment
 Refurbishment of
 Unit 169
 Stoneleigh Park
 Warwick
 Existing Layout

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 PU1804/000A

AS PROPOSED



AERIAL PHOTOGRAPH



Paul Upfield Associates Ltd
 LaSalle Investment
 Refurbishment of
 Unit 169 to form
 Rural Innovation Centre
 Stoneleigh Park
 Proposed Layout
 1:100 Feb 18 P09
 P01844/01D

