

**Planning Committee:** 24 January 2005  
**Application No:** W 04 / 1997

**Principal Item Number:** 8

**Town/Parish Council:** Warwick  
**Case Officer:** Martin Haslett  
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**Registration Date:** 10/11/2004  
**Expiry Date:** 05/01/2005

**Former Council Depot, Saltisford, Warwick, CV34**

Development of site with 2 and 3 storey office buildings FOR Shepherd Development Co,  
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**SUMMARY OF REPRESENTATIONS**

Town Council: no objection, subject to a section 106 agreement on transport assessment and green travel plan.  
Severn Trent Water: no objection, subject to condition on surface water drainage.  
Transco: no objection.  
Environmental health: no objection, subject to condition on land contamination, and noise control.  
English Heritage: no objection.  
WCC (Highways): no observations received, but scheme is similar to W03/1339 where no objection was raised, subject to a section 106 agreement to require a travel plan and contributions to off-site highway works (to improve the signalised junction with Birmingham Road.)

**RELEVANT POLICIES**

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)  
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)  
(DW) EMP5 - Employment Development in Urban Areas (Warwick District Local Plan 1995)  
(DW) ENV22 - Evaluation of the Archaeological Effects of Development Proposals (Warwick District Local Plan 1995)  
DP6 - Access (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP10 - Flooding (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DP4 - Archaeology (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
UAP2 - Directing New Employment Development (Warwick District 1996 - 2011 First Deposit Version)  
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)  
DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

**NB. This site is Council-owned and in the event of a grant of planning permission it is anticipated that the land will be sold for development.**

**PLANNING HISTORY**

The whole site was the subject of a Brief which proposed employment uses. This allocation has now been brought forward into the Deposit Draft Warwick District Local Plan, presently in the process of approval.

The adjoining site, on the other side of Ansell Way, which formed another part of the Council Depot, was granted planning permission for residential development (subject to a legal agreement) on 31 March, 2004. The current site was granted planning permission at the meeting on 26 July 2004, which was subject to the completion of some off-site flood relief works and a legal agreement to require a travel plan and off-site transport contributions (to fund the improvement of the signalised junction of Ansell Way and Birmingham Road).

## **KEY ISSUES**

### **The Site and its Location**

The major part of the site was used as a council depot until comparatively recently, but is now derelict. In the front of the site, fronting Birmingham Road, there are five modern industrial units which would need to be demolished. Adjoining the site on Birmingham Road a new church has recently been completed and next to that, a little to the north lie the listed buildings of the former Leper Hospital. To the rear of the application site is the Warwick to Birmingham Snow Hill railway line which is on a substantial embankment. To the east, Ansell Way gives access to the site, from a traffic-light controlled junction with Birmingham Road. To the south of that junction are the former gas works, another listed building.

### **Details of the Development**

It is proposed to build 5 office buildings, with access taken from two points on Ansell Way. The gross external floorspace of the buildings would be 7663 square metres. Starting from the front of the site, on Birmingham Road, a 2-storey building would complete the frontage to the road, and the existing trees would be retained. Behind this, there would be a smaller 2-storey building. At the rear of the site there would be three buildings, the central one of three storeys, the outer two being two storeys. Car parking would be provided in the form of 253 spaces for the whole site and remaining areas would be landscaped.

The buildings would be of uniform style, with brick walls and interlocking concrete tiled roofs. Windows would be finished in powder-coated aluminium.

The proposals differ from the previously approved scheme in that the number of buildings has been reduced from 6, the total floor area of the buildings is slightly reduced and their configuration is changed.

### **Assessment**

The proposals are comparatively similar to the previous scheme and their impact on the area is similar. Consideration of the previous scheme involved negotiations which included English Heritage who were concerned about the impact of the proposals on the adjoining listed buildings, The Leper Hospital and the former gas works.

English Heritage have raised no objection to the amended plans and the proposals, like the previous ones, represent a very considerable improvement to the setting of the Leper Hospital and of the approach to the town. The setting of the listed former gas works on the opposite corner of Ansell Way would also be improved.

## **REASON FOR RECOMMENDATION**

The proposal is considered to comply with the policies listed above.

## **RECOMMENDATION**

After the completion of a legal agreement to require green travel plans and a contribution to the improvement of the Birmingham Road/Ansell Way junction;  
GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure that the setting of the listed buildings is protected, in accordance with policy ENV12 of the Warwick District Local Plan, 1995.
- 3 No development shall be carried out on the site which is the subject of this permission, until details of existing and proposed ground levels of the development, including the finished floor levels of the buildings and sections through the site between Plots 1 and 4 and 1 and 2 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 4 Development shall not be commenced until:

  - a) A desk-top study identifying previous site uses, potential contaminants and other relevant information and using this information a diagrammatical representation (conceptual model) for the site of all potential contaminant sources, pathways and receptors has been undertaken and approved in writing by the local planning authority;
  - b) if deemed necessary as a result of the desk study, a site investigation has been designed, using the information obtained from the desk-top study and any diagrammatical representations (conceptual model), and has been submitted to an approved in writing by the local planning authority;
  - c) the site investigation has been undertaken in accordance with details approved and a risk assessment has been produced;
  - d) a method statement detailing the remediation requirements using the information obtained from the site investigations has been approved in writing by the local planning authority. **REASON:** To identify contamination which may pose a risk to the environment or harm to human health.
- 5 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with. **REASON:** To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

- 6 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 District Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the District Planning Authority. **REASON** : In the interests of fire safety.
- 7 A landscaping scheme, incorporating existing trees and shrubs to be retained and new tree and shrub planting for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. Existing trees which are shown as being retained shall be dealt with in accordance with BS 5837:1991. In particular, before any materials are brought on the site or any demolition or development commenced, stout protective fencing should be erected to enclose the perimeter of the branch spread of each tree or shrub to be retained, together with the branch spread of any tree growing on adjoining land which overhangs the site. Such fencing shall be satisfactorily maintained until all development has been completed. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 8 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 9 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 01-069/0069/c, /135,/136, /137, /138, /139 and specification contained therein, submitted on 8 November 2004 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 10 There shall be no buildings, structures (including gates, wall and fences) or raised ground levels with 5 metres of each side of the existing Saltisford Brook culvert, unless agreed otherwise in writing by the District Planning Authority. **REASON**: To maintain access to the watercourse for maintenance or improvements and provide for overland flood flows.
- 11 Floor levels shall be set at least 600mm above the modelled 1 in 100 year (plus climate change) flood level of 55.553 metres above Ordnance Datum. **REASON**: To prevent the development from flooding.
- 12 No construction works on the B1 offices hereby permitted shall be commenced until the flood alleviation works in relation to the Saltisford Broom have been carried out to the satisfaction of the District Planning Authority in accordance with previously approved details. **REASON**: To ensure satisfactory provision is made for disposal of storm water so as to prevent any additional flooding in the locality.

- 13 All remediation works detailed in the method statement shall be undertaken and a report submitted to the local planning authority providing verification that the works have been carried out in accordance with the approved details. **REASON:** To protect controlled waters by ensuring that the works have been carried out in accordance with the approved details.
- 14 No development shall be carried out on the site which is the subject of this permission, until details of a scheme for the provision of foul drainage have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON:** To prevent flooding and pollution, in accordance with the requirements of policy ENV3 of the Warwick District Local Plan, 1995.
- 15 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Road water shall not pass through the interceptor. **REASON:** To prevent pollution of the water environment.
- 16 Service vehicles shall only have access to the site between 0700-1900 hours Monday to Friday, on Saturday from 0700 to 1300 hours and not at any time on Sundays or Bank Holidays. **REASON :**To protect the amenities of adjoining proposed dwellings, in accordance with policy ENV3 of the Warwick District Local Plan, 1995.
- 17 The level of noise from plant and equipment, measured one metre from the nearest noise sensitive facade(s), shall not increase the background noise level. **REASON:** To protect amenity of adjoining properties in accordance with Policy ENV3 of Warwick District Local Plan 1995.
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