

Planning Committee: 29 April 2014

Item Number: 7

Application No: W 14/0134

Town/Parish Council: Whitnash

Case Officer: Penny Butler

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Registration Date: 14/02/14

Expiry Date: 11/04/14

The Lawns, 1 Gleave Road, Whitnash, Leamington Spa, CV31 2JS

Variation of Condition No 2 of planning permission W12/1469 for the construction of a two storey home after demolition of existing 3 storey building and associated car parking - to be amended to include the revised drawing numbers (SK 012 rev B, SK 013, rev B, Sk 014 rev A) which show an increase in the number of rooms from 65 to 72 with proposed car parking spaces remaining at 24. For Runwood Homes Plc

This application is being presented to Committee due to an objection from Whitnash Town Council having been received.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to the conditions listed.

DETAILS OF THE DEVELOPMENT

The proposal is to vary condition no. 2 (relating to the approved plans) of planning permission W12/1469, which granted the construction of a two storey care home after demolition of an three storey building, with associated car parking. The proposed change to the approved floor plans is to increase the number of bedrooms from 65 to 72, with the number of proposed car parking spaces to remain at 24 as originally approved.

THE SITE AND ITS LOCATION

The site relates to an established three storey care home located within a predominantly residential area on the south side of Gleave Road. The building has two entrances, one from Gleave Road and the other from Murcott Road West. There is associated parking to the front and side of the building. The site is outside of the designated Conservation Area with an informal children's' play area to the side (east).

PLANNING HISTORY

Planning permission (ref. W/12/1469) was granted on 20/02/13 for a two storey care home with parking, following demolition of the previous three storey care

home. The approved care home comprised 65 bedrooms, an increase of 30 relative to the previous.

RELEVANT POLICIES

- National Planning Policy Framework
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Whitnash Town Council: Raise objection on the following grounds. Parking spaces should be increased to meet extra occupancy. Both Gleave Road and Murcott Road are very narrow for traffic.

Public response: One objection received raising the following concerns:

- The ongoing building works are unsightly and have damaged grass verges and public areas
- Construction vehicles are causing parking and traffic problems.
- There should be sufficient parking provision for the care home to avoid over spill onto street spaces used by residents of the flats
- Building works are causing undue noise and disturbance

WCC Highways: Raise no objection. The proposed parking provision in respect of the previously approved application was for 24 spaces. The current proposal does not include any additional parking in respect of the additional bedrooms on the basis that it accords directly with the LPAs parking standards (SPD November 2007). These standards require one space for every three residents, so the 72 bedrooms now proposed require 24 spaces which are provided. The Planning Authority should satisfy themselves that the level of parking provision is suitable.

ASSESSMENT

The key issue relevant to the consideration of this application is the impact on parking and highway safety. An increase in the number of bedrooms from 65 to 72 would not result in a material change to the amenity of neighbouring properties, and no impact on visual amenity since the changes are internal.

Impact on parking and highway safety

The Highway Authority have been consulted on the proposed additional 7 bedrooms and raise no objection, on the basis that the level of provision is in accordance with the Council's Vehicle Parking Standards SPD. This sets a standard of one space for every three residents, plus space for ambulance parking. 72 bedrooms therefore requires 24 parking spaces, which are provided within the curtilage of the development, with an ambulance bay, plus six cycle parking spaces. Furthermore, the Highway Authority required a condition on the

existing permission to require a Green Travel Plan to promote sustainable transport choices.

The concerns that have been raised in relation to existing parking situation and the road layout are noted, however, since the amended proposals would accord with the Council's standards and other measures have been provided to encourage the use of sustainable transport choices, there are inadequate grounds to require additional parking spaces.

The proposal would therefore comply with policies DP1, DP2, DP6 and DP8, and the Vehicle Parking Standards SPD.

SUMMARY/CONCLUSION

The proposal would provide suitable parking provision for the proposed use, and would 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 numbers SK010; 011; 015; 016; 017; 018, 019 and MK RH WL 01 Rev A submitted with application W/12/1469 on 21 November 2012, and with drawing numbers SK012 Rev B; 013 rev B and 014 rev A submitted with application W/14/0134 on 29 January 2014, 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 Development shall be carried out in accordance with the external sample material details approved under application W/12/1469. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.
- 4 The hardstanding shall be constructed and surfaced, in full accordance with the details approved under application W/12/1469. **REASON:** To reduce surface water run-off and to ensure that the development does not increase the risk of flooding elsewhere, in accordance with Policy DP11 of the Warwick District Local Plan
- 5 The scheme for the provision of suitable bat boxes and bird boxes approved under application W/12/1469 shall be carried out in accordance with the approved details. Thereafter, the boxes shall be

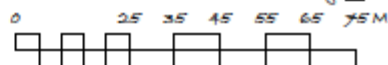
installed and maintained in perpetuity. **REASON:** In accordance with National Planning Policy Framework and ODPM Circular 06/2005 and Policy DP3 in the Warwick District Local Plan 1996-2011.

- 6 The development shall be carried out in accordance with the drainage plans for the disposal of surface water and foul sewage approved under application W/12/1469. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. **REASON:** To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and minimise the risk of pollution, in accordance with Policy DP9 in the Warwick District Local Plan 1996-2011.
- 7 The applicant shall comply with the requirements and measures of the Green Travel Plan approved under application W/12/1467. The measures (and any variations) so approved shall continue to be implemented in full at all times. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 8 Should the public highway be damaged or affected as a consequence of the works being undertaken during the development of the site, the developer will be required to undertake work to remediate this damage as agreed with the Area Surveyor/Locality Officer (Area Team – County Highways), in reference to the condition survey approved under application W/12/1469. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 9 Remedial measures shall be carried out in strict accordance with the contamination survey and proposed remediation measures approved under application W/12/1469. **REASON:** To ensure protection of nearby water courses in accordance with Policy DP9 in the Warwick District Local Plan 1996-2011.
- 10 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 submitted with application W/12/1469 have been put into place in full accordance with the approved details and thereafter shall remain in place during any such construction work unless otherwise agreed in writing by the local planning authority. In addition no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection

area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s). **REASON:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.

- 11 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works shown on drawing number MK RH WL 01 Rev A submitted with application W/12/1469 which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, and hard surfacing which shall be made of porous materials or provision shall be made to direct run-off 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 care home 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 similar size and species, unless the local planning authority gives written consent to any variation. 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.
- 12 The accesses to the site shall not be reconstructed/widened in such a manner as to reduce the effective capacity of any drain within the limits of the public highway. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 13 The accesses to the site for vehicles shall not be used unless the public highway footway crossings have been laid out and constructed in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011
- 14 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of application W/12/1469 has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with

manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.



REVISIONS

TITLE	SITE LOCATION PLAN	JOB NO	4672			WINCER KIEVENAAR Chartered Architects MARKET PLACE HADLEIGH IPSWICH SUFFOLK IP7 5DN T:01473 827992 F:01473 827149 Enquiries@wkiparchitects.co.uk
		DRAWN TO	SK 010			
PROJECT	REDEVELOPMENT OF THE LAWNES GLEAVE ROAD LEAMINGTON SPA	SCALE	1:1250 @ A4			
		DATE	NOV 2012			
CURT	RUHWOOD HOMES	DESIGN				

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Do not scale from drawings; work to figured dimensions only.

