

Planning Committee: 27 November 2012

Item Number: 15

Application No: W 12 / 1198

Town/Parish Council: Kenilworth
Case Officer: Liz Galloway

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Registration Date: 12/10/12

Expiry Date: 07/12/12

Castle Farm Recreation Ground, Fishponds Road, Kenilworth, CV8 1EY
Cladding of the existing roof, new gutters/rainwater pipes and new underground
surface water drainage FOR Warwick District Council

The planning application has been submitted by Warwick District Council.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The applicant seeks to over clad the existing roof with Plastisol coated profiled steel sheeting including new box gutters and rainwater down pipes. The existing roof is in a poor condition and is prone to failing. Furthermore, the existing gutters have a tendency to block and cause internal leaking which leads to flooding, particularly into the scout offices and main building. Due to the increase in water collection by the improved gutters and rainwater down pipes, a drainage system is to be incorporated on land at the rear of the building will collect and deal with the increased water levels. The improved drainage facilities will disperse the water through an underground water management system and, after reinstatement of the grassed area, no part of the development will be visible above ground.

THE SITE AND ITS LOCATION

The application site is a Council operated Recreation Centre which includes sports pitches, a skate park and car parking, and is located on the edge of the town within the Green Belt. The site is accessed off Fishponds Road. The rear of residential properties on Fishponds Road, Brookside Avenue and Castle Road overlook the site.

The remains of Kenilworth Castle Fish Ponds lie about 80m away to the north, on the opposite side of an existing tree line forming the playing field boundary. The Fish Ponds are a Scheduled Ancient Monument, part of the Kenilworth Castle Grade II* Registered Historic Park and the Conservation Area. The site is also within a Flood Risk Zone 2 & 3.

PLANNING HISTORY

W81/908 - Granted for the erection of sports pavilion with changing rooms, showers, toilets, stores and squash courts in 1981.

W90/0452 - Granted for the erection of a detached building to form a centre for the training of cubs, scouts and brownies.

W94/0787 - Granted for alterations and extensions to existing Sports Centre to provide enlarged sports hall, additional changing facilities, new entrance, toilets and storage area to ground floor and new scouts/guides accommodation at first floor.

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)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council - No Objection

Severn Trent Water - No Objection

1 public response: Supports

WCC Ecology: Recommend a bat and bird note

Environment Agency: - No Objection, subject to detail which can be controlled through Building Regulations.

WDC Community Protection: No Objection, subject to condition

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- Impact on the street scene
- Drainage
- Ecology Issues
- Impact on the Green Belt

Impact on the street scene

The proposed over cladding of the roof will not be overly visible within the street scene and will have no detrimental impact on Fishpond Road or the surrounding area. Furthermore, the replacement of the associated gutters and down pipes and the installation of the water drainage system would not have any significant impact on the immediate or surrounding area and comply with Warwick District Council Local Plan Policy DP1.

Drainage

The proposed water drainage system will be installed to provide a soak away to deal with the increase in rain water disposal created by the updated gutters and down pipes. It is considered that the soak away and associated surface water

system provide an acceptable means of water disposal and does not increase the risk of flooding or give rise to environmental problems. It is, therefore, considered that the proposal would comply with Warwick District Local Plan Policy DP11 and Paragraphs 94 and 100 of the National Planning Policy Framework.

Ecology issues

WCC Ecology have commented on this application site and have assessed that it is unlikely that the building would be of value to roosting bats, therefore, it is considered that a cautionary bat and bird note would be sufficient and that this application in its present form is acceptable and complies with Warwick District Council Policy DP3.

Impact on the Green Belt

It is considered that the proposed development respects the character and appearance of the original building and will not significantly encroach on the openness or character of the Green Belt. Furthermore, the proposed over cladding of the roof with associated gutters and down pipes and the introduction of a new underground drainage system would be appropriate and would not materially harm the openness of the Green Belt and would comply with paragraphs 79, 81, 87 and specifically points 2 and 3 of paragraph 89 of the National Planning Policy Framework.

CONCLUSION/SUMMARY OF DECISION

In conclusion, it is considered that the development respects the character of the original building and would not harm the openness of the Green Belt and is considered to comply with Warwick District Local Plan Policy DP1 and the National Planning Policy Framework.

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 application form, site location plan and approved drawings 4012-01, 4012-02, 4012-03, 4012-04, 1211/P3, and specification contained therein, submitted on 25th September, 2012 and 12th October, 2012. **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 The development hereby permitted shall be carried out in strict accordance with the details of surface and foul water drainage works indicated on the approved drawings or in any subsequently approved amendments. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011.

- 4 The applicant is to undertake and provide percolation test results for the site where infiltration of water is proposed , this is to be in accordance with British Building Regulations part M. The applicant is to provide a report showing photos of the tests being carried out and details of the test results along with soak away design calculations in accordance with BRE 365. If infiltration is not suitable on site then another drainage

strategy will need to be submitted. **REASON:** To provide a suitable means of discharge of surface water and foul drainage from the site in accordance with Policy DP11 of the Warwick District Local Plan.
