

Planning Committee: 31 March 2015

Item Number: 15

Application No: [W 15 / 0185](#)

Town/Parish Council: Warwick
Case Officer: Anne Denby

Registration Date: 20/02/15
Expiry Date: 22/05/15

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Plot 3001 Tournament Fields, Stratford Road, Warwick

Submission of all reserved matters in relation to construction of a B1/B2/B8 unit, under Condition 2 imposed on planning permission reference W/13/0758 granted on 3rd September 2013 for redevelopment for employment purposes (B1, B2 & B8) FOR Sackville Developments

This application is being presented to Planning Committee due to the number of objections received.

RECOMMENDATION

Planning Committee are recommended to GRANT approval of the reserved matters of access, appearance, landscaping, layout and scale subject to the conditions listed.

DETAILS OF THE DEVELOPMENT

This application seeks the approval of reserved matters for access, appearance, landscaping, layout and scale, following the outline permission for the development of the site for B1, B2 and B8 purposes. The proposal is for a single building of 3,674sq.m to be used for B1(b)& (c) High Technology / Light Industry with an element of B2 General industrial. This will consist of 1,585sq.m of workshop space and 2,089sq.m of office space provided for on the ground floor and within a mezzanine level. The building will be used by a developer of specialist automotive user and maintenance documentation. Research, compilation and design of automotive literature will be carried out at the premises, together with testing of car maintenance and repair procedures for purpose of research.

The building would measure 35.4m by 73.4m with a maximum height of 10m. Vehicular and pedestrian access to the site would be created from Edge Hill Drive with 92 car parking spaces, including 2no. disabled spaces provided. The building would be clad in composite metal cladding with a low pitched roof. The offices and main entrance are sited within the southern section of the building with the design incorporating double height glazing sections to the office area and a glazed canopy feature to the main entrance.

One vehicular access is proposed, this will serve the main car park and further parking spaces and service yard are provided within a fenced yard to the rear of the building. A pedestrian access will also be provided from Edge Hill Drive, to the north for access to the main entrance.

The building will be surrounded by 1.8m high steel mesh paladin fencing, with 2.4m high fencing to the boundary with the existing Ambulance Hub. The building will be set back from the site frontage retaining the existing green verge to the roundabout and Edge Hill Drive.

THE SITE AND ITS LOCATION

The application site relates to Plot 3001 within the allocated employment land at Tournament Fields, which is on the southern edge of Warwick, close to the M40 junction.

The plot is within the northern side of Tournament Fields on the main spine road through the estate, Edge Hill Drive. The site is roughly rectangular, with one corner being clipped by the roundabout junction on Edge Hill Drive.

The site abuts the recently constructed West Midlands Ambulance Hub, which lies to the north-west of the site with vacant allocated employment land to the south and west. On the opposite side of Edge Hill Drive is Tournament Court and further office development built out under the outline approval for the wider site.

PLANNING HISTORY

W/92/0291 - Phased erection of B1, B2 and B8 floorspace, (66,000sq.m) residential development, service roads, car parking, landscaping, associated infrastructure and ancillary developments. - Granted.

This permission was renewed in 2007(W/04/1851), and in 2014 (W/13/0758) for a further six years, and has subsequently been developed in stages under a succession of reserved matters applications.

Development built under the outline consent to date includes Tournament Court, Gerberit HQ, Eagle Burgman, Pure Offices and the West Midlands Ambulance Hub.

RELEVANT POLICIES

- National Planning Policy Framework
- 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)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)

Guidance Documents

- Employment Land Development Brief - Tournament Fields, Warwick (Prepared by Severn Trent Property)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: No comments received to date.

Highways: No objection

Ecology: No objection, subject to conditions

Environmental Protection: No objection

Community protection: No objection, subject to conditions.

3no. public responses have been received in support of the proposals. The details of these can be summarised as follows:

- The proposal is very smart and in keeping with the surrounding buildings.
- The proposals look fine.
- The business park has been under occupied for some time.
- We need more employment in the town.
- There is a need to ensure planned parking space is sufficient.

3no. public responses have been received in objection to the proposals. The details of these can be summarised as follows:

- There is currently a significant deficit of parking for the existing businesses in the vicinity, leading to parking on Edge Hill Drive. This makes it difficult for both residents on the Beaumont Meadow estate and ambulances to navigate out to the Stratford Road.
- A much larger parking provision must be allocated to the proposed site to avoid adding to this problem.
- The existing offices have inadequate parking and additional parking for existing businesses should be considered on the site to stop parking on Edge Hill Drive.
- The site is directly opposite houses on the Beaumont Meadow Estate, sufficient screening must be provided to ensure it is hidden from the elevated views of the two-storey houses.
- The proposal will result in HGV traffic on Edge Hill Drive which it is not capable of accommodating due to the parking problems in the area.
- The road is a well-used bus route and also now home to the local ambulance service depot.
- The highway arrangement needs 're-planning' which may simply mean yellow lining in order that the carriageway can be freed up.
- The fundamental nature and operation of the highways at this location has changed during the intervening period with the extra development and arrival of the ambulance depot in particular. This needs to be considered as part of this application.

ASSESSMENT

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

- The principle of development

- Traffic impact / highway safety
- The impact on visual amenity and neighbouring development
- Ecological impact
- Energy efficiency / CO2

Principle of development

The principle of the construction of warehouse, office and industrial buildings has previously been approved under the outline permission for the wider site. Tournament Fields is identified in the Council's 2013 Employment Land Review Update as one of the District's best quality employment sites. Despite this a large majority of the land has remained undeveloped in recent years. The proposal would secure the development of a prominent site, employment opportunities for local people, and inward investment to the District, which would contribute towards building a strong and competitive economy. This would accord with the NPPF, which at paragraph 19 states that significant weight should be placed on the need to support economic growth through the planning process.

It would also constitute sustainable development by providing employment on allocated employment land on the edge of the town, where large vehicle movements can easily access the strategic road network. The floor area of the building would not exceed any of the size limits placed on the outline permission. The maximum quantum of office space was limited to 36,300sq.m, but the amount of office space proposed, in addition to that already granted permission on the wider site, is not exceeded.

Traffic impact / Highway safety

The impact of B1, B2 / B8 development in this location to the surrounding traffic network was considered as part of the outline application. The legal agreement associated with the outline permission required significant junction improvements to the M40/A46 junction and financial contributions towards highway improvements in Warwick town centre, and to provide improved cycle facilities between the site and the town centre, to deal with the quantum of development that was granted. These works have already been carried out and the contributions have been paid, and as the proposed floor space fits within the outline permission, therefore there is no further need to assess the impact on vehicle movements. The outline permission has therefore already made provision to comply with Policy DP7. Whilst the original outline permission was approved some time ago in 1995 the permission has been renewed recently in 2013 and a reassessment of the highway situation was undertaken at that time. This included re-consultation with the Highways Authority who raised no objection to the application.

The parking provision for the development has been increased to 92 spaces, with space shown for turning and access for lorries within the gated service area at the rear of the building. Taking the overall floorspace to be provided the Council's Vehicle parking Standards SPD would normally require 92 spaces for B1 (b)/(c) floorspace. The proposals accord with the SPD requirement and the

Highways Authority have no objection to the proposed access and parking arrangements for the applicant's intended operation of the site.

There is high demand for on-street parking within the area however the proposals meet with the required SPD standard and are not considered to exacerbate this existing situation. It would not be reasonable to expect this development which achieves the District Council's car parking requirements to address car parking issues that may exist within the surrounding area. The Highways Officer has raised no objection to the proposals and on that basis there is not considered to be any reasonable basis on which to refuse to grant planning permission on traffic impact or highway safety grounds. The proposals are therefore considered to comply with the SPD and Policies DP7 & DP8 of the Warwick District Local Plan 1996-2011.

Impact on visual amenity and neighbouring development

The outline approval requires that any development should be carried out in accordance with the principles established in the Tournament Fields Employment Land Development Brief as approved by the Council and dated 15th April 2003. In relation to this current reserved matters application the key criteria which the brief requires are:

- a high standard of building design with harmonious aesthetics yet capable of expressing individual occupier identities.
- the selection of materials suited to the location and constraints.
- a quality landscape scheme enhancing the setting of the buildings and providing buffer screen planting to sensitive boundaries.
- an integrated design for pedestrians and cycle movement around the park.

The concept Masterplan identifies the site for development of up to 3-storeys or 12m high with a focal point provided at the head of the road, adjacent to the roundabout junction.

The development brief states that the majority of the land around the proposed buildings upon each development plot will be given over to car parking, or HGV parking and / or unloading bays in order to satisfy the require level for each facility.

The site is a gateway location and the aim is to achieve a visual appearance for the park which is of high quality, prestigious and co-ordinated. The brief identifies that the consistency of design can be achieved with the use of a relatively restricted colour palette and range of materials used across the park. The vision is that buildings are 'set in' the landscape however opportunity exists to create keynote buildings.

The building is of modern design and will have a similar appearance to those already constructed within Tournament Fields. The building will be clad with grey composite panels with the proposed height of the building being 10m. This is higher than the adjacent Ambulance hub building but is comparable with other existing development in the vicinity.

The site is within a prominent location within Tournament Fields, the size and location of the building though will act as a visual stop to the head of the access road on the approach from the east. The location of the building within the plot

ensures the retention of much of the existing landscaping to the roundabout boundary creating a focal point within this area of the development.

The internal layout of the building has been carefully considered to ensure the offices are located within the eastern end of the proposed building. The offices require windows and these have been included within the more prominent elevations which are treated with silver coloured horizontal cladding panels and floor to ceiling glazing to the ground and first floor offices within the mezzanine. Two-story glazing and a glazed canopy feature is also proposed to the main entrance. These along with a change in cladding materials to the northern elevation aid in breaking up the overall bulk of the building and ensure it has an acceptable appearance in the streetscene.

The site is located within the middle of the Tournament Fields site and will have little impact on existing properties in the surrounding area. There are existing offices to the north of the site and there is potential for some overshadowing / visual impact to occur. However the building is set well back from the northern boundary and there will be a distance in excess of 40m between the buildings. The West Midlands Ambulance Hub is located to the north-west of the site, the proposed building will be at least 34m from the boundary with this property and therefore the overall impact is considered minimal. The building will be visible from the nearest dwellings, though there are significant separation distances between the proposed building and the boundaries to the employment area. The proposed building will also be viewed in the context of the existing office development and in that context is not considered to result in any adverse impact to amenities of nearby residential properties.

The building is considered to be a high quality development that will sit well with and complement the existing development on the park. The proposals retain the key landscaping to the main site frontages and will not detract from the planned appearance of the employment area, or the setting of nearby residential and commercial properties. For these reasons it is considered that the development would meet the aspirations of the development brief and the proposals are therefore considered to comply with Policy DP1 of the Warwick District Local Plan 1996-2011.

Ecological Impact

The existing site consists of poor semi-improved grassland. There are records of protected species in the surrounding area and it is likely that ground nesting birds may be present. The ecologist has recommended that any ground works are supervised by an ecologist to ensure no undue impact to protected species.

As poor semi-improved grassland habitat will be permanently lost and soft landscaping is proposed it is recommended that native species are used and conditions are recommended to ensure this is carried through the landscaping proposals. Considering the records for bats in the surrounding area it is

recommended that any lighting is designed sensitively to minimise the lighting across the site at night and avoids lighting along hedgerows and trees. Lighting around the peripheries should also be kept to a minimum, with low-level wattage and timers. Conditions are recommended to ensure these details are submitted.

Energy efficiency / CO2

The applicants have acknowledged the need to incorporate energy efficiencies within the proposed development in order to achieve the aims of Policies DP12 and DP13 and the Council's Sustainable Buildings SPD. They state that this could be accommodated during the internal design and fit-out of the proposed building. A condition is recommended to ensure this is secured.

Other Matters

The impact on archaeology was considered under the outline permission, as was the impact on flooding and flood risk. Following the completion of flood alleviation works to the Gog Brook the site is now within Flood Zone 1, at low risk of flooding. Surface water and foul drainage details would be required by condition.

Summary/Conclusion

The proposal would provide a high quality development in accordance with the approved development brief for the area, contribute towards economic development and would provide adequate parking and access arrangements and therefore complies with the Policies listed and the NPPF.

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 drawings 0302 & 0303, and specification contained therein, submitted on 5th February 2015 and drawing 0301 rev01 and specification contained therein, submitted on the 18th March 2015 and drawings 2079-PL001 Rev A & 0304 submitted on the 19th March 2015. **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 not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how

at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.

REASON: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

- 4 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; 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 building 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.
- 5 The development hereby permitted shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **REASON :** To ensure that adequate parking facilities are provided and retained for use in connection with the development, in accordance with the requirements of Policy DP8 of the Warwick District Local Plan 1996-2011.
- 6 The development hereby permitted shall not commence unless and until two weeks' notice in writing of the start of works has been given to a qualified ecologist appointed by the applicant to supervise all ground work elements of the development within the site. **REASON:** To ensure that protected species are not harmed by the development in accordance with Policy DAP3 of the Warwick District Local Plan 1996-

2011.

7 Prior to occupation shall take place until a detailed lighting scheme has been submitted and agreed between the applicant and the local planning authority. In discharging this condition the District Planning Authority expects lighting to be restricted around the boundary edges, along hedgerows, around known bat roosts and badgers setts, and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats and other nocturnal wildlife. This could be achieved in the following ways:

- a. low pressure sodium lamps should be used in preference to high pressure sodium or mercury lamps
- b. the brightness of lights should be as low as legally possible
- c. lighting should be timed to provide some dark periods
- d. connections to areas important for foraging should contain unlit stretched.

The agreed scheme to be fully implemented before/during development of the site as appropriate. **REASON:**To ensure appropriate measures are taken in relation to protected species in accordance with Policy DAP3 of Warwick District Local Plan 1996-2011.





