

Planning Committee: 23 May 2006

Item Number: 19

Application No: W 06 / 0560 LB

Registration Date: 04/04/06

Town/Parish Council: Leek Wootton

Expiry Date: 30/05/06

Case Officer: Penny Butler

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**The Warwickshire Golf Course, Warwick Road, Leek Wootton, Warwick,
CV35 7QT**

Conversion and extension of existing club house complex to form offices FOR
The Club Company

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

SUMMARY OF REPRESENTATIONS

Parish Council: Object. "This application appears to be exactly the same as the one submitted in 2005 and withdrawn (comments on that are enclosed). This is a regionally significant planning application and the Parish Council objected at that time and endorse these objections as follows.

The Parish Council agreed to the original plan for the golf course with the club house to help protect the green belt, and to stop development between Warwick and Leek Wootton.

The farmhouse and additions is a listed building in a special landscape area and the Green Belt. Green belt is not being protected by all this development, and it is felt that this would significantly alter the character of the area by changing its use from leisure to business.

The proposal will put significant extra traffic on the road through the village and on the roundabout which the school also uses. Traffic peak in the morning for offices would coincide with the schools peak traffic time. Also there is now additional traffic caused by members visiting the leisure centre which is causing great concern, particularly in view of the separate application to further extend the car parks by the leisure centre.

Note: when the first application was submitted, the Regional Planning Body sought views on the application, will this be likely to happen again?"

Neighbours: One letter of objection received from the Director of The Hayes. No grounds given.

RELEVANT POLICIES

- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

- (DW) ENV15 - Encouragement of full use of Listed Buildings (Warwick District Local Plan 1995)
- DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)
- DAP7 - Changes of Use of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

The application property comprises of the existing club house (which was constructed in the early 1990's) and the adjacent Grade II Listed farmhouse and farm buildings, all of which were used by the golf club for golf related activities and located in the centre of the golf course.

A new clubhouse with health and leisure facilities has recently been constructed close to the entrance from Warwick Road. As a consequence the existing clubhouse and associated outbuildings are redundant. The applicants are seeking planning permission for a change of use from leisure to B1 offices.

KEY ISSUES

The Site and its Location

The Warwickshire Golf Course, lies on the southern edge of the village of Leek Wootton. The existing clubhouse and former farm buildings are located on a hill in the centre of the golf course, overlooking the greens in a park like setting together with a large hard surfaced car park, covering an area of approximately 4.6 ha.

Access is gained from the roundabout on Warwick Road by a long drive around the southern periphery of the golf course.

Details of the Development

The proposal involves the change of use of the existing club house, farm house and farm buildings to provide a total of 2562 sq.m of B1 office floor space. The alterations and extensions amount to 176 sq.m of this figure. The existing buildings cover 2712 sq.m.

The existing club house would be converted to provide served offices with shared amenities. The existing former farm buildings, except for the steel framed barn which would be demolished, would be converted to provide self contained offices and the courtyards between landscaped.

The current car park would remain and be shared with the users of the driving range and pitch and put course. A small extension is proposed at first floor level on the existing club house and two small extensions at ground floor level. The only other alterations would be the introduction of new windows

and roof lights and demolition of later additions to the farmhouse and farm buildings.

Assessment

The objections from the Parish Council generally refer to planning issues rather than the impact of the development on the historic character of the Listed Building. The extensions and alterations proposed are very minor, would serve to secure a future for the buildings and would have no significant detrimental impact on the character and historic integrity of the original farmhouse. Furthermore, the demolition of the steel frame barn and the modern additions to the farm house (which have no architectural merit) would also cause no harm to the Listed Building.

RECOMMENDATION

GRANT subject to the conditions below:

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) (3868-PLANNING-04; 3868-PLANNING-07; 3868-PLANNING-08; 6359/02; 6359/03A), and specification contained therein, submitted on 4 April 2006 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.
- 3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **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.
- 4 A landscaping scheme 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. **REASON** : To protect and enhance the

amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

- 5 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 a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.
