

Application No: W 12 / 0279

Town/Parish Council: Stoneleigh
Case Officer: Penny Butler

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Registration Date: 15/03/12

Expiry Date: 14/06/12

Plots 39 & 44, Stoneleigh Park, Kenilworth CV8 2LZ

Erection of a two storey office building and associated hardstanding, car parking, cycle store, bin store, and landscaping (use class B1(a)) FOR LaSalle Investment Management

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

SUMMARY OF REPRESENTATIONS

Stoneleigh and Ashow Joint Parish Council : Although the Parish Council support the overall strategy and development plan for Stoneleigh Park, they are extremely concerned that improvements to the local road network must be carried out along side these developments. The Parish Council therefore object on the ground that currently no such improvements have taken place. The lives of villagers of Ashow, Stareton and Stoneleigh should be improved by accelerating plans to create a second entrance on the opposite side of the park and to construct the new roundabout at the main entrance. In the absence of a design framework or strategic plan for Stoneleigh Park, the Parish Council object to this application as it is further increasing the built footprint of the site.

Public response: Five objections received from local residents (including one from the Chairman of Ashow Parish Meeting):

- Proposal is in the Green Belt
- Need for the building is queried, given that existing locally available accommodation is available
- Query if the occupiers existing accommodation be demolished
- Query the submission of a transport assessment if existing occupiers are to be rehoused, since there should be no further increase in vehicle movements
- Piecemeal development. A strategic master plan for development of the Park must be submitted so the full impact can be assessed by local residents. Until this time all applications are premature and should be refused or deferred.
- Impacts on roads and countryside must be properly examined.
- Proposal will be visible from the B4115 rural road
- Undistinguished building and car parking will degrade the Grade II* historic landscape around Stoneleigh Abbey

WCC Highways: No objection. A smaller Transport Assessment has been produced by the applicants to support some limited development coming forward on the Stoneleigh Park site in advance of the full master plan being agreed. Taking into account this application and application W 12 / 0231 (Proposed equine well being centre), the Highway Authority now believe that this limit has been reached and that no further incremental development should be considered until the master plan has been assessed.

WCC Ecology: No objection subject to protected species and lighting advisory notes.

Area Engineer (Flood Risk): Within flood zone 1 all uses of land are permitted. Safe dry access from the proposed development is achievable. The development is on a predominately green field site where additional surface water runoff due to the construction of hard standings causes concern. No objection subject to conditions requiring detailed plans of proposed drainage systems and proposed maintenance of surface water systems.

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)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP15 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- SSP2 - Major Developed Sites (Warwick District Local Plan 1996 - 2011)
- SSP3 - Stoneleigh Park (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

PLANNING HISTORY

There is extensive history on the wider Stoneleigh Park site, having been originally approved in 1963.

KEY ISSUES

The Site and its Location

The application site comprises plots 39 and 44, which are located near the centre of the Park. 6th Street and 4th Street form the Western and Eastern boundaries of the site, Avenue G forms the Northern boundary and Avenue J forms the Southern boundary. Avenue H bisects the centre of the site. The Grand Ring lies immediately to the West, with modern two storey buildings on the blocks to the North and South. The site is flat and is it understood that it was previously occupied by two 1960s buildings which were demolished between 1995 and 2010, when the site was re-turfed. There are a number of trees near the boundary of the site.

The Park is located in an isolated position within the Green Belt, and is designated as a Major Developed Site within Policies SSP2 and SSP3 of the Warwick District Local Plan 1996-2011.

Details of the Development

It is proposed to erect a 3,450 sq.m B1(a) office building which will be used to rehouse an existing tenant at the Park. The building will be an offset H shape with a central glazed entrance on the Western side facing the Grand Ring and drop off point, and the Eastern side adjacent to the proposed parking area. 115 parking spaces including 6 disabled spaces are proposed along with 24 cycle spaces. A 1.5m deep swale is proposed on the Southern side of the building along with cycle and bin storage. The building will be two storeys with a flat roof and clad in stained timber cladding with projecting fins and block work.

Assessment

Impact on Green Belt and Major Developed Site

Under the Local Plan, Stoneleigh Park is a Major Developed Site within the Green Belt, where limited infilling may be considered appropriate under Policy SSP2, whilst Policy RAP6 permits new employment development on Major Developed Sites in accordance with Policy SSP2. The NPPF (paragraph 89) states that the construction of new buildings in the Green Belt is inappropriate except where it is limited infilling or the partial or complete redevelopment of previously developed sites (brown field land), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The proposal would constitute limited infilling within the existing Major Developed Site, which is also previously developed land. It is considered to constitute limited infilling, since the height of the building would not exceed the height of existing buildings, it would not lead to a major increase in the developed proportion of the site, and would not have a greater impact on the openness of the Green Belt or the purposes of including land within Green Belts. The site is located near the centre of the Park, where loss of existing openness will be less significant in terms of the wider landscape, and there would be no intrusion into existing open areas. The proposal is therefore considered to accord with Policies SSP2 and RAP6 and the NPPF.

Local Plan Policy SSP3 relates to Stoneleigh Park alone and goes further than that for the other Major Developed Sites by only permitting development where it consists of uses related to the promotion of agriculture and associated activities, equestrianism, and the well-being of the countryside and its inhabitants. There is no requirement under the NPPF for such restricted uses in relation to infilling sites in the Green Belt, and at paragraph 28 it requires Authorities to take a positive approach to sustainable economic development in rural areas and to promote a strong rural economy by supporting the growth and expansion of all types of business and enterprise in rural areas. The existing occupier who is to be rehoused in the building is already present on site (AHDB) and is related to agriculture, therefore it is not considered necessary to limit the permission to the specific uses recommended under Policy SSP3 in this instance.

The provision of a building in this location is intended to enhance the enclosure of the Grand Ring which will contribute towards a sense of place thereby adding interest to this part of the site. The scale of the building will reflect those surrounding it and the external appearance will contribute towards enhancing the quality of the environment. The use of large amounts of timber cladding will reflect the agricultural character of the setting and purpose of the Park. These

measures are considered to contribute towards achieving good layout and design in accordance with Policy DP1.

Impact on highways

The applicant submitted a Transport Assessment and Technical Note to support the application. The TA calculates that the proposed development would generate 602 two-way person trips (487 of which will be two-way vehicle trips). 78 two-way vehicle trips will be generated in the AM peak hour, with 68 two-way vehicle trips in the PM peak hour. The modelling exercises which have been submitted take into account all existing, consented and proposed development at Stoneleigh Park at the time of submission. These demonstrate that traffic flows at the main access will remain within the available capacity of the junction in 2016, regardless of whether the junction retains its current configuration or is upgraded to a roundabout. The modelling results for Gate 3 and the B4115/Birmingham Road/Stoneleigh Road junctions demonstrate that these junctions will continue to operate within their available capacity in 2016, again regardless of whether Gate 3 is opened to regular traffic. On this basis the applicant considers that the impacts of the development can be safely accommodated on the local highway network.

The Highway Authority raise no objection to the proposal after taking account of the Transport Assessment which supports some limited development coming forward on the Park in advance of the submission of the full master plan application. The proposal is therefore considered acceptable in highway terms and to comply with Policy DP7.

Impact on parking

The number of proposed parking spaces accords with the recommendations of the Vehicle Parking Standards SPD, and there is a slight over provision of cycle spaces which is acceptable and would comply with Policy DP8.

Sustainability of building

The Sustainability Statement submitted with the application explores the options for providing a 10% energy saving in accordance with Policies DP12 and DP13, whilst the building has been designed to take account of its orientation and minimise energy use and solar gain. The Statement proposes the installation of an air source heat pump in order to provide an 11% energy saving. A condition is recommended requiring full details of the chosen equipment and siting in order to secure a satisfactory specification and siting, and long term retention. The proposal would therefore comply with the requirements of Policies DP12, DP13 and the Sustainable Buildings SPD.

Impact on the natural environment

Existing trees are to be retained and the proposal would not therefore lead to a material loss of biodiversity given the low ecological value of the existing grassland. New tree planting is proposed throughout the car park, which is an opportunity for providing a net gain in biodiversity in accordance with paragraph 109 of the NPPF, therefore a condition is recommended in order to ensure suitable species are introduced. A grasscrete type surface is proposed to the car park which will reduce the impact of new hard standing on surface water flows and enable the area to be used for events, whilst a grass/dry swale to attenuate run off from the roof of the building will also provide an alternative habitat. Hard surfacing around the building will be permeable. These measures would accord with Policy DP3 and DP11.

CONCLUSION/SUMMARY OF DECISION

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, in the opinion of the District Planning Authority, the development does not prejudice the openness and rural character of this green belt area and is considered to comply with the policies listed.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 Samples of all external facing, roofing and paving materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the local planning authority before any construction works are commenced. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority. **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.
- 3 Before any development commences on site the following shall be submitted to and approved in writing by the local planning authority and any approved mitigation or protection measures shall be put into place prior to and remain in place during any construction work:
 - a] a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area etc) with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres.
 - b] a schedule of the trees surveyed as specified in paragraph 4.2.6 of British Standard BS5837 - 2012 Trees in Relation to Design, Demolition & Construction - Recommendations;
 - c] an arboricultural implications assessment, arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with Clause 7 of British Standard BS5837 - 2012 Trees in Relation to Design, Demolition & Construction) which shall also include any proposal for pruning or other preventative works.
- 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 office 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.

- 5 The development hereby permitted shall only be undertaken in strict accordance with drainage details, incorporating a Sustainable Drainage System (SUDS) and responding to the hydrological conditions (soil permeability, watercourses etc) within the application site, including a long term management and maintenance plan, which have been submitted to and approved in writing by the local planning authority. The approved systems shall thereafter be retained and shall be managed and maintained in strict accordance with the approved details unless alternative drainage methods have been approved in writing by the local planning authority. **REASON** : To ensure satisfactory provision is made for the disposal of storm water and to satisfy Policies DP9 and DP11 of the Warwick District Local Plan 1996-2011.

- 6 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, 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 this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications unless otherwise agreed in writing by the local planning authority. **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.
