

**To: The Deputy Leader and Members of the
Planning and Development Board
Councillors Simpson, Bell, T Clews, Deakin,
Dirveiks, Downes, Hayfield, D Humphreys,
Jarvis, Lebrun, Morson, Parsons, H Phillips,
Symonds, A Wright**

**For the information of other Members of the
Council**

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For general enquiries please contact Democratic Services on 01827 719221 or 719450 or via e-mail – democraticservices@northwarks.gov.uk

For enquiries about specific reports please contact the officer named in the reports

PLANNING AND DEVELOPMENT BOARD AGENDA

3 February 2020

The Planning and Development Board will meet in The Council Chamber, The Council House, South Street, Atherstone, Warwickshire, CV9 1DE on Monday 3 February 2020 at 6.30 pm.

AGENDA

- 1 **Evacuation Procedure.**
- 2 **Apologies for Absence / Members away on official Council business.**
- 3 **Disclosable Pecuniary and Non-Pecuniary Interests.**

ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)

- 4 **General Fund Fees and Charges 2020/2021** - Report of the Director of Corporate Services and the Chief Executive

Summary

The report covers the fees and charges for 2019/20 and the proposed fees and charges for 2020/21.

The Contact Officer for this report is Nigel Lane (719371).

- 5 **General Fund Revenue Estimates 2020/21** - Report of the Corporate Director - Resources

Summary

This report covers the revised budget for 2019/20 and an estimate of expenditure for 2020/21, together with forward commitments for 2021/22, 2022/23 and 2023/24.

The Contact Officer for this report is Nigel Lane (719371).

- 6 **Planning Applications** - Report of the Head of Development Control

Summary

Town and Country Planning Act 1990 – applications presented for determination.

The Contact Officer for this report is Jeff Brown (719310)

- 7 **Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April - December 2019** – Report of the Chief Executive

Summary

This report informs Members of the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April to December 2019.

The Contact Officer for this report is Robert Beggs (719238).

STEVE MAXEY
Chief Executive

Agenda Item No 4

Planning and Development Board

3 February 2020

Report of the Director of Corporate Services and the Chief Executive

General Fund Fees and Charges 2020/2021

1 Summary

- 1.1 The report covers the fees and charges for 2019/20 and the proposed fees and charges for 2020/21.

Recommendation to the Board

That the schedule of fees and charges for 2020/21, set out in the report be accepted.

2 Introduction

- 2.1 At its meeting held in September 2019, the Executive Board agreed the budget strategy for 2020/24, which included an allowance for price increases of 2%.

3 Fees and Charges proposed for 2020/21

- ... 3.1 Attached at Appendix A for the Board's consideration are details of present and proposed fees and charges for the financial year 2020/21. The amounts shown have already been included in the revenue estimates for 2020/21.
- 3.2 Prices for Street Naming and Numbering and Local Land Charges have generally been increased by 2% in line with the budget strategy. Some of the prices have been rounded to either the nearest £0.10 or £1.00.
- 3.3 Although Planning Control is under the control of this Board, the fees and charges have not been included in this report as they are set nationally by the Government.

4 Report Implications

4.1 Financial Implications

4.1.1 The pricing structure contained in this report is expected to generate additional income of £1,270.

4.1.2 This will contribute to the achievement of income targets, which are contained within the Corporate Director – Resources report on General Fund estimates 2020/21, presented elsewhere within the agenda for this meeting. A 1% change in income generated by Street Naming and Numbering and Local Land Charges would result in an increase or decrease in income of £640.

4.2 Risk Management Implications

4.2.1 Changes to fees and charges may impact on the level of demand. However, this has been considered in proposing the revised charges.

The Contact Officer for this report is Nigel Lane (719371).

Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date

NORTH WARWICKSHIRE BOROUGH COUNCIL
PLANNING AND DEVELOPMENT BOARD
FEES AND CHARGES FROM 1 APRIL 2020

	2019/2020 TOTAL CHARGE	2020/2021 TOTAL CHARGE	VAT RATING
LAND CHARGES			
Official Land Charges Register search (LLC1)	35.00	36.00	Outside Scope
Each additional parcel of land	3.00	3.00	"
Con29 R Search	109.00	111.00	Standard
Each additional parcel of land	10.00	10.00	"
Additional Question (CON29O / CON29 R) - first question	22.00	22.00	Standard
Each additional question	1.20	1.20	"
Common Land Enquiry (if submitted as part of search)	15.00	15.00	Standard
Personal searches by appointment	Free	Free	N/A

Registered Common Land and Town or Village Green (question 22) submitted in isolation should be sent to Warwickshire County Council

STREET NAMING & NUMBERING

Add a new property name	63.00	64.00	Outside Scope
Correct an address anomaly	32.00	33.00	"
New development (per plot up to 10 plots)	126.00	129.00	"
New development (per plot above 10 plots)	15.00	15.00	"
Rename/renumber	63.00	64.00	"
Name a new street	126.00	129.00	"
Amend development layout (per plot)	32.00	33.00	"
Commercial property (per unit)	32.00	33.00	"
Rename a street	Price upon request	Price upon request	
Building conversions per unit (minimum charge 2 units)	63.00	64.00	Outside Scope
Confirmation letters to solicitors/others	27.00	28.00	"

PLANNING AND ADVERTISEMENT APPLICATIONS

These charges are set by central government and are contained within the Town and Country Planning Regulations.

Details of current charges can be obtained from the Council's Development Control section :

Telephone	01827 715341
Fax	01827 719363
e-mail	planningcontrol@northwarks.gov.uk
Web site	www.northwarks.gov.uk

Agenda Item No 5

Planning and Development Board

3 February 2020

Report of the Corporate Director - Resources

General Fund Revenue Estimates 2020/21

1 Summary

- 1.1 This report covers the revised budget for 2019/20 and an estimate of expenditure for 2020/21, together with forward commitments for 2021/22, 2022/23 and 2023/24.

Recommendation to the Board

- a To accept the revised budget for 2019/20; and
- b To accept or otherwise vary the Estimates of Expenditure for 2020/21, as submitted, for them to be included in the budget to be brought before the meeting of the Executive Board on 10 February 2020.

2 Introduction

- 2.1 In consultation with other Directors, the Corporate Director – Resources has prepared an estimate of net expenditure for 2020/21 and this, together with a revised budget for 2019/20, appears in Appendices A and B. To provide a more complete picture of the spending pattern of the service, the actual figures for 2018/19 are shown.
- 2.2 At its meeting in September, the Executive Board agreed the budget strategy for 2020-2024, which required savings of £1.60 million over a four year period. This required budget savings of £800,000 in 2020/21 with additional savings of £550,000 in 2021/22 and £250,000 in 2022/23, a savings target was not included for 2023/24 at that time. Some limited growth was built into the strategy in specific areas.
- 2.3 Directors were asked to identify areas where savings could be made, either by a reduction in expenditure or through the generation of additional income.

2.4 A subjective analysis of the Board's requirement is shown below:

	Approved Budget 2019/20 £	Revised Budget 2019/20 £	Original Budget 2020/21 £
Employee Costs	518,340	518,340	535,590
Supplies and Services	147,970	142,510	148,300
Gross Expenditure	666,310	660,850	683,890
Income	(713,120)	(713,120)	(714,880)
Net Controllable Expenditure	(46,810)	(52,270)	(30,990)
Departmental Support	106,670	106,670	108,460
Central Support	182,610	182,610	170,790
Capital Charges	16,390	16,390	16,390
Net Expenditure	258,860	253,400	264,650

2.5 The Council values all of its assets using a five year rolling programme, and this can affect the level of capital charges that are made to services and can therefore significantly affect the net service cost. Although few assets are used for the services within this Board, changes in net service expenditure that are as a result of increases or decreases in capital charges are shown below net operating expenditure in the following pages.

3 **Comments on the 2019/20 Revised Budget**

3.1 The revised budget for 2019/20 is estimated to be £253,400; a decrease of £5,460 on the approved provision. The main reasons for variations are set out below:

3.2 **Planning Control** **(£5,410)**

3.2.1 The improvement is due to one-off savings relating to advertising, promotions and publicity costs.

3.3 **Local Land Charges** **£6,010**

3.3.1 Income from local land charges has reduced as a result of the lower number of requests from individuals and organisations, and mix of searches between full searches and Official Register searches.

3.4 **Street Naming and Numbering** **(£6,060)**

3.4.1 The improvement is due to receiving additional income from street naming and numbering applications due to some new estates being built by developers in the borough.

4 **Comments on the 2020/21 Estimates**

4.1 The 2020/21 estimates have been prepared, taking into account the following assumptions:

- A 2% pay award from 1 April 2020;
- An increase in income to reflect the increases included in the fees and charges report elsewhere on this agenda.

4.2 The estimated budget for 2020/21 is £264,650; an increase of £5,790 on the 2019/20 approved budget, and an increase of £11,250 on the revised 2019/20 budget. The main reasons for variations from the revised budget are set out below.

4.3 **Planning Control** **£29,150**

4.3.1 Employee costs have increased by £23,470 due to the pay award, staff increments and the restructure approved by Board in April 2019. Advertising, promotions and publicity costs have increased by £5,680 as the one-off savings mentioned earlier have been reinstated.

4.4 **Conservation and Built Heritage** **(£6,400)**

4.4.1 Employee costs have reduced to reflect the change in the grade of the Heritage and Conservation Officer as a result of the restructure.

4.5 **Departmental and Central Support Services** **(£10,030)**

4.5.1 Departmental costs have increased by £1,790 due to the pay award. Central Support costs have decreased by £11,820 to reflect a different Internal Audit work plan in 2020/21 and a reduction in allocations for printing and postage.

5 **Risks to Services**

5.1 The key risks to the budgetary position of the Council from services under the control of this Board are:

- The need to hold Public Inquiries into Planning Developments. Inquiries can cost the Council up to £50,000 each.
- A change in the level of planning applications received. A fall in applications would lead to a reduction in planning income, whilst an increase in applications would increase the pressure on staff to deal with applications in the required timescales
- The Government require all planning applications to be dealt with within 26 weeks. If this is not achieved, the costs of the application must be borne by the authority. Whilst the Planning team deal with almost 100% of current applications within this time, there is always the potential for this to slip, leading to a decline in the Planning income level.

- There are potential additional costs for the Council in carrying out its planning function. If the Council loses a planning appeal, an award of costs can be made against the Council (the appellant's costs for the appeal). If the Council consistently loses appeals it will become a designated authority, which means that prospective applicants can submit their applications directly to the planning directorate. This would mean the Council would lose the accompanying planning fee.

5.2 A risk analysis of the likelihood and impact of the risks identified above are included in Appendix C.

6 Future Year Forecasts

6.1 In order to assist with medium-term financial planning, Members are provided with budget forecasts for the three years following 2020/21. The table below provides a subjective summary for those services reporting to this Board:

	Forecast Budget 2021/22 £	Forecast Budget 2022/23 £	Forecast Budget 2023/24 £
Employee Costs	546,430	557,340	568,470
Supplies and Services	151,260	151,660	154,690
Gross Expenditure	697,690	709,000	723,160
Income	(715,180)	(715,480)	(715,790)
Net Controllable Expenditure	(17,490)	(6,480)	7,370
Departmental Support	110,060	111,280	112,920
Central Support	174,040	177,190	180,530
Capital Charges	16,390	16,390	16,390
Net Expenditure	283,000	298,380	317,210

6.2 The forecasts given above have used a number of assumptions, which include pay awards of 2% in 2021/22 to 2023/24, increases in contracts and general increases in supplies and services of 2% in 2021/22 and 2023/24. In total, net expenditure is expected to increase by 6.93% in 2021/22, 5.43% in 2022/23 and 6.31% in 2023/24. This is due to the assumption that planning income will not increase.

6.3 These forecasts are built up using current corporate and service plans. Where additional resources have already been approved, these are also included. However, these forecasts will be amended to reflect any amendments to the estimates, including decisions taken on any further corporate or service targets.

7 Report Implications

7.1 Financial Implications

7.1.1 As detailed in the body of the report.

7.2 Environment and Sustainability Implications

7.2.1 Continuing the budget strategy will allow the Council to manage its expected shortfall in resources without disruption of essential services.

7.3 Risk Management Implications

7.3.1 There are a number of risks associated with setting a budget, as assumptions are made on levels of inflation and demand for services. To minimise the risks, decisions on these have been taken using past experience and knowledge, informed by current forecasts and trends. However, the risk will be managed through the production of regular budgetary control reports, assessing the impact of any variances and the need for any further action.

The Contact Officer for this report is Nigel Lane (719371).

Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date

NORTH WARWICKSHIRE BOROUGH COUNCIL
 PLANNING AND DEVELOPMENT BOARD
 SUMMARY OF GENERAL FUND REVENUE ESTIMATES

Code	Description	Actual 2018/2019 £	Approved Budget 2019/2020 £	Revised Budget 2019/2020 £	Original Budget 2020/2021 £
4009	Planning Control	(134,268)	(106,990)	(112,400)	(83,250)
4010	Building Control	(9,773)	35,200	35,200	35,200
4012	Conservation and Built Heritage	21,357	48,500	48,500	42,100
4014	Local Land Charges	(17,423)	(24,430)	(18,420)	(19,600)
4018	Street Naming and Numbering	110	910	(5,150)	(5,440)
	Net Controllable Expenditure	(139,997)	(46,810)	(52,270)	(30,990)
	Departmental Support	91,199	106,670	106,670	108,460
	Central Support	165,985	182,610	182,610	170,790
	Capital Charges	3,890	16,390	16,390	16,390
	Planning and Development Board Total	121,077	258,860	253,400	264,650

4009 - PLANNING CONTROL

A statutory service which determines planning and listed building applications submitted to the Council and the enforcement of contraventions of the Planning Acts.

DESCRIPTION	ACTUALS	APPROVED BUDGET	REVISED BUDGET	ORIGINAL BUDGET
	2018/2019	2019/2020	2019/2020	2020/2021
Employee Expenditure	585,367	456,830	456,830	480,300
Supplies and Services	95,036	86,180	80,770	86,450
Earmarked Reserves	210,964	-	-	-
GROSS EXPENDITURE	891,367	543,010	537,600	566,750
GROSS INCOME	(1,025,635)	(650,000)	(650,000)	(650,000)
NET CONTROLLABLE EXPENDITURE	(134,268)	(106,990)	(112,400)	(83,250)
Departmental Support	71,747	76,110	76,110	79,910
Central Support	136,499	150,160	150,160	138,350
Capital Charge	3,890	13,090	13,090	13,090
NET EXPENDITURE	77,868	132,370	126,960	148,100

Contributes to corporate priorities :

- Protecting our countryside and heritage
- Promoting sustainable and vibrant communities
- Supporting employment and business

KEY PERFORMANCE INDICATORS

Number of Planning Applications	929	1000	888	900
Gross cost per application	£1,183.65	£769.28	£860.21	£872.23
Net (surplus)/cost per application	£83.82	£132.37	£142.97	£164.56
Caseload per officer	172	185	164	167

4010 - BUILDING CONTROL

A statutory service which ensures the health and safety of the occupants of buildings by achieving acceptable standards of building work through the enforcement of the Building Regulations. The Building Control service has been provided in Partnership with Nuneaton and Bedworth Borough Council up to March 2019, but is provided by the South Staffordshire Building Control Partnership from 2019/20.

DESCRIPTION	ACTUALS	APPROVED BUDGET	REVISED BUDGET	ORIGINAL BUDGET
	2018/2019	2019/2020	2019/2020	2020/2021
Employee Expenses	1,463	-	-	-
Supplies and Services	-	35,200	35,200	35,200
GROSS EXPENDITURE	1,463	35,200	35,200	35,200
GROSS INCOME	(11,236)	-	-	-
NET CONTROLLABLE EXPENDITURE	(9,773)	35,200	35,200	35,200
Departmental Support	1,560	1,650	1,650	1,680
Central Support Services	14,422	14,930	14,930	15,140
NET EXPENDITURE	6,209	51,780	51,780	52,020

Contributes to corporate priorities :

- Protecting our countryside and heritage

4012 - CONSERVATION AND BUILT HERITAGE

This service looks to maintain the historical built heritage within the Borough

DESCRIPTION	ACTUALS	APPROVED BUDGET	REVISED BUDGET	ORIGINAL BUDGET
	2018/2019	2019/2020	2019/2020	2020/2021
Employee Expenditure	21,357	48,450	48,450	42,050
Supplies and Services	-	50	50	50
NET CONTROLLABLE EXPENDITURE	21,357	48,500	48,500	42,100
Departmental Support	1,856	11,420	11,420	9,100
Central Support	4,293	5,440	5,440	5,330
NET EXPENDITURE	27,506	65,360	65,360	56,530

4014 - LOCAL LAND CHARGES

The Council is obliged to maintain a register relating to its area which includes any details of developments, road proposals, closing orders etc., which may affect properties and details of any charge (financial or otherwise) that is registered against each property. In addition the Council provides details on enquiries made by solicitors acting on behalf of prospective purchasers. The income received from search fees is based upon charges that the Council is free to set itself.

DESCRIPTION	ACTUALS	APPROVED BUDGET	REVISED BUDGET	ORIGINAL BUDGET
	2018/2019	2019/2020	2019/2020	2020/2021
Employee Expenditure	16,288	13,060	13,060	13,240
Supplies and Services	17,588	17,100	17,050	17,160
GROSS EXPENDITURE	33,876	30,160	30,110	30,400
GROSS INCOME	(51,299)	(54,590)	(48,530)	(50,000)
NET CONTROLLABLE EXPENDITURE	(17,423)	(24,430)	(18,420)	(19,600)
Departmental Support	8,656	9,560	9,560	9,760
Central Support	9,795	10,950	10,950	10,860
Capital Expenditure	-	3,300	3,300	3,300
NET EXPENDITURE	1,028	(620)	5,390	4,320

KEY PERFORMANCE INDICATORS

Number of Local Land Charge Searches	412	450	356	400
Gross cost per search	£127.01	£112.60	£142.19	£127.55
Net cost per search	£2.50	-£1.38	£15.14	£10.80

4018 - STREET NAMING & NUMBERING

This function covers naming and numbering of new and existing properties and streets, to ensure consistency and reliability of addressing, which then feeds into the Council's Land and Property Gazetteer.

DESCRIPTION	ACTUALS	APPROVED	REVISED	ORIGINAL
	2018/2019	BUDGET 2019/2020	BUDGET 2019/2020	BUDGET 2020/2021
Employee Expenditure	1,499	-	-	-
Supplies & Services	11,006	9,440	9,440	9,440
Earmarked Reserves	(1,936)	-	-	-
GROSS EXPENDITURE	10,569	9,440	9,440	9,440
GROSS INCOME	(10,459)	(8,530)	(14,590)	(14,880)
NET CONTROLLABLE EXPENDITURE	110	910	(5,150)	(5,440)
Departmental Support	7,380	7,930	7,930	8,010
Central Support	976	1,130	1,130	1,110
NET EXPENDITURE	8,466	9,970	3,910	3,680

Contributes to corporate priority :
- Creating safer communities

Appendix C

Risk Analysis

	Likelihood	Potential impact on Budget
Need for public enquiries into planning developments	Medium	Medium
Decline in planning applications leading to a reduction in Planning Income.	Low	Medium
Applications not dealt with within 26 weeks, resulting in full refund to applicant.	Low	Medium
Implications of losing planning appeals, resulting in appellant costs awarded against the Council or loss of Planning Income	Medium	Medium

**Report of the
Head of Development Control**

1 Subject

- 1.1 Town and Country Planning Act 1990 – applications presented for determination.

2 Purpose of Report

- 2.1 This report presents for the Board decision, a number of planning, listed building, advertisement, proposals, together with proposals for the works to, or the felling of trees covered by a Preservation Order and other miscellaneous items.
- 2.2 Minerals and Waste applications are determined by the County Council. Developments by Government Bodies and Statutory Undertakers are also determined by others. The recommendations in these cases are consultation responses to those bodies.
- 2.3 The proposals presented for decision are set out in the index at the front of the attached report.
- 2.4 Significant Applications are presented first, followed in succession by General Development Applications; the Council's own development proposals; and finally Minerals and Waste Disposal Applications. .

3 Implications

- 3.1 Should there be any implications in respect of:

Finance; Crime and Disorder; Sustainability; Human Rights Act; or other relevant legislation, associated with a particular application then that issue will be covered either in the body of the report, or if raised at the meeting, in discussion.

4 Site Visits

- 4.1 Members are encouraged to view sites in advance of the Board Meeting. Most can be seen from public land. They should however not enter private land. If they would like to see the plans whilst on site, then they should always contact the Case Officer who will accompany them. Formal site visits can only be agreed by the Board and reasons for the request for such a visit need to be given.
- 4.2 Members are reminded of the "Planning Protocol for Members and Officers dealing with Planning Matters", in respect of Site Visits, whether they see a site alone, or as part of a Board visit.

5 **Availability**

- 5.1 The report is made available to press and public at least five working days before the meeting is held in accordance with statutory requirements. It is also possible to view the papers on the Council's web site: www.northwarks.gov.uk.
- 5.2 The next meeting at which planning applications will be considered following this meeting, is due to be held on Monday, 2 March 2020 at 6.30pm in the Council Chamber at the Council House.

6 **Public Speaking**

- 6.1 Information relating to public speaking at Planning and Development Board meetings can be found at:
https://www.northwarks.gov.uk/info/20117/meetings_and_minutes/1275/speaking_and_questions_at_meetings/3.

Planning Applications – Index

Item No	Application No	Page No	Description	General / Significant
1	PAP/2019/0498	4	Polesworth High School, Dordon Road, Polesworth, Warwickshire, Demolition of five existing school buildings, erection of replacement teaching block, associated landscaping and provision of a Multi Use Games Area.	General
2	PAP/2019/0555 & PAP/2019/0556	21	Blyth Hall, Blythe Road, Shustoke, Change of use from dwellinghouse C3 to Guest House C1 and Listed Building Consent for alterations	General
3	PAP/2019/0561 PAP/2019/0562 PAP/2019/0563 MIA/2019/0037	41	Trinity Close and The Hatters at Church Road, Warton, B79 0JN Various proposals	General
4	PAP/2019/0570	93	5, Roman Way, Dordon, Erection of two storey side extension	General
5	PAP/2019/0701	103	Land Adjacent to Coleshill Manor, Off South Drive, Coleshill, The erection and operation of a landmark structure, with associated visitor centre and public open space (D2), together with ancillary essential development including dedicated car parking, landscaping, access road and services provisions (mixed use including D1, A1, A3, A4 and B1 facilities) to operate as a national memorial and to create a significant public art architectural feature	General

General Development Applications

(1) Application No: PAP/2019/0498

Polesworth High School, Dordon Road, Polesworth, Warwickshire, B78 1QT

Demolition of five existing school buildings, erection of replacement teaching block, associated landscaping and provision of a Multi Use Games Area, for

G F Tomlinson Building Ltd

Introduction

The application is reported to the Board as the recommendation is contrary to the consultation response of Sport England thus resulting in the referral of the case to the Secretary of State should it be agreed, under the 2009 Direction.

The Site

The School is located on the west side of Dordon Road with a frontage to that road and also set back behind it. In total the site amounts to just over 12 hectares in area, most of which is playing fields extending well to the south.

The existing range of school buildings is concentrated at the northern end of the site with a frontage to the Dordon Road. These comprise a mix of single, two and three storey heights with a wide range of building dates and thus appearances – ranging from the Victorian ones along that frontage through to the mid-20th century with the most recent dating from 2011.

The overall site is illustrated at Appendix A.

The Proposals

The proposals brought to the Board in this report are amendments to those originally submitted. However the overall proposal is still to demolish five of the existing buildings and to replace them with one new purpose built classroom block in the same location as originally proposed.

The five to be demolished are at three different locations on site and have all been audited by the DfE and shown to be in such a poor physical condition that there is no case for repair or refurbishment. They are also not appropriate for modern day education accommodation being of temporary construction. The proposal is thus part of the DfE's Schools Investment programme to address urgent requirements. The new block would be a three storey building located at the far western end of the campus next to a similar building – the one dating from 2011 referred to above. It would house areas specifically for the teaching of science together with design and technology. It would be constructed in red brickwork with grey render and green coloured panels. The areas arising from the demolitions will now all be used for extra parking and as amenity space.

The original submission included the re-use of one of the sites where buildings are to be demolished as a small flood lit Multi Use Games Area (MUGA) to be used both during and after school hours. This has been removed from the latest plans. It is now proposed to enhance the existing larger MUGA in the north-west of the campus. This presently is

marked out for tennis and netball courts. The enhancements include providing a new porous macadam surface; replacing the existing fencing with a new three metre high weld mesh perimeter fence, adding flood lighting and entering into a community use agreement for the facility.

The gross internal floor area to be demolished is 2056 square metres and the new block would be 2475 (but with a footprint of 825 square metres).

There would be no increase in pupil or staff numbers.

The location of the buildings to be demolished is at Appendix B. The location of the new building is at Appendix C. Its appearance is at Appendix D. The enhancements to the existing MUGA are at Appendix E.

The application is accompanied by a number of supporting documents.

A Ground Conditions report recommends that conventional foundations would be appropriate but that they should incorporate measures to reduce gas emissions into the building.

The Arboricultural report indicates the removal of a small number of trees as a consequence of the demolitions, but with new planting in the vicinity of the new building.

An Ecology report recommends good practice in respect of mitigation measures to protect retained features and that survey work did not reveal the presence of bats.

The Flood Risk Assessment concludes that the surface water is not considered to be a significant flood risk here and that foul water discharge is unlikely to be any greater than at present. Sustainable drainage systems can be employed to drain the site.

The Planning Statement together with its Addendum covering the amendment draws the submission together in a full planning policy context.

Consultations

Warwickshire County Council as Lead Local Flood Authority – It has submitted a “holding objection” because it requires more detail.

Warwickshire County Council as Highway Authority – It had concerns about the potential for increased traffic generation, but following confirmation that the development would not increase staff or pupil numbers, there is no objection subject to conditions.

Environmental Health Officer – No objection subject to standard conditions.

Sport England – It objected to the original proposal on the grounds that there would be a loss of part of an existing playing field particularly in reducing the opportunity to upgrade that pitch with new drainage measures; reducing the ability to rotate and re-position it together with other existing pitches and because the proposed MUGA by way of mitigation for the loss of playing field was not seen as appropriate due to its size which would limit the range of possible activities. It still retains its objection as a consequence of the amended proposal. This is because the location of the new classroom remains unchanged. However it does recognise the opportunity provided for extended community use of the enhanced MUGA and that provision is far more in line

with local needs than the original proposal. As such it has indicated that if the Council considers that the overall benefits of the proposal outweigh the objection, it would support a condition requiring community use of the new enhanced MUGA.

Director of Leisure and Community Development – There was an objection too to the original proposals as the small MUGA would not meet recognised community needs. The amended proposal however is welcomed as it would allow an opportunity to use the enhanced area for recognised needs and extended opportunities for community use of the facility is an added benefit. This amended proposal is supported.

Representations

Polesworth Parish Council – It objects as it says that two of the buildings to be demolished are presently are used for community use and no alternative accommodation has been offered.

Five objections were received at the time of the original submission, with three of these directed at the new multi-use games area (MUGA) proposed on the site of one of the buildings to be demolished. These were amenity concerns because of the potential for adverse noise and light pollution immediately at the rear of existing rear gardens backing onto that part of the site. The distance of the new pitch from rear elevations would have been around 30 metres at its closest. A further objection repeats the matter raised by the Parish Council and the fifth objection was concerned that there was no additional car parking proposed. Following the removal of the new MUGA from the application and the alternative of enhancement to an existing playing field, there have been no objections received. However there is concern about the introduction of car parking in lieu of the original MUGA because of potential disturbance.

So representations received relevant to the plans to be determined relate to:

- The loss of community use of the buildings to be demolished
- The disturbance arising from a new car park and
- the lack of any additional car parking on site

Development Plan

The North Warwickshire Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW10 (Development Considerations), NW12 (Quality of Development) and NW19 (Polesworth and Dordon)
Saved Policies of the North Warwickshire Local Plan 2006 – ENV12 (Urban Design) and ENV13 (Building Design)

Other Material Planning Considerations

The National Planning Policy Framework

Playing Fields Policy and Guidance – Sport England 2018

The Submitted Local Plan 2018 – LP1 (Sustainable Development); LP2 (Settlement Hierarchy), LP5 (Meaningful Gap), LP31 (Development Considerations) and LP32 (Built Form)

Observations

a) Introduction

There is no objection in principle to the general approach taken here in order to replace inappropriate and inadequate education accommodation with a better equipped and more sustainable building. There are however two significant issues which will impact on the final outcome of this report. The first relates to the actual site of the new building as it is outside of Dordon's settlement boundary and thus in the Meaningful Gap as described in the Core Strategy and the emerging Local Plan. The second is to consider the objection from Sport England.

b) The Meaningful Gap

Policy NW2 of the Core Strategy states that new development will be permitted within or adjacent to the development boundary of Polesworth with Dordon. This is the case here with the site of the new building being adjacent to that boundary – see Appendix B. However this means that the site is inside the Meaningful Gap. Members will be aware that Policy NW19 of the Core Strategy draws attention for the need to retain the separate identities of Polesworth and Dordon by retaining a meaningful gap between them and the edge of Tamworth to the west. As defined by Policy NW2 the site of the new building is outside of the settlement boundary of Dordon and thus in that Gap. The boundary runs at the rear of the range of buildings on the school site, but the recent 2011 building referred to above, is outside of that boundary and is thus already in the Gap - see Appendix B. The Submitted Regulation 19 Local Plan set out to define this Gap more explicitly and Policy LP5 does so. The new building remains in the Gap under that policy.

Full weight should not be given to Policy LP5 as the extent of the Gap was the subject of representations at the recent Examination in Public and there are no Modifications published at this time. However it is clear that the site is located between Polesworth and Tamworth and thus the impact of Policy NW19 carries full weight as it is in the adopted Development Plan. This Policy asks for the separate identities of Polesworth, Dordon and Tamworth to be respected. The proposal therefore has to be assessed against that criterion alone.

It is not considered that this criterion is materially affected for the following three reasons.

Firstly, there is already built school development outside of the boundary in the immediate vicinity of the application building. Certainly this would extend that development but it would run parallel with the boundary and visually and spatially it would be read as part of the school's existing campus. It is not a new isolated structure. It could be seen as an extension to existing buildings.

Secondly, the criterion is explicit in its reference to the identity of the named settlements. It is not a blanket refusal for all new development. The conclusion from above strongly points to the building works not changing the identity of any of the named settlements. It can be absorbed visually and spatially within the current identity of Polesworth and Dordon and certainly doesn't impact on Tamworth.

Thirdly, a range of alternative locations does not exist. The sites vacated by the temporary buildings are themselves of insufficient size to accommodate replacement education space expected at the present time. Providing an additional classroom on each site is also inefficient and will require time to transfer staff and pupils. Moreover any construction work on two or three sites within the main campus would have health and safety as well as logistical issues. Different locations for a new block were also explored – one much further to the north and having two smaller buildings – one on the present site and one to the north. These were rejected because of significant ground level changes to the north; greater impact on the meaningful gap criterion, achieving access for construction and logistical issues of retaining a working school with after-hours community use. Given all of these matters, it is agreed with the applicant that in this case, the proposal does represent the most reasonable solution.

It is in all of these circumstances therefore, that it is not considered that there is a breach of policy NW19.

c) Sport England

The objection here stems from the loss of playing field space. It is not actually part of a pitch but it is still classed as “playing field” by Sport England. Members can see from the plans that this is a small area and it essentially acts as a “buffer” area around the closest pitch. However it still is a “loss”. Its loss also as referred to above, may restrict opportunities to reposition and upgrade the larger area covered by all the playing fields in overall terms. The original proposal included a new small MUGA by way of compensation as is required by the NPPF. However this too drew an objection from Sport England as it was seen as being too small to cater for a range of sporting activities, including those which the Council’s own Playing Pitch Strategy identifies as being deficient in Polesworth and Dordon. It was not therefore an “appropriate” replacement.

In order to overcome these concerns, the School reviewed the proposed inclusion of the MUGA and now instead, proposes enhancements to an existing MUGA to the north of the site. These were described above and would enable the introduction of community use for a wider range of sporting activity – particularly to meet an identified deficiency in the Council’s Playing Pitch Strategy – namely an Under 11 football facility. Sport England as seen from above, still maintains its objection in principle, but suggests that if the Council consider that the benefits of the overall proposal are of such weight so as to support that proposal, then a condition ensuring community use would be the way forward. This approach is welcomed by appropriate officers of the Council. This position will therefore need to be addressed when the Board assesses the final planning balance.

d) Other Matters

It can be seen from the consultation section above that provided the Lead Local Flood Authority is satisfied there are no technical objections to the revised scheme subject to standard planning conditions. In respect of the Highway Authority’s concerns then there would be no increased traffic generated during school hours. However if there is support for the community use of the enhanced MUGA then there would be. However this would be outside of normal school and peak hour traffic flows. It is not considered that this would not have an adverse impact.

As can be seen there were objections received from local residents whose properties backed onto the site of the originally proposed new MUGA. That issue has now been removed. There have been no objections received from other residents in Birchmoor Road who would be close to the site of the new proposed enhancements. The distance between those enhancements and the rear elevations of property in Birchmoor Road is around 80 metres. However the use of the former MUGA as a car parking area could cause some disturbance and thus if the overall proposal is to be supported than conditions can be attached so as require no site lighting and that boundary treatments are agreed prior to use. With this in mind, on balance it is considered that the additional parking would be a benefit to both school and community use.

The other issue was that the loss of the buildings would also result in their loss to the community. They are actively used after school hours. The applicant has responded by confirming that the School would “honour” the continued use of its site for these activities, but clearly in alternative accommodation. This is very welcome and can be resolved through planning condition.

e) The Planning Balance

The Board has to assess the balance between all of these issues. It can be seen above that there is little in the way of adverse demonstrable harm arising from the proposals as a consequence of highway, drainage, arboricultural, environmental or residential amenity impacts. The use of planning conditions can assist here. There to, is no identified material harm to the overriding spatial planning policy here – that of NW19 of the Core Strategy. There are also sporting/community benefits through the upgrading of the existing MUGA for both the school and for the wider community that accord with the Council’s Playing Pitch Strategy as is fully supported by the Council’s Director of Leisure. Against these matters is the genuine objection of Sport England that whilst recognising the benefits above, the proposed location of the new building prejudices the future re-organisation of the existing playing fields as a whole for wider school and community use, as well as physically reducing open space around the perimeter of one playing area.

The Board is asked to refer back to the original reason for this application – namely the immediate need to replace “unfit” classroom space. That has been recognised by the DfE and the works now proposed are included within a funding regime. The alternative would be to replace the temporary classrooms with new temporary buildings. The Board has always sought permanent solutions where-ever possible and in this case it is considered that the education requirement and the accompanying community benefit outweigh the harm identified by Sport England. This is because there would be an additional community benefit arising here which meets the Council’s objectives; the timing of any re-organisation of the existing playing field provision is unknown and un-costed and those improvements would need to be accompanied by similar unknown works to the standard of the ancillary accommodation – for both pupils and for the community as a whole - and the actual loss of playing field area and space is small, with Sport England not saying that it would prevent or restrict use of the nearest pitch. If the Board agrees, then as indicated in the introduction, the case would have to be referred to the Secretary of State as a “playing field development” under the 2009 Direction to see if he wishes to call-in the application for his own determination. The Board can refuse planning permission without the need for referral.

Recommendation

That subject to there being no objection from the Lead Local Flood Authority that cannot be overcome by conditions, the Council is minded to support the application subject to the conditions set out below and that as a consequence, the case is referred to the Secretary of State under the 2009 Direction, to see if he wishes to call the application in for his own determination. If this is not the case then planning permission be granted subject to the conditions.

Standard Conditions

1. Standard Three year Condition
2. Standard Plan numbers condition – TPS/BBA/00/XX/DR/A/1001/PO3; 1003/P02, TPS/DHL/ZO/Z0/DR/L/0101/PO4, 0009/PO3, 0008/PO3, 0007/PO6, 0001/PO5, 0104/PO3, TPS/BBA/00/ZZ/DR/A/3001/PO3, TPS/BSP/ZZ/ZZ/DR/C/0260/PO3, 0240/PO4.

Defining Conditions

3. Within twelve months of the Local Planning Authority's written approval of the satisfactory completion of the enhancements to the Multi Use Games Area hereby approved, the enhanced Area shall be made available for after school hours community use as set out within an Agreement that shall be first agreed in writing by the Local Planning Authority. That Agreement shall describe the facilities to be so used; hours of use, access by non-educational users, management responsibilities and a mechanism for review. The terms of that Agreement shall be adhered to at all times.

REASON

In order to enhance community use of the new facility in line with the Local Planning Authority's Recreation and Community facility objectives.

4. Community uses and activities presently using the buildings to be demolished shall continue on the school campus under the terms set out in condition (13) below

REASON

In order to retain community uses and benefits on site.

Pre-Commencement Conditions

5. No development shall commence on site until a Construction Management Plan has first been submitted to and approved in writing by the Local Planning Authority. This plan shall include details of:
 - a) Details of the phasing of the whole development including demolitions and any temporary access provisions/arrangements

- b) Details of the routing of construction traffic including escorts for abnormal loads and the management of junctions to and crossings of the public highway
- c) Hours of Construction Work
- d) Hours of delivery of goods and materials
- e) Details of the location of on-site compounds including provision for the turning of HG vehicles and parking arrangements
- f) Wheel washing measures
- g) Measures to control the emission of dust
- h) Noise control measures
- i) Site lighting details
- j) Details of the contact for any local concerns with construction activities on the site

The development shall only proceed in accordance with the approved Plan which shall be adhered to at all times.

REASON

In the interests of highway safety and the residential amenity of neighbouring occupiers.

6. No development shall commence on site until a preliminary assessment for contaminated land has been undertaken and this has been submitted to the Local Planning Authority. If this identifies potential contamination, a further detailed investigation shall be carried out and details of remediation measures shall be proposed. The development shall only proceed following the written approval of the Local Planning Authority.

REASON

In the interests of reducing the risk of pollution.

7. In the event that contamination is found whilst carrying out development that was not previously identified under condition (4) it must be reported in writing to the Local Planning Authority immediately. An investigation and risk assessment shall also be undertaken and where remediation is necessary, a remediation strategy must be prepared and development may then only proceed in accordance with the approved strategy.

REASON

In the interests of reducing the risk of pollution

8. No development shall commence on site until a detailed surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented only in accordance with the approved measures.

REASON

In the interests of reducing the risk of flooding.

9. No development shall commence on site until full details of all of the facing materials to be used in the construction of the new building have first been approved in writing by the Local Planning Authority. Only the approved materials shall then be used on site.

REASON

In the interests of the visual amenities of the area.

10. No development shall commence on site until full details of all the new landscaping to be provided on site have first been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall then be carried out on site.

REASON

In the interests of the visual amenities of the area.

11. No development shall commence on site until such time as full specifications of the treatments to be implemented on the areas of the buildings hereby approved for demolition, have first been agreed in writing by the Local Planning Authority. These shall include details of surfacing materials and boundary treatments. For the avoidance of doubt there shall be no lighting installed in or on these areas.

Only the approved specifications shall then be implemented on site.

REASON

In the interests of the visual amenities of the area.

12. No development shall commence on the enhancements to the Multi Use Games Area hereby approved, until such time as full details of the lighting to be installed together with an assessment of its impact on the residential amenity of neighbouring occupiers, have first been submitted to and approved in writing by the Local Planning Authority. The use of the Area shall only commence after the installation of the approved details.

REASON

In the interests of the residential amenity of neighbouring occupiers.

13. No development shall commence on site until such time as full details of the alternative accommodation to be provided on the existing school campus, for the non-school community uses and activities that currently use the buildings to be demolished, have first been submitted to and approved in writing by the Local Planning Authority. Those details shall include the dates on which such alternative accommodation is available for such use.

REASON

In the interests of maintaining full community use of the buildings to be demolished both during and after demolition.

14. No development shall commence on site until a Green Travel Plan to promote sustainable transport choices to the site has first been submitted to and approved in writing by the Local Planning Authority. The measures shall include the setting of targets for the proportion of employees travelling to and from the site by foot, cycle, public transport, shared vehicles and other modes of transport; the method of monitoring and review of these targets and the identification of a person who has responsibility for the plan and its monitoring. The approved Plan shall be adhered to at all times and will come into effect upon occupation of the school block hereby approved.

REASON

In the interests of promoting sustainable transport.

Pre-Occupation Conditions

15. Where remediation works have been carried out in pursuance of conditions (6) and (7) a post remediation verification report shall be submitted in writing to the Local Planning Authority. There shall be no occupation of the building hereby approved for education purposes until such time as the written approval of that Verification Report has been made by the Local Planning Authority

REASON

In the interests of reducing the risk of pollution.

16. There shall be no occupation of the building hereby approved for education purposes until a detailed maintenance plan, which has first been agreed in writing by the Local Planning Authority, has been put in place to show how the surface water systems approved under condition (8) are to be maintained and managed in perpetuity.

REASON

In the interests of reducing the risk of flooding.

17. There shall be no occupation of the building hereby approved for education purposes until such time as the enhancements to the existing multi use games area hereby approved, have been fully completed to the written satisfaction of the Local Planning Authority.

REASON

In order to ensure timely delivery of the multi-use games area in recognition of its importance to the grant of this planning permission.

BACKGROUND PAPERS

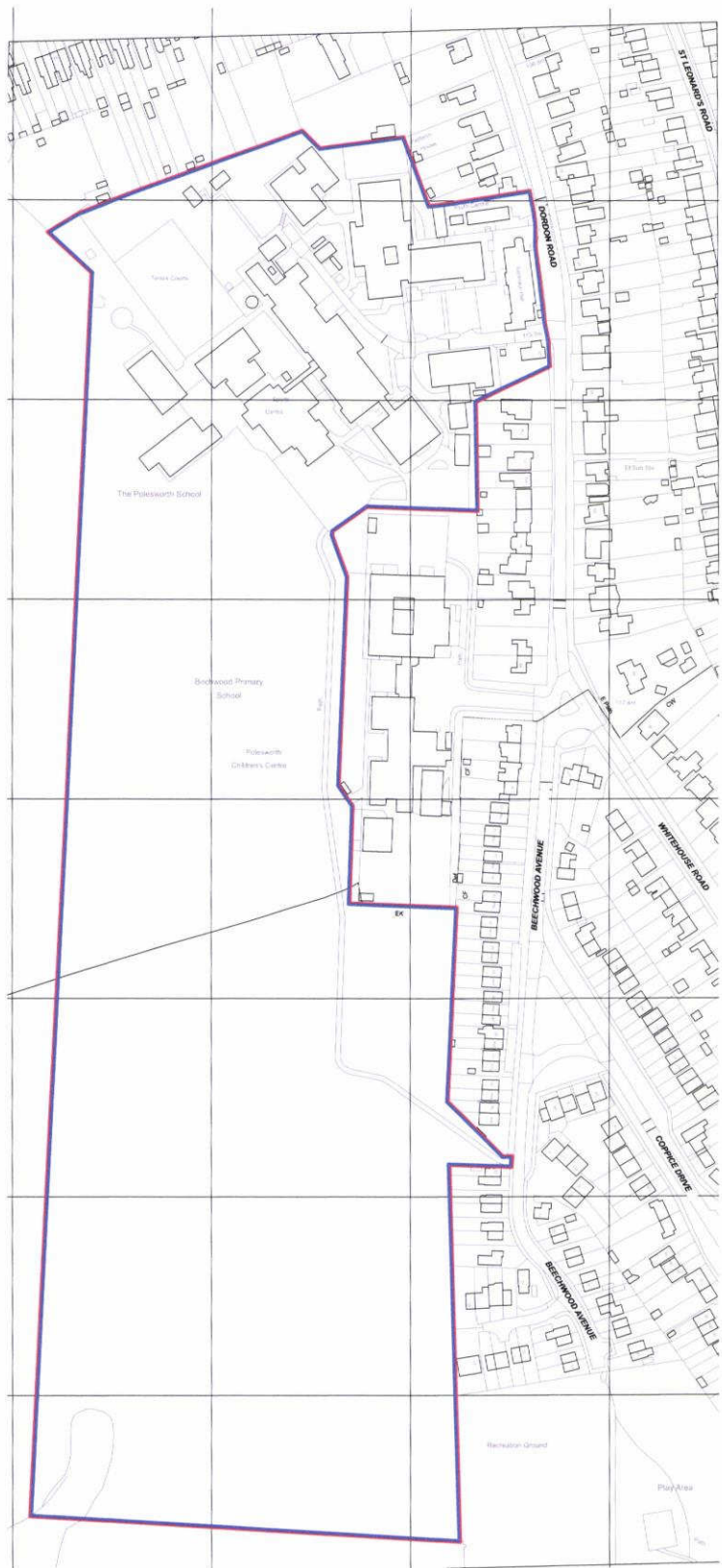
Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2019/0498

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	30/8/19
2	Resident	Objection	11/9/19
3	Resident	Objection	12/9/19
4	Resident	Objection	21/9/19
5	Resident	Objection	26/9/19
6	Resident	Objection	2/10/19
7	Resident	Objection	7/10/19
8	Polesworth Parish Council	Objection	14/10/19
9	Resident	Representation	23/10/19
10	Sport England	Consultation	30/9/19
11	WCC Flooding	Consultation	22/10/19
12	Environmental Health Officer	Consultation	21/10/19
13	WCC Highways	Objection	24/10/19
14	Applicant	E-mail	19/12/19
15	Sport England	Consultation	15/1/20
16	WCC Highways	Consultation	15/1/20
17	Environmental Health Officer	Consultation	15/1/20
18	WCC Flooding	Consultation	14/1/20
19	NWBC Director L and Cd	Consultation	21/1/20

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.



— RED LINE BOUNDARY
 — BLUE LINE BOUNDARY



RECEIVED
 30/08/2019
 PLANNING & DEVELOPMENT
 DIVISION

P03 PLANNING SUBMISSION	JS	AMC	23.08.19	
P02 Boundaries updated	JR	JR	12.08.19	
P01 First Issue	JR	JR	17.06.19	
rev	description	drawn	checked	date

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 e polesworth@bondbryan.co.uk

The Polesworth School
Polesworth
Bramcote Building

GF Tomlinson

SITE LOCATION PLAN

Site project ref	(04/16)	original paper size
19030	1:3, 1:1000	A1

name	project	signature	volume	level	type	file	number
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TPS - BBA - 00 - XX - DR - A - 1001

status suitability description
S2 SUITABLE FOR INFORMATION

revision description
P03 PRELIMINARY

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Appendix B

PAP/2019/008

- KEY
- EXISTING BUILDINGS TO BE RETAINED
 - EXISTING BUILDINGS TO BE DEMOLISHED
 - RED LINE BOUNDARY
 - BLUE LINE BOUNDARY



PLANNING PERMISSION
 2019/008/19
 2019/008/19
 PLANNING'S DEVELOPMENT
 SYSTEMS



PD PLANNING PERMISSION 2019/008/19
 PD PLANNING PERMISSION 2019/008/19
 PD PLANNING PERMISSION 2019/008/19

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The Polesworth School
 Polesworth
 Bramcote Building

GF Tomlinson

SITE DEMOLITION PLAN

DATE OF PLAN 10/06/2019
 SCALE 1:500 1:1
 DRAWN BY GJ

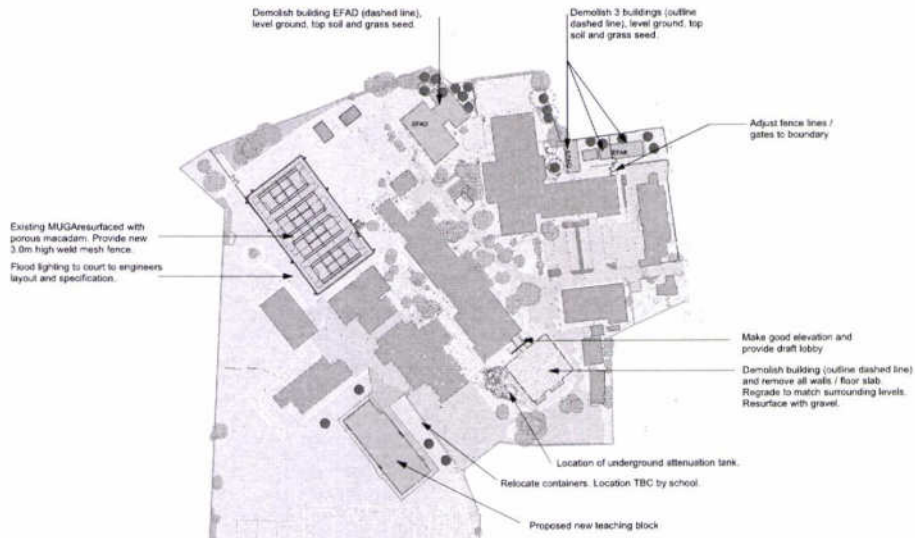
TPS BBA 00 - XX DR A 1003

S2 DATEABLE FOR INFORMATION

P02 PRELIMINARY

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APPENDIX C



- Proposed tree planting.
- Existing tree planting retained.
- Existing trees to be removed.



PK4 084219 Location of attenuation tank noted.
 PCS 020216 Revised proposals for MUGA provision.
 Rev | Desc | Date

DHLA		Data Management & Information Systems Ltd 100, The Quadrant, London, SE1 1NF Tel: 0207 242 1000 www.dhla.com
Client:	G F Tomlinson	
Project:	The Polesworth School	
Dwg. Title:	Site Masterplan	
Dwg. No.:	TPS-DHL-Z0-Z0-DR-L-0101	
Rev:	PD4 Issue S2	Date: December 19 Scale: 1:1000 @ A1

APPENDIX D



Drawn:01 North Elevation 1:100

- MATERIAL KEY**
- RED BRICK TO MATCH EXISTING
 - THROUGH COLOUR RENDER
 - ALUMINIUM CLADDING PANEL TO MATCH EXISTING
 - ALUMINIUM CLADDING PANEL TO MATCH EXISTING
 - CLADDING SPACING PANEL WITH ALUMINIUM FINISH TO MATCH EXISTING
 - PVC CLADDING WINDOW WITH ALUMINIUM FINISH TO MATCH EXISTING
 - PVC CLADDING WINDOW WITH ALUMINIUM FINISH TO MATCH EXISTING



Drawn:02 South Elevation 1:100

P10 PLANNING SUBMISSION	20	23.08.19
P10 FT SUBMISSION	20	24.08.19
P10 T10 SUB	20	17.08.19
Rev	Description	Drawn

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The Polesworth School
 Polesworth
 Bramcote Building
 GF Tomlinson

GA ELEVATIONS SHEET 1

Scale	1:100	Drawn	GF Tomlinson
Author	GF Tomlinson	Check	GF Tomlinson
Project	TPS BEA 00 ZZ DR A 3001	Date	19.08.19

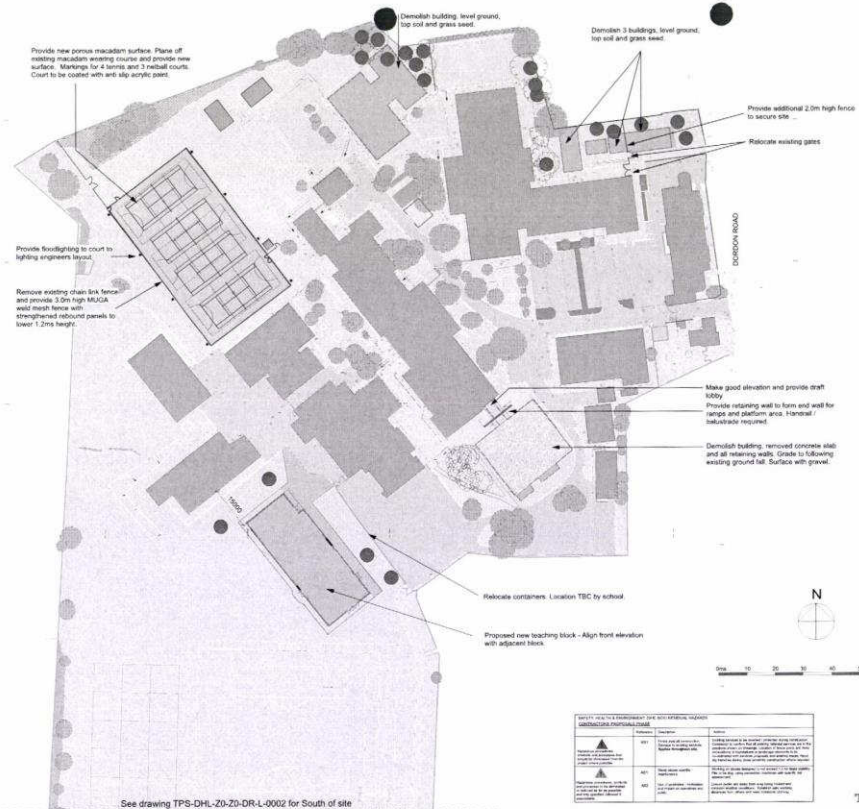
S4
 SUITABLE FOR STAGE APPROVAL

P03
 PRELIMINARY

The Designer is not responsible for any third party's interpretation of the information provided in this document. The Designer shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of the information provided in this document. The Designer shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of the information provided in this document.

APPENDIX E

For use only. Other measurements and/or to be obtained by the contractor. All dimensions given are approximate. Dimensions shown are not to scale. The contractor shall be responsible for all aspects of site safety, security and access to the site.



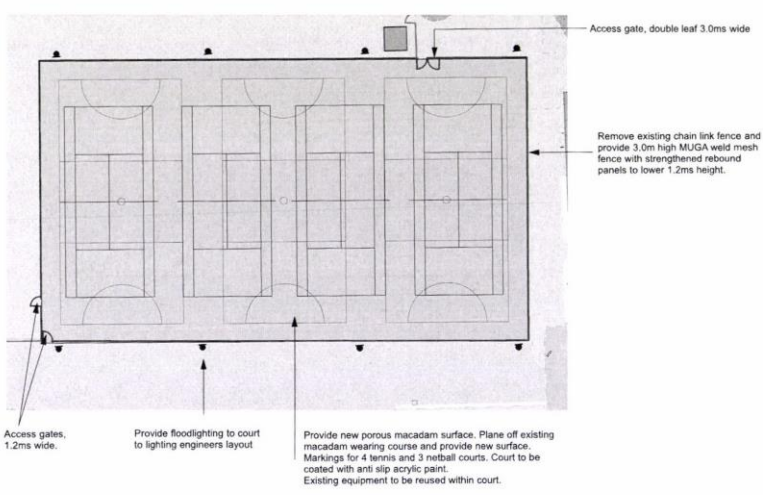
- SURFACES:** See specification 010 and 026, and engineers drawings and specifications for macadam surfacing.
- Proposed Macadam footway to engineers specification
 - Proposed Macadam footway to allow occasional fire access to engineers specification
 - Proposed Macadam porous sports surface to MUGA.
 - Existing Macadam surface retained

- FENCES:** See drawing TPS-DHL-Z0-Z0-DR-L-0198 'Fences General arrangement' and specification Q40
- Existing fences retained
 - 3.0m high weld mesh sports court fence with rebound mesh panel to lower 1.2m. Q17C & 172
 - Existing steel Palisade gates relocated
 - Proposed 2.0m weld mesh fence, Q40143 & 147

- PLANTING:** See drawing TPS-DHL-Z0-Z0-DR-L-0109 'Planting Plan' and specification 021:
- Proposed tree planting: 4. Size 14-16cm girth, 3.5-4.5m height, rootball. Twin staked
 - Existing tree planting retained
 - Existing trees to be removed
 - Existing grass areas retained
 - Proposed grass

NO.	REVISION	DATE	BY	DESCRIPTION
1	Issue for approval	15/12/19	DL	Issue for approval
2	Issue for construction	15/12/19	DL	Issue for construction

P05 031219 Revised proposals for MUGA provision. Omit new court - retain existing court.
 P05 031219 Revised proposals for MUGA provision.
 P05 101010 Draft construction program.
DHLA
 Daily Henderson Landscape Architects Ltd
 85 Millbank Street
 Sheffield S10 2DZ
 Tel: 0114 2761564
 info@dahlalandscape.co.uk
 www.dahlalandscape.co.uk
 Client: G F Tomlinson
 Project: The Polesworth School
 Dept. title: Landscape General Arrangement (North)
 Drawing: TPS-DHL-Z0-Z0-DR-L-0001
 Rev: P05 Issue: S2 Date: December 19 Scale: 1:500 @ A1
TOMLINSON
 Est. 1992



Anti slip acrylic coating to be applied. Colours to be similar to existing.



Ball court fencing, weld mesh 3.0m high with lower 1.2m having strengthened rebound mesh panels. Colour green.

SCOPE OF WORKS TO EXISTING MUGA COURT.
 Plane off existing macadam wearing course and provide new porous macadam surface.
 Apply anti slip acrylic coating - colours to be similar to existing.
 Size of court and the finished levels to the court will remain as existing.
 Provide new weld mesh sports court fencing 3m high. Green colour.
 Provide floodlighting to engineers layout and specification.

P03 031219 Revised proposals for MUGA provision. Omit new court - retain existing court.
 P03 031219 Revised proposals for MUGA provision.
DHLA
 Daily Henderson Landscape Architects Ltd
 85 Millbank Street
 Sheffield S10 2DZ
 Tel: 0114 2761564
 info@dahlalandscape.co.uk
 www.dahlalandscape.co.uk
 Client: G F Tomlinson
 Project: The Polesworth School
 Dept. title: MUGA works
 Drawing: TPS-DHL-Z0-Z0-DR-L-0104
 Rev: P03 Issue: S2 Date: December 19 Scale: 1:250 @ A2

(2) Application No's: PAP/2019/0555 and 0556

Blyth Hall, Blythe Road, Shustoke, B46 2AF

Change of use from dwellinghouse C3 to Guest House C1 and Listed Building Consent for alterations for

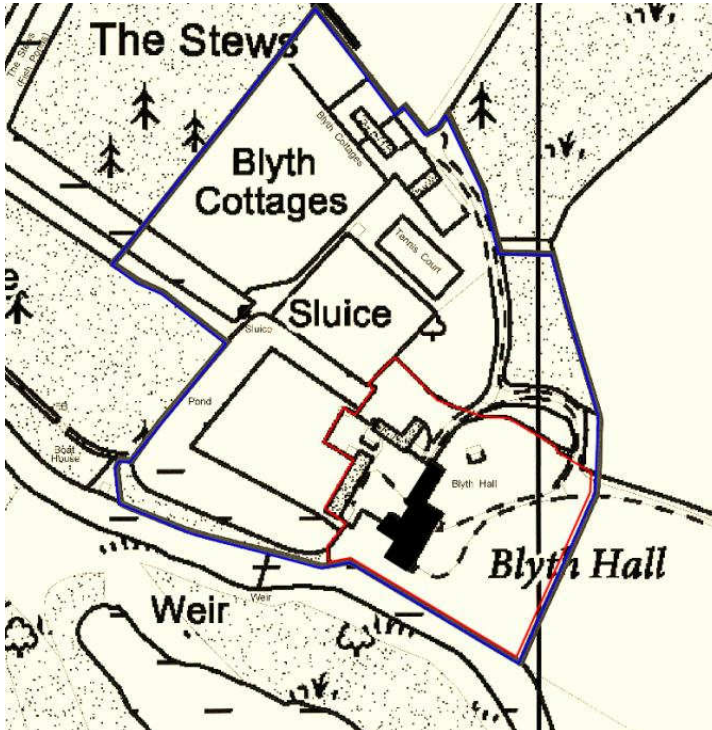
Mr Philip Blackman - Merevale and Blyth Estates

Introduction

The application is reported to Planning and Development Board at the discretion of the Head of Development Control given the heritage significance of the site.

The Site

Blyth Hall is a Grade I Listed Building located in the Parish of Shustoke in North Warwickshire. It is a large country house set within the Green Belt and accessed by Blythe Road via a long private driveway. The site is set wholly within a rural context and comprises the main Hall and associated outbuildings which are all located within the Grade I Listed status of the Hall. The site lies within the Flood risk zone 2 and 3 although the works proposed do not have any exterior alterations. The Hall is dated at 1530 with late 17th and early 18th century alterations. It was the home of Sir William Dugdale, the antiquary, from 1629 to his death in 1686. The immediate context of the site is illustrated below; with the wider setting illustrated at Appendix A.



The Proposal

The proposal is for alterations to enable a change of use to accommodate the provision of bed and breakfast/guest accommodation. The planning application is also accompanied with an application for Listed Building Consent.

Background

Blyth Hall is presently a family residence and has been in the ownership of the Dugdale family since 1625. Though it remains within the family's ownership the scale of the house and its associated costs mean that the family need to find a sustainable and viable means of keeping the building in good repair. A range of options for the future use of the building have therefore been considered, including 'doing nothing'. The least intrusive and low-key option that enables the family to continue to occupy the house, and to generate some income, is the provision of bed and breakfast accommodation.

The applications relate to the alterations required to enable a change of use of the building for such a use. Specifically, the proposed work, which is highlighted on plans PL(01)005 to PL(01) 010, as illustrated at Appendix B involves:

- the insertion of three fire compartment and doors
- the addition of intumescent paint to existing doorways so that timber architrave and doors meet fire resistance regulations
- concealed fire door closers fitted within the door leaf of each bedroom door
- alterations to create four new bath/shower rooms in existing rooms
- the upgrade of two existing WCs, including the provision of one disabled WC
- the creation of a new internal service riser for drainage from a bathroom on the 2nd floor
- the sealing of 1950s internal high level hot air ventilation grills to the ground floor and the provision of smoke detectors, emergency lighting and signage to meet fire regulations
- minor repairs to damaged internal plasterwork
- limited external repairs and repointing to brickwork.

The overall design principles and concepts that have been applied to this proposal focus on the need to provide a reversible means of enabling the Grade I listed Blyth Hall to be used for low-key bed and breakfast/guest accommodation whilst retaining its character and special interest as one of England's exceptional historic buildings. The Historic England Listed entry is included at Appendix B.

Development Plan

The Core Strategy 2014 - NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW3 (Green Belt), NW10 (Development Considerations), NW12 (Quality of Development) and NW14 (Historic Environment)

Saved Policies of the North Warwickshire Local Plan 2006 - ENV13 (Building Design) ENV16 (Listed Buildings), ECON11 (Hotels and Guest Houses) and ENV14 (Access Design)

Other Relevant Material Considerations

The National Planning Policy Framework 2019 – (the “NPPF”)

The North Warwickshire Local Plan Submission Version, March 2018 - LP1 (Sustainable Development); LP2 (Settlement Hierarchy), LP3 (Green Belt), LP15 (Historic Environment), LP31 (Development Considerations), LP32 (Built Form), LP35 (Water Management)

Consultations

- a) **Historic England** - The main implications for the building are the need to provide more bathrooms and the need to ensure that the building will meet the building regulations, particularly with respect to fire protection. This will involve the upgrading of the existing doors where they open onto the escape routes and the introduction of partitions to separate the two staircases and their associated escape routes. The new partitions have been sensitively designed to take account of the significance of the interiors and the upgrading of the doors is carefully designed closers. The fire alarm system can be achieved through a wireless solution which will require the minimum of intervention. A few areas of minor areas of repair are needed, with a small quantity of plaster to be repaired work. However, the repairs will take the form of a simple traditional approach, minimising the areas which need to be replaced. Overall the principles of the scheme are satisfactory and subject to appropriate conditions we are content to see the scheme permitted.

- b) **WCC Highways Authority** – It objects because of the potential safety issues caused by increased traffic entering Blythe Road via the existing access.

Representations

Coleshill Civic Society - It has no objections to the above scheme. It would appear that the exterior of this historic building remains unaffected whilst internal works will be minimal. We are pleased that the proposals are likely to make the premises more sustainable in the longer term.

Observations

a) Principle

There is no objection in principle to this proposal. This is because the use remains residential and does not change or involve exterior alterations or invasive interior alterations. The proposal would occupy a number of rooms required for the bed and breakfast accommodation. The aim is to retain its overall look and feel as a ‘family home’, with paying guests, with the potential for it to return to domestic occupancy at a future date. A key requirement has been to avoid any significant impact on the exceptional significance of the building or its setting, ensuring that any proposed alterations avoid - wherever possible - physical or visual impact on the interior or

exterior of the building, whilst ensuring that it is safe and welcoming environment for all users.

In terms of the provision of bed and breakfast accommodation within a green belt location then guesthouse accommodation is acceptable where the number of rooms is limited to three under saved policy ECON11. The proposal would occupy up to eleven bedrooms, over the upper floors. However in this case the exception is that the Listed Building requires occupation to all the upper floor rooms in the interests of safeguarding its upkeep for the future. In this case the special circumstances are in favour of the occupation of the grade I listed house.

The determination of the applications is thus a matter of assessing both the impacts arising from this proposal to see if they would cause significant harm as well the details of the proposal to see if they accord with the heritage interest in the site required by the Development Plan and the NPPF.

b) Design and Alterations

The design of the scheme involves fire safety considerations. The design team has worked with fire advisers with specialist knowledge of historic buildings to develop low impact interventions that include reversible fire compartmentation doors and the use of intumescent paint products, considered on a door-by-door basis, to minimise the physical impact of the works on historic joinery. As a result, the proposals avoid alteration to the historic layout of Blyth Hall and reuse and upgrade existing facilities wherever possible.

New bathrooms have been kept to a minimum and are located within established storerooms or cupboards with new services concealed behind stud walls to avoid damage to historic fabric. The following works are required to the floors to be occupied by the proposed use for bed and breakfast accommodation.

Ground floor - The proposal is to upgrade one existing WC to accommodate two WCs, one of which provides disabled facilities and the creation of one WC in the current 'cold store' and the creation of a wet room in an existing store room. The proposed ground floor plan can be viewed at Appendix C. There is no **impact on internal detail/fabric of the ground floor. This is because the** store rooms to the ground floor have modern fixtures and fittings which have no architectural or historic significance and the existing WC which is to be replaced, is modern.

First floor - At first floor level the proposal involves the insertion of a fire compartment and timber door in the landing corridor. Under normal circumstances the door will be held open but there will be a closure mechanism being radio operated in the event of a fire, which retains the impression of an open corridor linking the principle rooms and avoids the new doorway having any significant impact on the layout of the building.

A new shower room is proposed in the small dressing room between the chimney stack and front elevation. The services for this alteration are designed to be housed within a freestanding stud wall which avoids intervention into the historic fabric and is reversible. The works required by the proposals to the first floor are illustrated at Appendix C

In terms of impact then the upgrade of existing facilities in an existing bathroom include the removal of an earlier stud partition wall that will open the room back to its original extent. This will have a positive impact on the how the room is appreciated. The

services for this alteration are also designed to be housed within a freestanding stud wall to avoid intervention into the historic fabric and be reversible.

Second floor - At second floor two fire compartments are proposed to protect the two staircases as above, under normal circumstances these doors will be held open to retain the impression of open passageways and landing spaces, with radio operated closure in the event of a fire. An existing blocked doorway in the front bedroom where the space is formed between the chimney and the front elevation will be reopened to provide access to a new bathroom and shower in this space, shared with the room next door. The new fixtures and fittings have been sited around the constraints of the room, avoiding covering the window lighting the room, and does not require any partitioning or alterations that have an impact on the historic fabric. Whilst the existing bathrooms do not need any alterations to provide additional ventilation, building regulations require the new first and second floor bathrooms to be vented to air. As these are located directly above each other, services have been located behind freestanding stud walls with an extractor terminal hidden in the roof valley to avoid an impact on the front elevation. A new service riser for drainage serving the two new bathrooms at the front of the house will be tucked into a small boxed out void created in the corner of the front wall in and discharge into a new drainage system which does not form part of this application.

There will be minor interventions to the doors highlighted on the drawings at Appendix C, in the form of the concealed self-closing mechanisms and the application of one or two layers of intumescent paint, depending on the thickness of the door and whether it has been previously painted. The design of the new fire doors can be 'read' as changes in the future. Any damage to plasterwork resulting from the insertion of the doorways will be made good using lime plaster with a strength and finish and to match existing.

To avoid intrusion into the historic fabric, a radio controlled smoke detector will be installed in all habitable rooms. The detector will be surface mounted and battery operated to avoid the need for electrical supply and be reversible. Fire exit signage and emergency lighting are surface mounted and have been designed to have a minimum visual impact, whilst still meeting the requirements of fire regulations.

Within the house there are a few limited areas of damaged plasterwork that need making good. Where required, any plasterwork will be repaired in a conservative manner and using like for like materials and finishes to match the existing work. There are no alterations proposed to the external elevations.

Overall, the design of the scheme is not considered to be harmful as it requires relatively minimal intervention and the use of the fire doors can be fully reversed. As such, the proposal accords with policies NW12 and NW14 of the Core Strategy and ENV16 of the saved local plan and complies with the emerging policy LP15 of the new local plan.

c) Heritage Impact

The Council is under a statutory duty to pay special regard to the desirability of preserving a Listed Building; its setting or any features of special architectural and historic interest that it possesses. The application site is a Grade I Hall. This Listed Building statement is the result of desk-based research and a rapid and non-intrusive survey which is designed to provide sufficient and proportionate information about the history of the building and its significance, as well as setting out the anticipated impact of the current application for listed building consent on the value and significance of the asset and its setting.

The significance of this asset is briefly summarised here as being of high significance given its association with Sir William Dugdale, the great antiquary. Dugdale's best known work was *The Antiquities of Warwickshire*, which was published in 1656 and is widely regarded as having been one of the best and most detailed county histories of this period.

Architecturally the building is significant as a fine example of an early, high status building which underwent a major phase of alteration in the late 17th century to adopt the classically influenced fashion of the period, much inspired by the notable architect, Christopher Wren. Blyth Hall's aesthetic value which is – on approach to the house at least - largely unaltered from its 'Queen Anne' style, and which continues to make a strong visual statement about the prestige and sophistication of the Dugdale family at the turn of the 17th century. Over time Blyth Hall has undergone several phases of alteration and these have a high evidential value in understanding the development and alteration of high-status houses from the medieval period onwards. Although there have been some alterations to the buildings during the 18th, 19th and 20th centuries, the work has been largely confined to additions to the existing structure. This means that traces of the earliest buildings are still discernible and the work dating from the major remodelling period of the late 17th century, including its fixtures and fittings, has largely been retained without alteration.

Blyth Manor has been an integral part of the local, social and political landscape and its management for generations. The Hall and its setting have a visual presence from the road. Although the Hall has not been publicly accessible, the Hall historically has a history of fostering social ties with the local community through opening its grounds for occasional events.

Overall, based on the limited works highlighted above to that of the historic fabric, the proposals amount to less than substantial harm on the significance of Blyth Hall as summarised above and less than substantial harm to the setting of the Hall. The proposal does have a moderate benefit in safeguarding the building and thus preserving its significance for the future and as such complies with section 16 of the NPPF.

d) Other Harms

It is not considered that the proposal will result in unacceptable harm in respect of surface water drainage, ecological or archaeological interests. As there are no alterations to the exterior then there is no impact on the Flood Risk Zone. Equally there is no harm on the openness of the Green Belt as there is no change that impacts on openness. The site is in a sustainable location given its direct route to Coleshill along Blythe Road, which makes it accessible by public transport.

There are no neighbours in close proximity to the site and other buildings in use at the site would not be adversely affected by the proposal as such no residential amenity impacts would arise. The proposal accords with policy NW10 of the Core Strategy.

e) Access and Highway Impacts

The proposals for change of use raise no changes in relation to access to the property because Blyth Hall is approached by a dedicated 'carriageway' to the hall from an established junction with the road network. The access is expected to be low level in use and is across land owned and maintained by the estate. There is sufficient space

for informal car parking with a level access into the house. To the rear of the property is additional existing informal parking provision and a second entrance, which also has step free access. Access arrangements resulting from the change of use of Blyth Hall will cause no additional adverse impacts to the character or appearance of the house or have an impact on its safety or amenity value.

The Highway Authority's position is that it objects to the proposal based on the safety of the access onto Blythe Road. The applicant argues that this scheme would not materially increase traffic generation compared to how the site would have been used when it was fully used in line with its lawful residential use or when it was occupied by staff and the resident family. Specifically, the site is also used for the annual Shustoke Show and other events, so large volumes of traffic have used the access without harm on highway safety. The proposed use would not be of an intensification that would impact on be the peak movements during the day and the use is likely to be at weekends and so avoiding busy traffic periods.

The applicant's response is that visibility has been improved where there is a record of hedgerow having been removed and set back. There is the potential that the access could be widened to make a passing space, without interrupting the existing gated entrance, though materially the site has operated for many years without any changes made to its access.

The highway objection however is still one that should be considered as a likely harm on the use of the access at Blythe Road.

f) The Planning Balance

At the beginning of this section, it was concluded that there is no objection to the principle of the proposed development. That presumption remains. However it is necessary to assess whether any of the harms identified above are of sufficient weight individually or together, to outweigh the presumption.

Starting with the heritage harm, then great weight has to be given to the preservation of the heritage asset. It is clear here that the harm to the asset is less than substantial, particularly as the works are reversible. Also a form of residential use here as a result of the bed and breakfast assists with the continued occupation of the important heritage asset without any harmful intervention on the historic fabric.

The less than substantial harm is outweighed by the benefit of bringing the building into a use which would safeguard its future and assist with maintenance and repair. There are public benefits in allowing a bed and breakfast use which will make the hall available to the public, overall it supplements the public interest here, given the site is also used for the Shustoke Show.

Having reached this conclusion on less than substantial heritage harm, where there are any other harms that might outweigh the presumption to support the principle of this proposal, then the most significant one is the highway issue. However that should be not be given greater weight when the significant benefit being proposed assists in continuing the use of Blyth Hall in the public interest. As a consequence the final planning balance lies in supporting the proposal.

Recommendation

That the application required for **Planning Permission is Granted** subject to the following conditions:

1. The development to which this permission relates 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, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the plans numbered PL (1) 005, PL (1) 006, PL (1) 008, PL (1) 009, PL (1) 010, PL (1) 011, PL (1) 001A and the Flood Risk Assessment, The Design and Access Statement and the Listed Building Statement received by the Local Planning Authority on 2nd October 2019.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. The bed and breakfast use hereby approved shall not be used for any purpose, including any other purpose in Class C1 of the Town and Country Planning (Use Classes) Order 1987, (as amended), or in any statutory instrument revoking and re-enacting that Order with or without modification.

REASON

To prevent unauthorised use of the property and to define the limitations of the consent.

4. Details of the methods to be used for the protection of the retained fabric shall be submitted to and approved in writing by the Local Planning Authority before any works commence. Particular reference shall be made to the protection of the staircase balustrade to the second floor. The approved protection works shall be carried out before any other works are carried out.

REASON

To ensure that parts of the original building are properly protected

5. All new works and works of making good shall be carried out in materials, and details, to match the adjoining original fabric except where shown otherwise on the approved drawings.

REASON

To preserve the architectural integrity of the Listed Building.

6. No development shall commence until a full schedule of works detailing the method of works proposed on the changes to the internal fabric has been submitted to the local planning authority and approved in writing.

REASON

In the interests of preserving the significance of the heritage asset.

7. For the avoidance of doubt the second floor fire door located next to the stair case balustrade shall be altered to avoid any harm on the staircase subject to a design that shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of preserving the significance of the historic fabric within the building.

Notes

1. The applicant is advised that this permission is in respect of a change of use of the building only and any internal alterations authorised by this permission. External alteration to the building will require a separate planning permission and listed building consent.
2. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions and seeking to resolve planning objections. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2019/0555

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	02/10/2019
2	Coleshill Civic Society	Consultation reply	31/10/2019
3	Historic England	Consultation reply	12/11/2019
4	WCC Highways	Consultation reply	4/11/2019
5	WCC Highways	e-mail reply	6/11/2019
6	WCC Highways	e-mail reply	27/11/2019
7	WCC Highways	e-mail reply	29/11/2019
8	Applicant to Case Officer	e-mail reply	5/11/2019
9	Applicant to Case Officer	e-mail reply	28/11/2019
10	Applicant to Case Officer	e-mail reply	7/01/2020
11	Applicant to Case Officer	e-mail reply	13/01/2020
12	Case Officer to Agent	e-mail reply	4/11/2019
13	Case Officer to Agent	e-mail reply	11/11/2019
14	Case Officer to Agent	e-mail reply	27/11/2019
15	Case Officer to Highways Authority	e-mail reply	6/11/2019
16	Case Officer to Highways Authority	e-mail reply	28/11/2019

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

Recommendation

That the application required for works to the **Listed Building Consent is Granted** subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

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, and to prevent an accumulation of unimplemented consents.

2. The development hereby approved shall not be carried out otherwise than in accordance with the plans numbered PL (1) 005, PL (1) 006, PL (1) 008, PL (1) 009, PL (1) 010, PL (1) 011, PL (1) 001A and the Flood Risk Assessment, The Design and Access Statement and the Listed Building Statement received by the Local Planning Authority on 2nd October 2019.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. Details of the methods to be used for the protection of the retained fabric shall be submitted to and approved in writing by the Local Planning Authority before any works commence. Particular reference shall be made to the protection of the staircase balustrade to the second floor. The approved protection works shall be carried out before any other works are carried out.

REASON:

To ensure that parts of the original building are properly protected

4. All new works and works of making good shall be carried out in materials, and details to match the adjoining original fabric except where shown otherwise on the approved drawings.

REASON:

To preserve the architectural integrity of the Listed Building.

5. No development shall commence until a full schedule of works detailing the method of works proposed is submitted to the local planning authority and approved in writing.

REASON

in the interests of preserving the significance of the heritage asset.

6. For the avoidance of doubt the second floor fire door located next to the stair case balustrade shall be altered to avoid any harm on the staircase subject to a design that shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of preserving the significance of the historic fabric within the building.

Notes

1. The developer is advised that if works are carried out without strict compliance with the above conditions, approved plans and details, an offence will have been committed under the Planning (Listed Buildings and Conservation Areas) Act 1990 rendering both the building owner, their agent and the person carrying out

such works liable to prosecution. In cases of doubt you should contact the Local Planning Authority for further advice prior to the commencement of works.

2. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions and seeking to resolve planning objections and issues. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97. Planning Application No: PAP/2019/0556

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	02/10/2019
2	Coleshill Civic Society	Consultation reply	31/10/2019
3	Historic England	Consultation reply	12/11/2019
4	WCC Highways	Consultation reply	4/11/2019
8	Applicant to Case Officer	e-mail reply	5/11/2019
9	Applicant to Case Officer	e-mail reply	28/11/2019
10	Applicant to Case Officer	e-mail reply	7/01/2020
11	Applicant to Case Officer	e-mail reply	13/01/2020
12	Case Officer to Agent	e-mail reply	4/11/2019
13	Case Officer to Agent	e-mail reply	11/11/2019
14	Case Officer to Agent	e-mail reply	27/11/2019

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

APPENDIX A:



APPENDIX B

Historic England list entry:

SHUSTOKE COLESHILL ROAD SP2090 (North side) Blyth Hall 11/180 Blyth Hall 11/11/52 (Formerly listed under Blyth Hall with stables and pigeoncote) GV I Country house. 1530 origin; c.1629; late C17 and early C18. Red brick, Flemish bond. Plain-tiled roof, hipped to cross-wings with moulded wood eaves cornice. Internal and side stacks have pilastered shafts. Main range with slightly projecting wings forming H-plan with additions and earlier ranges at the rear. 2 storeys and attic. 5 pedimented dormers, the centre one being segmental. 11-bay principal facade of late C17/early C18. C19, 15-pane recessed hung sashes under flat rubbed brick arches, colourwashed. Band between storeys. Segmental pediment to central doorway in bolection moulded surround with pulvinated frieze. 6-panelled door with 2 small glazed panels. Original rainwater heads and downpipes, one dated 1735. Interior: Open-well staircase, C18 with alternating balusters of column and iron twist on vases. Another staircase is late C17 and has turned balusters with square newels and toads-back rail. A ground floor room has an early C17 bolection moulded and embattled fireplace surround. At first floor 2 rooms are lined with bolection moulded panelling in 2 heights. The home of Sir William Dugdale, the antiquary, from 1629 to his death in 1686.

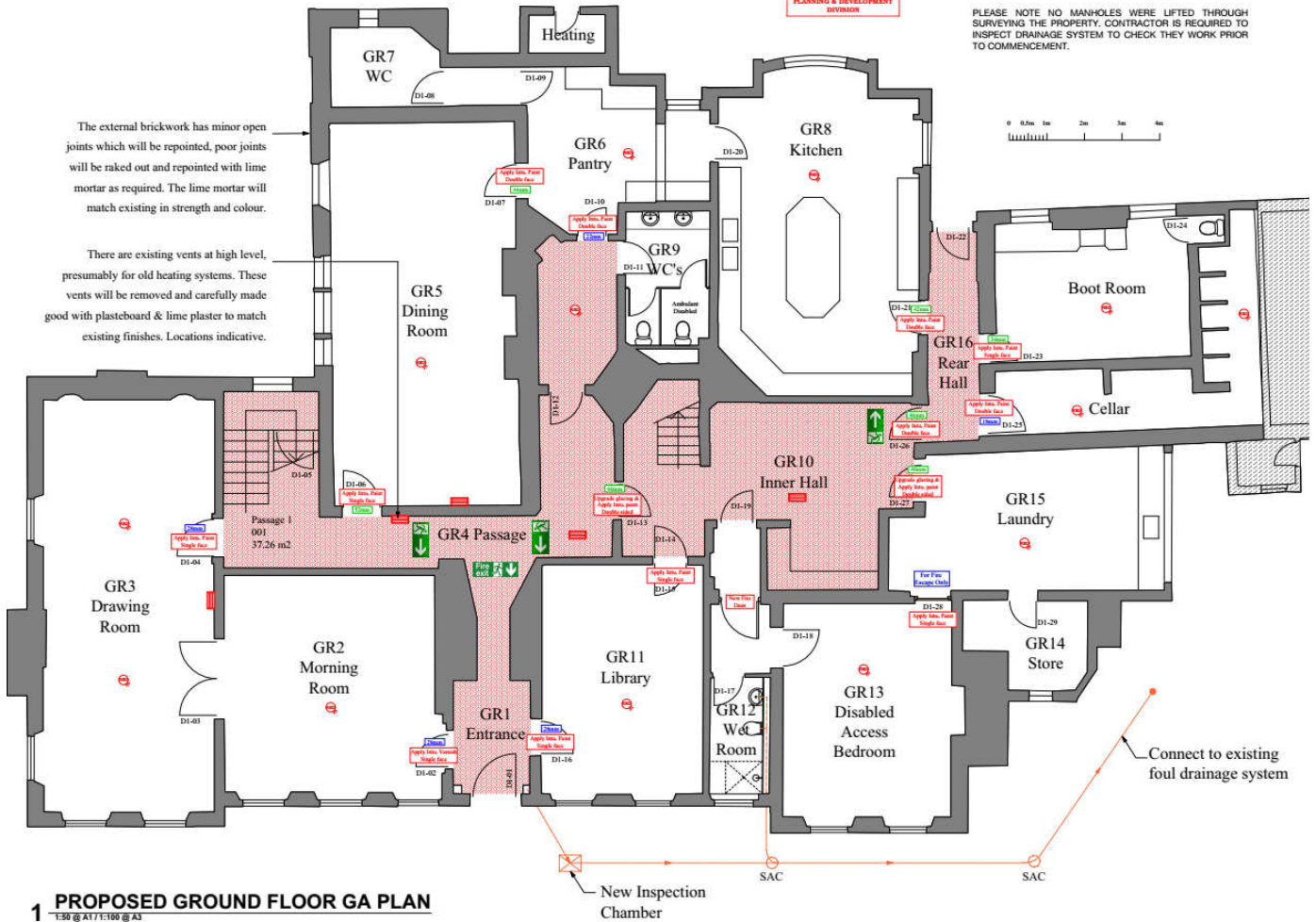
APPENDIX C

NORTH WALES COUNCIL
 RECEIVED
 02/10/2019
 PLANNING & DEVELOPMENT
 DIVISION

PLANNING ISSUE

SURVEY FOR INFORMATION ONLY. SURVEY RECEIVED FROM THIRD PARTY ROBERT KILGOUR ARCHITECTS.

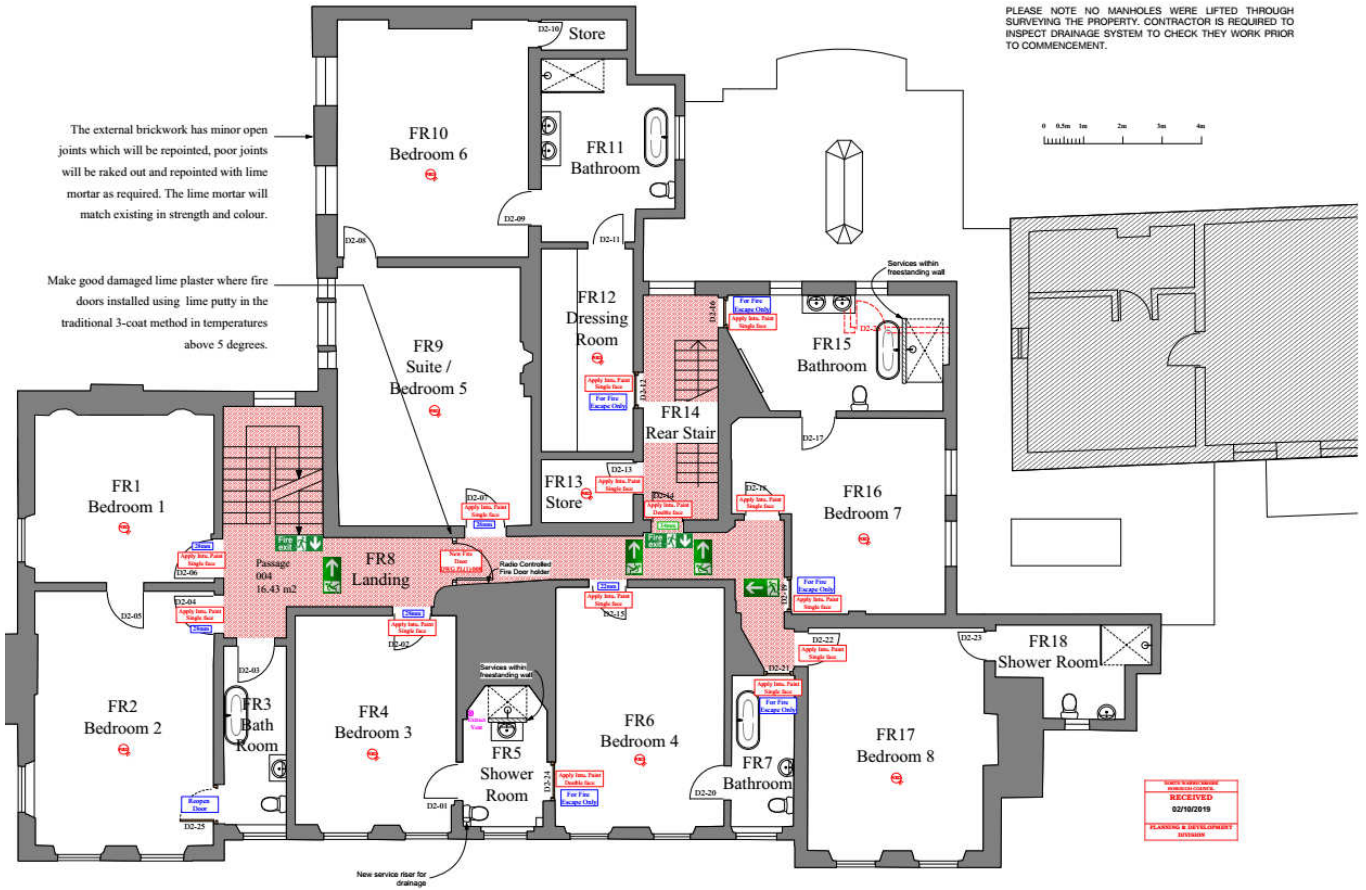
PLEASE NOTE NO MANHOLES WERE LIFTED THROUGH SURVEYING THE PROPERTY. CONTRACTOR IS REQUIRED TO INSPECT DRAINAGE SYSTEM TO CHECK THEY WORK PRIOR TO COMMENCEMENT.



PLANNING ISSUE

SURVEY FOR INFORMATION ONLY. SURVEY RECEIVED FROM THIRD PARTY ROBERT KILGOUR ARCHITECTS.

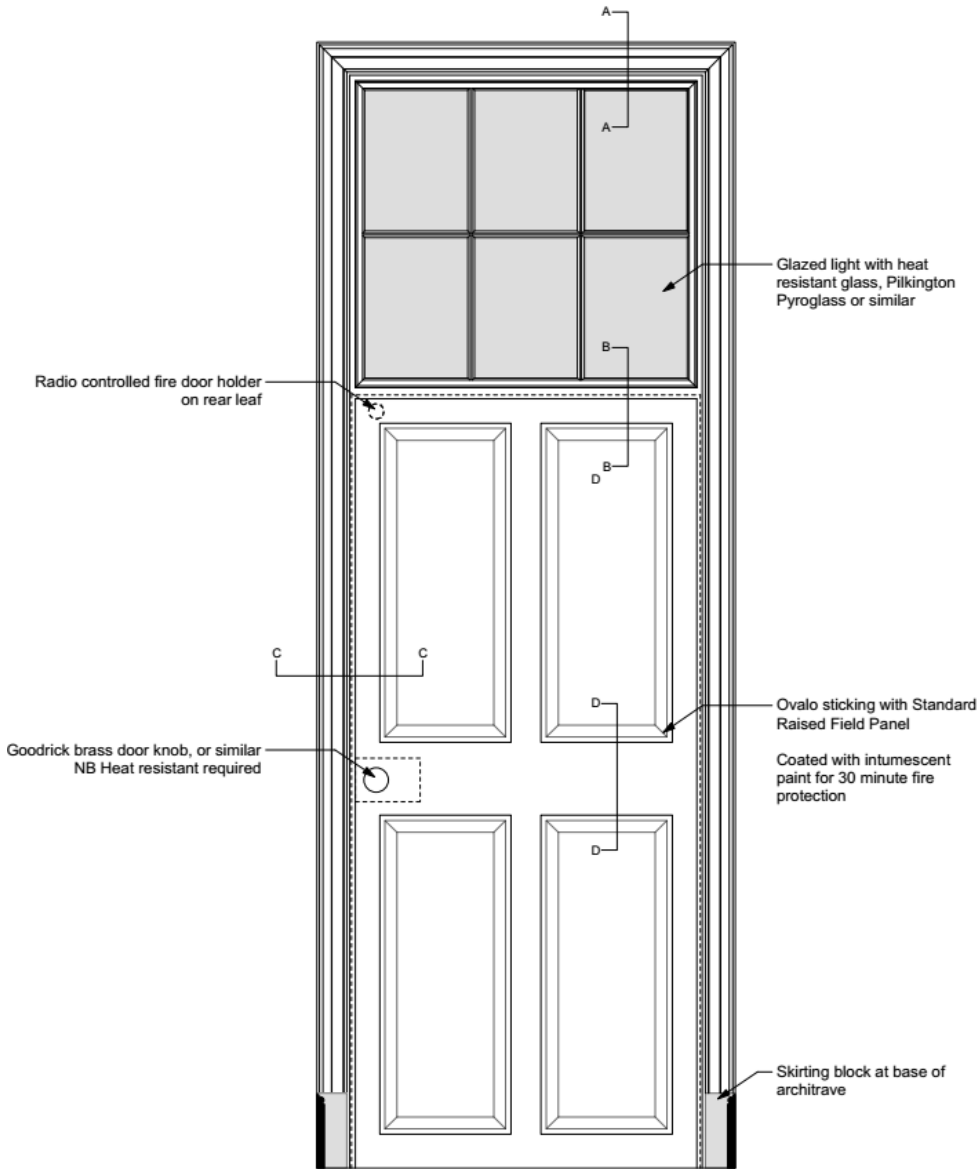
PLEASE NOTE NO MANHOLES WERE LIFTED THROUGH SURVEYING THE PROPERTY. CONTRACTOR IS REQUIRED TO INSPECT DRAINAGE SYSTEM TO CHECK THEY WORK PRIOR TO COMMENCEMENT.



1 PROPOSED FIRST FLOOR GA PLAN

1:50 @ A171:100 @ A3

First floor door design:



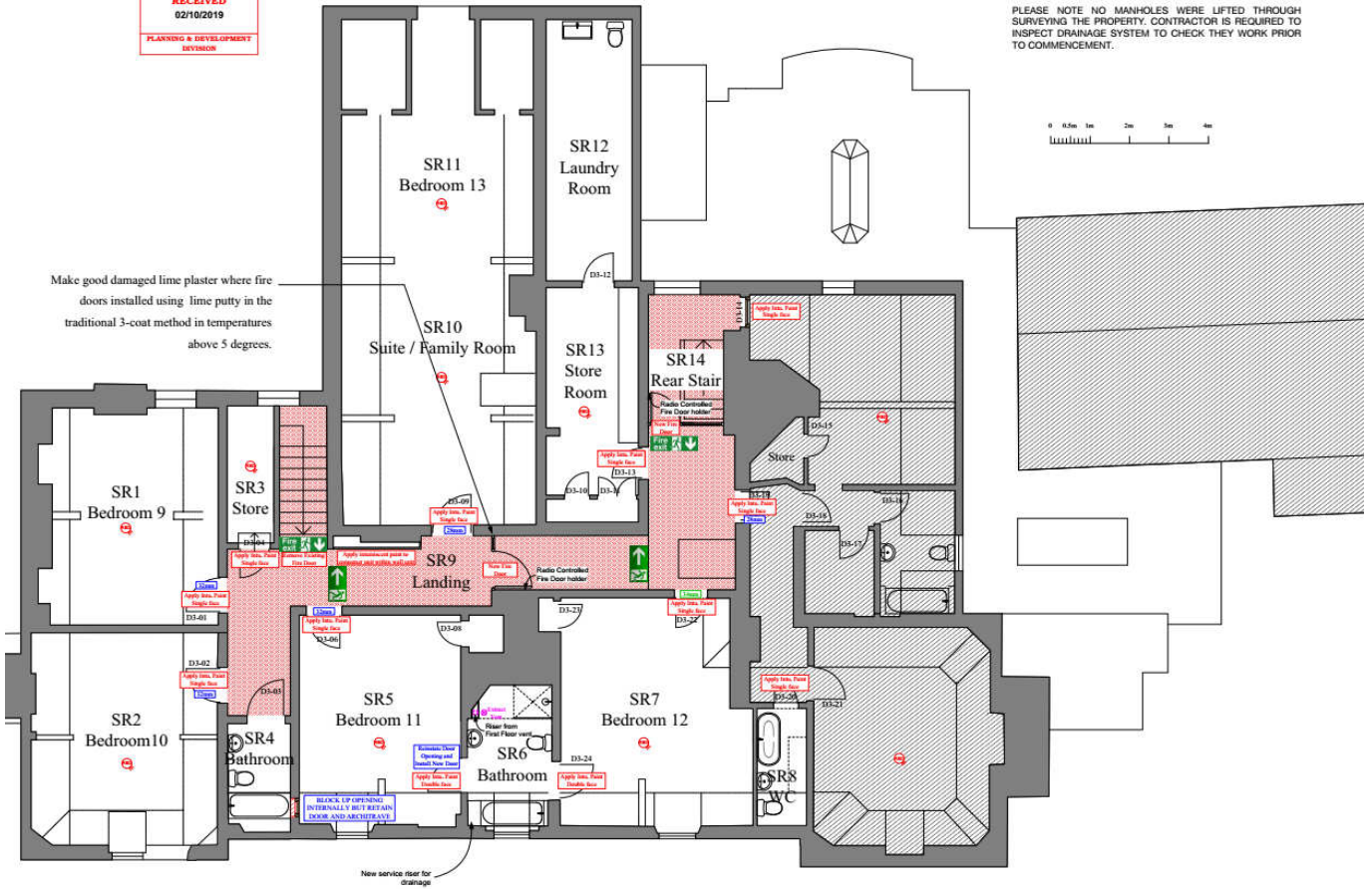
1a ELEVATION DETAIL
1:10 @ A1 / 1:20 @ A3

PLANNING ISSUE

SURVEY FOR INFORMATION ONLY. SURVEY RECEIVED FROM THIRD PARTY ROBERT KILGOUR ARCHITECTS.

PLEASE NOTE NO MANHOLES WERE LIFTED THROUGH SURVEYING THE PROPERTY. CONTRACTOR IS REQUIRED TO INSPECT DRAINAGE SYSTEM TO CHECK THEY WORK PRIOR TO COMMENCEMENT.

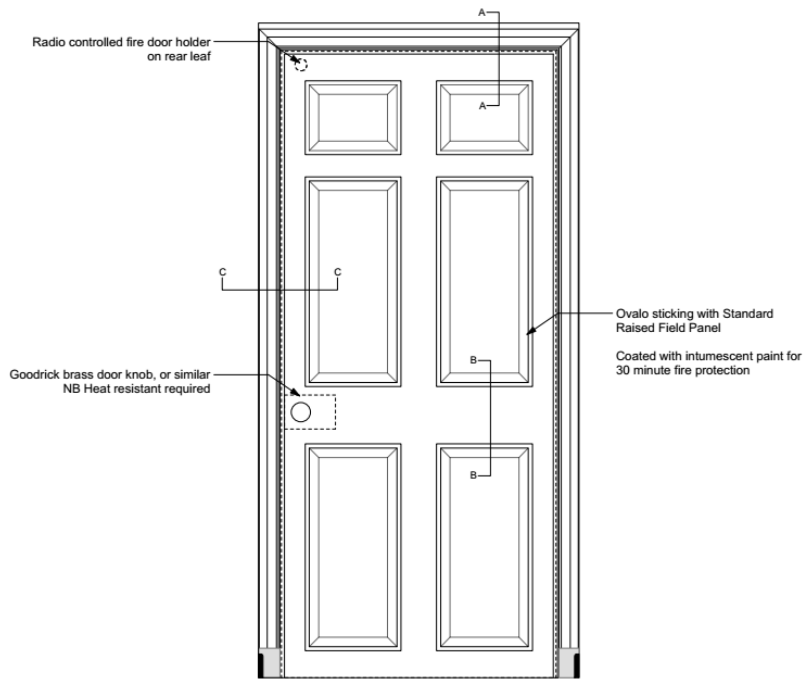
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02/10/2019
PLANNING & DEVELOPMENT
DIVISION



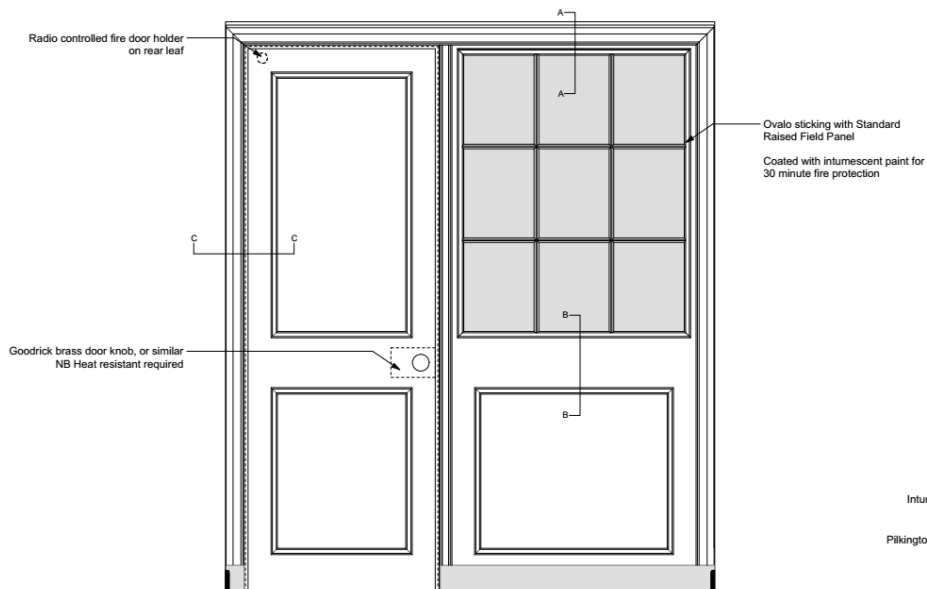
1 PROPOSED SECOND FLOOR GA PLAN

1:50 @ A1:1:100 @ A3

Second floor door design:



1 ELEVATION DETAIL
1:10 @ A1 / 1:20 @ A3



1 ELEVATION DETAIL
1:10 @ A1 / 1:20 @ A3

Intur
Pilkington

3 -

(3) Application No's: PAP/2019/0561, 0562, 0563 and MIA/2019/0037

Trinity Close and The Hatters at Church Road, Warton, B79 0JN

All for Mr Fitzpatrick - M J Fitzpatrick Ltd

Introduction

These four applications for new residential development were reported to the Board's January meeting but determination was deferred to enable members to visit the site.

That visit will take place after publication of this report and thus a note will be circulated at the meeting.

The previous report is attached for convenience at Appendix A.

Members will recall that the site visit was to particularly look at the relationship between the sites; the design of the four replacement houses in Trinity Close and the overall parking situation. It is anticipated that the visit will be able to guide Members in looking at these matters and thus enable resolution of the cases.

Recommendation

As set out in Appendix A.

2) Application Numbers **PAP/2019/0561**, PAP/2019/0562, PAP/2019/0563 and MIA/2019/0037

A) PAP/2019/0561

Rear gardens to 3 – 6 Trinity Close, Church Road, Warton

Erection of No.6 two bedroom houses

B) PAP/2019/0562

Hatters Arms, Church Road, Warton

Change of use to No. 4 apartments with parking

C) PAP/2019/0563

3 – 6 Trinity Close, Warton

Demolition of No.4 existing dwelling and erection of No.4 two bed room dwellings with parking, all for

D) MIA/2019/0037

Non material minor amendment for changes to condition 2 of PAP/2018/0764, covering two additional parking spaces being provided

M J Fitzpatrick Ltd

Introduction

These applications are reported to the Board as the majority of the land covered by them is owned by the Borough Council.

The Sites

a) Rear gardens to 3 – 6 Trinity Close

This site comprises the rear former garden land to numbers 3-6 Trinity Close. A separate planning permission has been granted for 23 dwellings on land further to the south and this is now under construction. That left an "open" frontage which now forms the current site. The site is at a markedly lower level than Trinity Close – up to a 4 metres drop in levels. There is established housing around the site.

The site is illustrated below



b) Hatters Arms

The application building is currently an empty former public house which fronts Church Road just to the north of the access into the site granted for the 23 houses referred to above. It also includes part of that road in order to gain access to parking provision – part of the site as referred to in (a) above and part in the proposed car park for the 23 houses at the rear of houses in Church Road. This is why it has an odd shape as illustrated below.



c) 3 – 6 Trinity Close, Warton

The application site comprises two pairs of semi-detached dwellings with access off the Trinity Close cul-de-sac where there are other similar houses. The rear gardens of these properties are included in both sites (a) and (c) .



d) Land to rear of Trinity Close – MIA to PAP/2018/0764

The application site is the whole of that now under construction for the 23 houses referred to above as illustrated below.



The Proposals

a) Rear gardens to 3 – 6 Trinity Close

This is a detailed application for the erection of six dwellings with landscaping and twelve car parking spaces. All of the houses are to be affordable and the development would complete the “open” frontage as referred to above in the 23 house site. All access would be via the approved arrangements off Church Road. The houses are proposed as a frontage so as to create a street scene and thus the car parking is to the rear. The materials to be used and the appearance of the dwellings would be compatible with the development currently under construction. There will be a retaining wall to the rear of the parking area in order to respond to the change in level referred to earlier but they will have the same ground level as the approved houses.

The scheme will also contain a number of car charging points, along with bat boxes and hedgehog friendly fences.

Below is the proposed site layout plan and further plans can be viewed at Appendix A.



b) Hatters Arms

This is a detailed application for the conversion of the former public house into four one bedroom apartments. The parking for the flats is provided in two places - opposite the entrance adjacent to a parking area set out for the cottages on Church Lane and two spaces are provided as part of the separate application for six new dwellings as covered above. The apartments are to be affordable.

Below is the proposed site layout plan but further plans can be viewed at Appendix B.



c) 3 – 6 Trinity Close, Warton

This is a detailed application for the demolition of the existing four houses and the erection of replacement four two bedroom houses with landscaping and eight parking spaces. All of the houses are to be affordable. To the side of No.6 there will an additional area of parking for the residents of Trinity Close.

The materials are compatible with the local area and would be a mix of brick, rendering and roof tiles. The design is similar to the existing dwellings.

The scheme will also contain a number of car charging points, along with bat boxes and hedgehog friendly fences.

The ridge heights will be comparable to those being demolished. The site is Council owned.

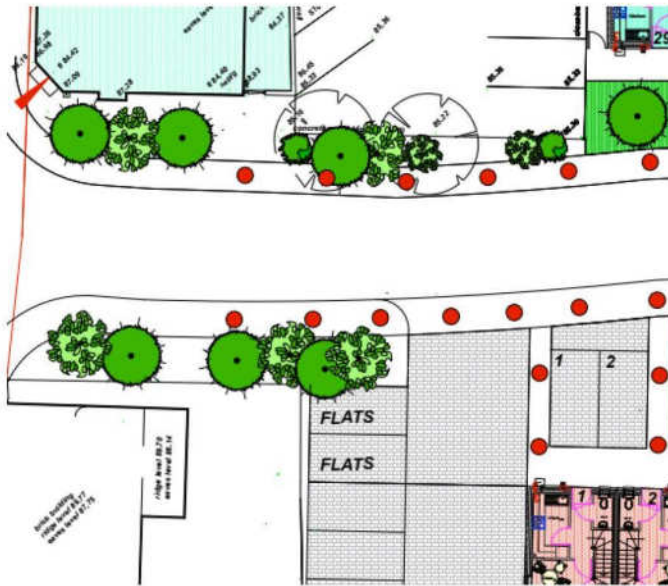
Below is the proposed site layout plan. Further plans can be viewed in Appendix C.



d) Land to rear of Trinity Close – MIA to PAP/2018/0764

The application is for a minor amendment to provide two additional parking spaces for the occupiers of the cottages on Church Road within the already approved car parking area. The spaces would be used for parking for two of the four apartments in the Hatters Arms. Below is a section of the site plan. The proposal would lead to the revision of conditions on the previous approval which refers to this parking area.

Below is the proposed plan. Appendix D shows the full plan and the previously approved plan.



Background

The Hatters Arms was approved for a conversion to two dwellings and parking in 2015 but that cannot now be taken up due to the passage of time.

In 2019, permission was granted for 23 dwellings comprising 2 and 3 bed houses with landscaping and parking spaces (41 in total). All of the houses are to be affordable. The site has a single vehicle access route, off Church Road and the proposal includes six parking spaces for residents of Church Row directly to their rear, who presently have to park on the road.

Development Plan

This relates to all four application sites.

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW4 (Housing Development), NW5 (Split of Housing Numbers), NW6 (Affordable Housing Provision), NW10 (Development Considerations), NW11 (Renewable Energy and Energy Efficiency), NW12 (Quality of Development), NW13 (Natural Environment), NW14 (Historic Environment), NW15 (Nature Conservation), NW16 (Green Infrastructure) and NW22 (Infrastructure)

Saved Policies of the North Warwickshire Local Plan 2006 – ENV4 (Trees and Hedgerows); ENV6 (Land Resources), ENV8 (Water Resources), ENV12 (Urban Design), ENV13 (Building Design), ENV14 (Access Design), ENV15 (Heritage Conservation); TPT1 (Transport Considerations), TPT3 (Access and Sustainable Travel and Transport) and TPT6 (Vehicle Parking).

Other Material Planning Considerations

This relates to all of these four applications.

The National Planning Policy Framework 2019 - ("the NPPF")

The Submission Version of the Local Plan for November 2018 - LP1 (Sustainable Development); LP2 (Settlement Hierarchy), LP6 (Amount of Development), LP7 (Housing Development), LP9 (Affordable Housing Provision), LP11 (Economic Regeneration), LP14 (Landscape), LP15 (Historic Environment), LP16 (Natural Environment), LP31 (Development Considerations), LP32 (Built Form) and LP35 (Water Management)

Consultations

a) Rear gardens to 3 – 6 Trinity Close

Environmental Health Officer – No objection subject to standard conditions.

NWBC Heritage officer – No objection

Warwickshire County Council as Highway Authority – It has concerns because access is through use of a road currently under construction and not yet adopted. There are concerns about visibility if landscaping obstructs the access into the parking area.

Warwick Museum – No response received

WCC Fire service – No objection subject to a standard condition

b) Hatters Arms

NWBC Heritage officer – No objection

Warwickshire County Council as Highway Authority – It has concerns because the parking is distant from the flats.

Warwick Museum – No response received

c) 3 – 6 Trinity Close

Environmental Health Officer – No objection subject to standard conditions.

NWBC Heritage officer – No objection

Warwickshire County Council as Highway Authority – No objection

d) Land to rear of Trinity Close – MIA to PAP/2018/0764

Nothing has been received.

Representations

Five letters have been received from local residents referring to the following matters which relate to all of the four applications:

- Intensification of development in the village and particularly now in this part of it.
- Impact on already over - stretched services including schools and lack of public transport
- Highway and parking issues will worsen giving rise to further safety and congestion issues particularly with on-street parking and Church activities
- There will be amenity impacts on the Church Road cottages as well as houses in Trinity Close and Ivycroft Road

Observations

a) Rear gardens to 3 – 6 Trinity Close

i) The Principle of Development

The site lies within the Warton development boundary. Notwithstanding that it is not an allocated site in the 2014 Core Strategy, the principle of development here is accepted because of this location. This position is carried forward in the Submitted Regulation 19 Local Plan. The development too is an extension of an existing approved development. As such there is no objection in principle to the development as it is infill development within a sustainable location.

Moreover the proposal is for a 100% affordable housing development which would provide a substantial benefit to Warton and fully comply with Development Plan policy.

The main issues here are thus to assess whether there is any significant demonstrable harm likely to arise that would outweigh the presumption of approval.

ii) Highways

Policy NW10 (6) in the Core Strategy requires development to provide for proper vehicular access in accordance with adopted standards. The access to the site off Church Road, has been found to be acceptable by the Highway Authority for the additional six houses. The parking is to the rear of the six dwellings and this is considered to be acceptable.

iii) Residential Amenity

The application has been submitted with cross section plans which show the proposed properties would be backing onto established residential back gardens on Trinity Close, which are also proposed to be demolished. The six units are lower than Trinity Close, however given the boundary treatment and separation distances are between 22 and 30 metres, this is considered to be acceptable. The separation distance from the frontages to the previously approved frontages is around 22 metres which again is acceptable. Any side windows or bathroom windows can be conditioned to be obscured. Overall there is no rise to an amenity issue. The future occupiers' amenity is also considered acceptable.

The site is adjacent to the Office public house including its car park. A noise assessment sets out that through mitigation measures, the impact is acceptable and these measures can be conditioned as such.

It is not considered that the residential amenity of neighbouring occupiers will be materially affected by the new development thus leading to a significant demonstrable adverse harm.

iv) Design and Layout

The scheme has been designed to reflect the previously approved scheme, and to meet the size and constraints of the site. This means that the layout is for all intents and purposes has to be designed as three pairs of semis. Much attention has therefore been given to the design of the houses and to their detailed positioning so as to enhance the overall appearance and quality of the development. This has led to them being in line with the previously approved dwellings, and set back off the main road slightly, with landscaping, and arrange of materials and to a slightly different built form. As a consequence the development fully accords with Development Plan policy.

v) Landscaping and Ecology

The application has not been submitted with a landscaping scheme, however it is expected to follow larger approved site. The site shows private gardens, public areas of amenity and landscaped areas. Additionally conditions can require bat and bird boxes. It is considered the landscaping will provide some balance against the removal of the existing site landscaping and ecology through the development.

vi) Listed Building

There is a Grade 2 Listed Church to the south-west of the site. The Council is thus statutorily required to have special regard to the desirability of preserving this building or its setting or any features of special architectural or historic interest it possesses. The proposal must be assessed against Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF, Policy NW14 of the North Warwickshire Core Strategy and saved policy ENV 16 of the current Local Plan (2006).

In this case it is the impact of the new development on the setting of the Church that is considered the most important consideration.

The church stands alone within a churchyard with much landscaping. It already has housing development to the south. It is considered that this already affects the setting of the church. The proposal site is not adjacent to the church boundary. The previously approved development was considered acceptable, and resulted in an appropriate design of housing than existing and will retain boundary vegetation. The separation distance between the nearest dwelling to the church is considered to be acceptable so not to result in unacceptable harm. Overall it is considered that the development would cause less than substantial harm.

The NPPF states at paragraph 196 that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The proposal will provide six affordable houses, which is a significant public benefit and it will also clean up a site which has become unused. As a consequence it is considered that these benefits would

outweigh the less than substantial harm caused and thus not lead to an unacceptable impact. The development thus accords with the relevant policy background.

vii) Services

There was concern raised about the impact on local services. However, this is a 100% affordable housing development that will be managed by a Registered Provider in partnership with the Borough Council. As a consequence the occupants of these properties will already be likely to be resident in Warton and its immediate surroundings through the letting arrangements. There would thus be little additional demand placed on existing facilities. All of the new Social Housing for rent in Warton will be allocated in accordance with the Councils Lettings Scheme. The Scheme sets out qualifying criteria which includes a local connection requirement. This has a residential element and also a family association element.

viii) Other Issues

All other matters can be dealt with by condition in the event of an approval.

b) Hatters Arms

i) The Principle of Development

The site lies within the Warton development boundary. Notwithstanding that it is not an allocated site in the 2014 Core Strategy, the principle of development here is accepted because of this location. This position is carried forward in the Submitted Regulation 19 Local Plan. Indeed there has been an earlier consent here for residential conversion. As such there is no objection in principle to the development as re-uses an existing vacant building. It is development within a sustainable location.

Moreover the proposal is for a 100% affordable housing development which would provide a substantial benefit to Warton and fully comply with Development Plan policy.

The main issues here as thus to assess whether there is any significant demonstrable harm likely to arise that would outweigh the presumption of approval.

ii) Highways

There is to be no direct vehicular access for this site. Parking is thus split into two areas. One is to provide two additional spaces in the already approved parking area to the west of the site at the rear of the four Cottages on Church Road. The other two parking spaces are within the rear parking area to the proposed six dwellings as covered above. Highways raise concerns over the separation distance being greater than 10 metres to the building. This is noted, however given the nature of the building and that it has no adjacent parking, there will be on street parking or parking nearby. The provision of four spaces does provide a reasonable alternative and opportunity. There is also the additional consideration that the building would remain vacant and disused.

iii) Residential Amenity

The building is existing. The main impact is upon the surrounding properties, and the separation distances cannot be changed. The proposed nearest dwelling on the six dwelling house site is 16 metres with a car park in-between. The separation distance to the side of the nearest cottage to the south is 15 metres. None of the distances are

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considered to give rise to an unacceptable impact. No additional openings are proposed. No gardens are proposed for the apartments, however the surrounding area does have a recreation ground / park very close, and the larger previously approved site has landscaping.

The parking is not adjacent to the building, however it is not possible to provide parking any closer. Residents who live in the apartments would know this was the issue when moving in.

The site is adjacent to the Office public house including its car park. A noise assessment sets out that through mitigation measures that the impact is acceptable, and can be conditioned as such.

It is not considered that the residential amenity of neighbouring occupiers will be materially affected by the new development thus leading to a significant demonstrable adverse harm.

v) Design and Layout

The scheme does not seek to revise the external appearance of the building which is a building of local character. The layout of the building is considered to be acceptable and to provide sufficient space for future occupants. Limited internal and external alterations are being proposed, which are considered to be acceptable. A new window is proposed but is of an appropriate design. The proposal will lead to the loss of the chimneys, however this is not considered to warrant refusal.

As a consequence the development fully accords with Development Plan policy.

vi) Listed Building

There is a Grade 2 Listed Church to the south-west of the site. The Council is thus statutorily required to have special regard to the desirability of preserving this building or its setting or any features of special architectural or historic interest it possesses. The proposal must be assessed against Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF, Policy NW14 of the North Warwickshire Core Strategy and saved policy ENV 16 of the current Local Plan (2006).

The proposal will not lead to any new development but the retention of the existing building. When considered with the four Cottages and the Church as listed, the historic context of the street scene will be retained.

In this case it is the impact of the new development on the setting of the Church that is considered the most important consideration.

The church stands alone within a churchyard with much landscaping. It already has housing development to the south. It is considered that this already harms the setting of the church. The proposal site is not adjacent to the church boundary. The previously approved development was considered acceptable, and resulted in an appropriate design of housing than existing and will retain boundary vegetation. The proposal is to convert the building and the impact upon the church is considered to be acceptable so not to result in unacceptable harm. Overall it is considered that the development would cause less than substantial harm.

The NPPF states at paragraph 196 that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The proposal will provide 6 affordable houses, which is a significant public benefit and it will also clean up a site which has become unused. As a consequence it is considered that these benefits would outweigh the less than substantial harm caused and thus not lead to an unacceptable impact. The development thus accords with the relevant policy background.

vii) Services

There was concern raised about the impact on local services. However, this is a 100% affordable housing development that will be managed by a Registered Provider in partnership with the Borough Council. As a consequence the occupants of these properties will already likely to be resident in Warton and its immediate surroundings through the letting arrangements. There would thus be little additional demand placed on existing facilities. All of the new Social Housing for rent in Warton will be allocated in accordance with the Councils Lettings Scheme. The Scheme sets out qualifying criteria which includes a local connection requirement. This has a residential element and also a family association element.

c) 3 – 6 Trinity Close, Warton

i) The Principle of Development

The site lies within the Warton development boundary. Notwithstanding that it is not an allocated site in the 2014 Core Strategy, the principle of development here is accepted because of this location. This position is carried forward in the Submitted Regulation 19 Local Plan. As such there is no objection in principle to the development as it replaces a like for like number of dwelling, being four. it is development within a sustainable location.

Moreover the proposal is for a 100% affordable housing development which would provide a substantial benefit to Warton and fully comply with Development Plan policy.

The main issues here as thus to assess whether there is any significant demonstrable harm likely to arise that would outweigh the presumption of approval.

ii) Highways

Highways have not raised an objection as the proposal is essentially a like for like development. The parking provided two spaces for each dwelling which is in line with guidance. The proposal would also provide nine new vehicles parking spaces for other Trinity Close residents where there is no organised arrangements presently.

iii) Residential Amenity

The siting of the replacement dwellings is set back slightly from the existing. The dwellings opposite are on slightly higher land due to the Trinity Close topography. The separation distances between No.3 and No.15 is 15 metres, No.4 to No.14 is 16 metres and No.5 to No.13 is 21 metres, which are slightly greater than existing and leading to a small improvement. No.2 Trinity Close is a bungalow, and whilst the 45-degree rule could be breached, the existing dwelling is closer and also set back and therefore no considered greater loss of amenity. The separation distances to the proposed 6 dwellings to the rear as covered under PAP/2019/0561, would also be acceptable, and

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his application site is higher. The new parking area to the side of No. 6, and facing towards No.7 and 8 Trinity Close, is not considered to lead to unacceptable harm, given the existing grass verge is used for parking. The future amenity of the occupiers of the dwellings is also considered to be acceptable. No additional openings are proposed.

No gardens are proposed for the apartments, however the surrounding area does have a recreation ground / park very close, and the larger previously approved site has landscaping.

The site is adjacent to the Office public house including its car park. A noise assessment sets out that through mitigation measures that the impact is acceptable, and can be conditioned as such.

It is not considered that the residential amenity of neighbouring occupiers will be materially affected by the new development thus leading to a significant demonstrable adverse harm.

iv) Design and Layout

The scheme does not seek to revise the external appearance of the building which is a building of local character. The layout of the building is considered to be acceptable and provide sufficient space for future occupants. Limited internal and external alterations are being proposed, which are considered to be acceptable. A new window is proposed but is of an appropriate design.

As a consequence the development fully accords with Development Plan policy.

vi) Landscaping and Ecology

No landscaping is proposed within the red line, given the proposal covers the application building and vehicle parking. Landscaping can be conditioned but is expected to be fences, paving and grass.

vii Listed Building

There is a Grade 2 Listed Church to the south-west of the site. The Council is thus statutorily required to have special regard to the desirability of preserving this building or its setting or any features of special architectural or historic interest it possesses. The proposal must be assessed against Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF, Policy NW14 of the North Warwickshire Core Strategy and saved policy ENV 16 of the current Local Plan (2006).

The proposal will lead to four replacement dwellings. The design and siting is comparable to the current arrangement. In this case it is the impact of the new development on the setting of the Church that is considered the most important consideration.

The church stands alone within a churchyard with much landscaping. It already has housing development to the south. It is considered that this already harms the setting of the church. The proposal site is not adjacent to the church boundary. The previously approved development was considered acceptable, and resulted in an appropriate design of housing than existing and will retain boundary vegetation. The proposal is rebuild 4 dwellings and the impact upon the church is considered to be acceptable so

not to result in unacceptable harm. Overall it is considered that the development would cause less than substantial harm.

The NPPF states at paragraph 196 that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The proposal will provide four affordable houses, which is a significant public benefit and it will replace dwellings with improved designs and make use of a large site, which will also contain six new dwellings under a separate application. As a consequence it is considered that these benefits would outweigh the less than substantial harm caused and thus not lead to an unacceptable impact. The development thus accords with the relevant policy background.

vii) Services

There was concern raised about the impact on local services. However, this is a 100% affordable housing development that will be managed by a Registered Provider in partnership with the Borough Council. As a consequence the occupants of these properties will already be likely to be resident in Warton and its immediate surroundings through the letting arrangements. There would thus be little additional demand placed on existing facilities. All of the new Social Housing for rent in Warton will be allocated in accordance with the Councils Lettings Scheme. The Scheme sets out qualifying criteria which includes a local connection requirement. This has a residential element and also a family association element.

d) Land to rear of Trinity Close – MIA to PAP/2018/0764

It is material that planning permission has been granted for 23 dwellings on the site. This application needs to be read in conjunction with the other two applications which will also use the access as covered in the report being PAP/2019/0561 and PAP/2019/0562. The proposal will lead to part of the removal of some landscaping along the access road, whilst still retaining some landscaping. Below is the approved (left) and to the right the proposed revision)

Approved

Proposed change



The approved access point to the six spaces will be retained as approved but with two additional spaces. The six approved spaces will be retained as required by condition.

The proposal is not considered to result in an amenity issue that is unacceptable to existing and future occupiers of the car park area. The proposal is considered to be acceptable to highways, in that extra parking spaces are provided, and can meet the on-site requirements of the Hatters Arms conversion (PAP/2019/0562).

Condition 2 from PAP/2018/0764 will need to be revised to cover the revised site plan and condition 12 which covers the approved 6 parking spaces for Church Road cottages.

Recommendations

a) PAP/2019/0561

That the application **GRANTED** subject to the following conditions:

1. The development to which this permission relates 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, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with relevant plans and reports - Details to be added later.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. Notwithstanding the approved report of 'Warton Phase 2 Development Ground Investigation Report' Fitzpatrick Group Ltd December 2019 as covered under condition 2, that basic gas protection measures as described in the report if a suspended beam and block floor is to be used. If any other gas protection measures are to be used, then full details shall be submitted and approved in writing by the Local Planning Authority and implemented in full.

REASON

To ensure that risks from land contamination to the proposed end users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4. No works shall commence to construct the external surfaces of the buildings until the 100% on-site affordable housing as part of the development hereby permitted has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 to the National Planning Policy Framework (or any future guidance that replaces it). The scheme shall include:

- i) the type, tenure and location on the site of the affordable housing units;
- ii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing units; and
- iii) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON

To ensure that the development provides housing for social needs.

5. No development shall commence until a Arboricultural Method Statement has been approved in writing by the Local Planning Authority. The Statement will show how the developer intend to protect the trees that are to remain on the site during the development.

REASON

In the interests of the amenities of the area.

6. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority and Local Highway Authority. The Construction Management Plan shall be strictly adhered to and shall provide for but not limited too:

- the anticipated movements of vehicles; the parking and loading/unloading of staff, visitor, and construction vehicles;
- the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; a turning area within the site for construction vehicles;
- wheel washing facilities and other measures to prevent mud/debris being passed onto the public highway; a construction phasing plan; and a HGV routing plan
- Storage of plant materials used in conjunction with the development
- Measures to control the emission of dust during construction
- Noise levels on the site
- Site lighting details,
- details of the contact for any local concerns with the construction activities on the site
- Avoid use of petrol/diesel powered generators and use mains electricity or battery powered equipment where practicable.
- Measures to control the emission of dust and dirt during construction and demolition
- Details of contacts for any local concerns with the construction and demolition activities on the site

The approved Construction Management Plan shall be adhered to throughout the construction period of the development.

REASON

In the interests of the amenities of the area and safety on the public highway.

7. The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to occupation of any dwelling to the satisfaction of the Local Planning Authority

REASON

In the interests of Public Safety from fire, and the protection of Emergency Fire Fighters.

8. No occupation and subsequent use of the development shall take place until a detailed maintenance plan, written in accordance with CIRIA C753, is implemented and provided to the Local Planning Authority giving details on how surface water systems shall be maintained and managed for the lifetime of the development. The name of the party responsible, including contact name and details, shall be provided to the Local Planning Authority and LLFA within the maintenance plan.

REASON

To ensure the future maintenance of the sustainable drainage structures.

9. There shall be no occupation of any dwellings until details have been provided to the Local Planning Authority until the two flats spaces to the rear of plots 24-29 have been marked to define how the parking spaces for area for 6 vehicles will be marked out. These spaces shall be retained as such at all times for two partments within the Hatters Arms under PAP/2019/0562. The parking spaces shall retain in use for the Hatters Arms apartments at all times.

REASON

In the interests of the amenities of the area.

10. No occupation of the dwellings shall take place on site until details of the street lighting including light spillage, has been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed, operated and maintained in accordance with the approved scheme before the development is first occupied.

REASON

In the interests of the amenities of the area.

11. Prior to occupation of any of the dwellings hereby approved details of hedgehog friendly fencing, bat and bird nest boxes as covered under condition 2 shall be implimented in full and as such maintained as such at all times thereafter.

REASON

In the interests of nature conservation, thus achieving sustainable development objectives set out in the National Planning Policy Framework.

12. Before occupation details of the electric charging points as set out on the approved layout plan under condition 2 shall be provided to the Local Planning Authority for approval. The charging points shall be installed prior to first occupation on the site, and the electric charging points and bays shall be installed in accordance with the approved details and shall thereafter be maintained for the life of the development.

REASON

In the interests of the amenities of the area.

13. Before occupation of any dwelling a landscaping scheme shall be submitted to the Local Planning Authority for approval.

REASON

In the interests of the amenities of the area.

14. No development whatsoever within Class A, B, C, E and F of Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall commence on site without details first having been submitted to and approved by the Local Planning Authority, in writing.

REASON

In the interests of the amenities of the area.

15. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal fitting out, shall take place before the hours of 0800 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

REASON

To protect the amenities of the occupiers of nearby properties during the construction period.

16. The development shall not be occupied until the highway works have been constructed in accordance with standard requirements.

REASON

In the interests of the amenities of the area and safety on the public highway.

17. No burning shall be carried out on the site.

REASON

In the interests of the amenities of the area.

18. No additional windows or door openings in all elevations and roof plains shall be made, other than as shown on the plans hereby approved, nor shall any approved windows or doors be altered or modified in any manner.

REASON

To protect the privacy of the occupiers of adjoining properties.

19. All side facing windows and any front or rear facing windows that serve bathrooms be permanently glazed with obscured glass which shall provide a minimum degree of obscurity equivalent to privacy level 4 or higher and shall be maintained in that condition at all times. For the avoidance of doubt privacy levels are those identified in the Pilkington Glass product range. The obscurity required shall be achieved only through the use of obscure glass within the window structure and not by the use of film applied to clear glass.

REASON

To protect the privacy of the adjoining property and to prevent overlooking.

20. The landscaping and planting scheme hereby approved under condition 2 and 13 shall be implemented before occupation of the site, and in the event of any tree or plant failing to become established within five years thereafter, each individual tree or plant shall be replaced within the next available planting season, to the satisfaction of the Local Planning Authority.

REASON

In the interests of the amenities of the area.

21. The construction of the estate roads serving the development including footways and verges shall not be other than in accordance with the standard specification of the Highway Authority.

REASON

In the interests of the amenities of the area and safety on the public highway.

Notes

1. The submitted plans indicate that the proposed works come very close to, or abut neighbouring property. This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining land owner. This planning permission does not authorise the carrying out of any works on neighbouring land, or access onto it, without the consent of the owners of that land. You would be advised to contact them prior to the commencement of work.

2. You are recommended to seek independent advice on the provisions of the Party Wall etc. Act 1996, which is separate from planning or building regulation controls, and concerns giving notice of your proposals to a neighbour in relation to party walls, boundary walls and excavations near neighbouring buildings. An explanatory booklet can be downloaded at <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

3. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and issues and by suggesting amendments to improve the quality of the proposal. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

4. Wildlife and Countryside Act 1981 - Birds. Please note that works to trees must be undertaken outside of the nesting season as required by the Wildlife and Countryside Act 1981. All birds, their nests and eggs are protected by law and it is thus an offence, with certain exceptions. It is an offence to intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built, or to intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The maximum penalty that can be imposed for an offence under the Wildlife and Countryside Act - in respect of a single bird, nest or egg - is a fine of up to £5,000, and/or six months' imprisonment. You are advised that the official UK nesting season is February until

August.

5. The applicant is advised that to comply with the condition relating to the standard of works to trees, the work should be carried out in accordance with British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

6. The applicant is advised that to comply with the condition relating to the protection of trees, the measures should be in accordance with British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

7. The developer is reminded that the Control of Pollution Act 1974 restricts the carrying out of construction activities that are likely to cause nuisance or disturbance to others to be limited to the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays, with no working of this type permitted on Sundays or Bank Holidays. The Control of Pollution Act 1974 is enforced by Environmental Health.

8. Public footpath number M65 passes close to the site. Care should be taken, particularly during construction works, to ensure that this route is kept open at all times.

9. Highways have set out that the development hereby permitted shall not commence or continue unless measures are in place to prevent/minimise the spread of extraneous material onto the public highway by the wheels of vehicles using the site and to clean the public highway of such material.

10. Condition number 21 requires that the estate roads including footways, verges and footpaths are designed and laid out in accordance with the principles set out in 'Transport and Roads for Developments: The Warwickshire Guide 2001' and constructed in accordance with the Highway Authority's standard specification. The applicant / developer is advised that they should enter into a Highway Works Agreement with the Highway Authority made under Section 38 of the Highways Act 1980 for the adoption of the roads. The approval of plans for the purposes of the planning permission hereby granted does not constitute an approval of the plans under Section 38 of the Highways Act 1980. An application to enter into a Section 38 Highway Works Agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX. In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Street Works Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

11. Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow - so far as is reasonably practicable - from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.

12 Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

13. The applicant / developer is required to contribute £75 per dwelling for sustainable welcome packs and to help promote sustainable travel in the local area. For further information regarding Sustainability Packs. Contact Christine Lambert on 01926 412105.

14. With regarding to condition 4 and affordable housing you are advised to Contact Paul Roberts (Housing Strategy and Development Officer), on 01827 719459, to discuss the requirements and the mix of housing in Coleshill.

15. It is recommend that an independent noise consultant undertakes a comprehensive assessment to determine noise levels on the site. The same must identify any noise mitigation measures that might be required so to meet the standard of BS8233:2014 Guidance on sound insulation and noise reduction for buildings. The Contractor shall comply with the general recommendations set out in BS 5228: Parts 1 and 2 : 1997 'Noise and Vibration Control on Construction and Open Sites', together with any specific requirements in the contract.

16. With regards to refuse collections, you are advised to contact the Waste team to agree an indemnity to cover waste collections being undertaken on the site.

17. Warwickshire Police have no objections to this outline planning request that the below be incorporated into the design as they will go some way to ensuring the residents do not become victims of crime or anti-social behaviour.

- If the proposed development includes homes where there is rear access to multiple dwellings, evidence shows that the distribution of burglary in terraced housing with open rear access footpaths shows that up to 85% of entries occurred at the back of the house.
- Where there is rear access to multiple rear gardens this access needs to be gated at the front of the building line and with a self-closing spring, and a snap shut lock, that needs a key to release.
- All perimeter fencing should be 1.8 metre high close boarded fencing however where it backs onto open space it should be topped with 0.2 trellis, so the overall height is 2 metres in height.
- Lighting on adopted highways, footpaths, private roads and footpaths and car parks must comply with BS 5489-2:2016. A Uo value of 0.4 or 40% is recommended to ensure that lighting installations do not create dark patches next to lighter patches where our eyes would have difficulty in adjusting quickly enough for us to see that it was safe to proceed along any route.
- Fencing or similar be considered along the open space areas and balancing pools, this will refrain vehicles driving onto the open space causing anti-social behaviour or injuring someone who is using the space for play.
- Footpaths and emergency routes that lead onto the development should have staggered bollards installed to stop motor bikes riding onto the site. Building sites and in particular, site offices and storage areas are becoming common targets for crimes such as theft of plant and fuel. These sites should be made as

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secure as possible. All plant and machinery should be stored in a secure area. Tools and equipment should be marked in such a way that they are easily identifiable to the company.

- Consideration should be given to the use of security patrols. Developers are now requested to inform the local Safer Neighbourhood Policing Team, which covers the area of the development that they have arrived on site and provide contact numbers of the site manager for us in the case of an emergency. A grid reference for the site should be provided. This will help to reduce the possibilities of a delayed response
- Gates to the building frontages with secondary gates to the individual gardens and update the external works boundary fencing detail

b) PAP/2019/0562

That planning permission be **GRANTED** subject to the following conditions:

1. The development to which this permission relates 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, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with relevant plans and reports - Details to be added later.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. No works shall commence to construct the external surfaces of the buildings until the 100% on-site affordable housing as part of the development hereby permitted has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 to the National Planning Policy Framework (or any future guidance that replaces it). The scheme shall include:

- the type, tenure and location on the site of the affordable housing units;
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing units; and
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON

To ensure that the development provides housing for social needs.

4. No development shall commence until a Arboricultural Method Statement has been approved in writing by the Local Planning Authority. The Statement will show how the developer intend to protect the trees that are to remain on the site during the development.

REASON

In the interests of the amenities of the area.

5. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority and LocalHighway Authority. The Construction Management Plan shall be strictly adhered to and shall provide for but not limited too:

- the anticipated movements of vehicles; the parking and loading/unloading of staff, visitor, and construction vehicles;
- the loading and unloading of plant and materials; the storage of plant and materials used in c onstructing the development; a turning area within the site for construction vehicles;
- wheel washing facilities and other measures to prevent mud/debris being passed onto the public highway; a construction phasing plan; and a HGV routing plan
- Storage of plant materials used in conjunction with the development
- Measures to control the emission of dust during construction
- Noise levels on the site
- Site lighting details, and
- Details of the contact for any local concerns with the construction activities on the site
- Avoid use of petrol/diesel powered generators and use mains electricity or battery powered equipment where practicable.
- Measures to control the emission of dust and dirt during construction and demolition
- Details of contacts for any local concerns with the construction and demolition activities on the site

The approved Construction Management Plan shall be adhered to throughout the construction period of the development.

REASON

In the interests of the amenities of the area and safety on the public highway.

6. There shall be no occupation of any apartment hereby approved until the four parking spaces as set on drawing number 2018-881-PH2F (site plan - phase two) as received on 11 December 2019 have been marked our for use for the apartments, as also covered under MIA/2019/0037 and PAP/2019/0561. The four parking spaces shall be retained as such at all times for use of the residents of the Hatters Arms apartments.

REASON

In the interests of the amenities of the area.

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7. Before occupation of any dwelling a landscaping scheme shall be submitted to the Local Planning Authority for approval.

REASON

In the interests of the amenities of the area.

8. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal fitting out, shall take place before the hours of 0800 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

REASON

To protect the amenities of the occupiers of nearby properties during the construction period.

9. No burning shall be carried out on the site.

REASON

In the interests of the amenities of the area.

10. No additional windows or door openings in all elevations and roof plains shall be made, other than as shown on the plans hereby approved, nor shall any approved windows or doors be altered or modified in any manner.

REASON

To protect the privacy of the occupiers of adjoining properties.

11. All side facing windows and any front or rear facing windows that serve bathrooms be permanently glazed with obscured glass which shall provide a minimum degree of obscurity equivalent to privacy level 4 or higher and shall be maintained in that condition at all times. For the avoidance of doubt privacy levels are those identified in the Pilkington Glass product range. The obscurity required shall be achieved only through the use of obscure glass within the window structure and not by the use of film applied to clear glass.

REASON

To protect the privacy of the adjoining property and to prevent overlooking.

12. The landscaping and planting scheme hereby approved under condition 2 and 15 shall be implemented before occupation of the site, and in the event of any tree or plant failing to become established within five years thereafter, each individual tree or plant shall be replaced within the next available planting season, to the satisfaction of the Local Planning Authority.

REASON

In the interests of the amenities of the area.

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13. The construction of the estate roads serving the development including footways and verges shall not be other than in accordance with the standard specification of the Highway Authority.

REASON

In the interests of the amenities of the area and safety on the public highway.

Notes

1. The submitted plans indicate that the proposed works come very close to, or abut neighbouring property. This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining land owner. This planning permission does not authorise the carrying out of any works on neighbouring land, or access onto it, without the consent of the owners of that land. You would be advised to contact them prior to the commencement of work.
2. You are recommended to seek independent advice on the provisions of the Party Wall etc. Act 1996, which is separate from planning or building regulation controls, and concerns giving notice of your proposals to a neighbour in relation to party walls, boundary walls and excavations near neighbouring buildings. An explanatory booklet can be downloaded at <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>
3. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and issues and by suggesting amendments to improve the quality of the proposal. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.
4. Wildlife and Countryside Act 1981 - Birds. Please note that works to trees must be undertaken outside of the nesting season as required by the Wildlife and Countryside Act 1981. All birds, their nests and eggs are protected by law and it is thus an offence, with certain exceptions. It is an offence to intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built, or to intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The maximum penalty that can be imposed for an offence under the Wildlife and Countryside Act - in respect of a single bird, nest or egg - is a fine of up to £5,000, and/or six months' imprisonment. You are advised that the official UK nesting season is February until August.
5. The applicant is advised that to comply with the condition relating to the standard of works to trees, the work should be carried out in accordance with British Standard BS 5837:2012 ""Trees in relation to design, demolition and construction - Recommendations"".
6. The applicant is advised that to comply with the condition relating to the protection of trees, the measures should be in accordance with British Standard

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BS 5837:2012 ""Trees in relation to design, demolition and construction - Recommendations"".

7. The developer is reminded that the Control of Pollution Act 1974 restricts the carrying out of construction activities that are likely to cause nuisance or disturbance to others to be limited to the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays, with no working of this type permitted on Sundays or Bank Holidays. The Control of Pollution Act 1974 is enforced by Environmental Health.
8. Highways have set out that the development hereby permitted shall not commence or continue unless measures are in place to prevent/minimise the spread of extraneous material onto the public highway by the wheels of vehicles using the site and to clean the public highway of such material.
9. Condition number 13 requires that the estate roads including footways, verges and footpaths are designed and laid out in accordance with the principles set out in 'Transport and Roads for Developments: The Warwickshire Guide 2001' and constructed in accordance with the Highway Authority's standard specification. The applicant / developer is advised that they should enter into a Highway Works Agreement with the Highway Authority made under Section 38 of the Highways Act 1980 for the adoption of the roads. The approval of plans for the purposes of the planning permission hereby granted does not constitute an approval of the plans under Section 38 of the Highways Act 1980. An application to enter into a Section 38 Highway Works Agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX. In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Street Works Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.
10. Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow - so far as is reasonably practicable - from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.
11. Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.
12. The applicant / developer is required to contribute £75 per dwelling for sustainable welcome packs and to help promote sustainable travel in the local

area. For further information regarding Sustainability Packs. Contact Christine Lambert on 01926 412105.

13. With regarding to condition 3 and affordable housing you are advised to Contact Paul Roberts (Housing Strategy and Development Officer), on 01827 719459, to discuss the requirements and the mix of housing in Coleshill.
14. It is recommend that an independent noise consultant undertakes a comprehensive assessment to determine noise levels on the site. The same must identify any noise mitigation measures that might be required so to meet the standard of BS8233:2014 Guidance on sound insulation and noise reduction for buildings. The Contractor shall comply with the general recommendations set out in BS 5228: Parts 1 and 2 : 1997 'Noise and Vibration Control on Construction and Open Sites', together with any specific requirements in the contract.
15. With regards to refuse collections, you are advised to contact the Waste team to agree an indemnity to cover waste collections being undertaken on the site.
16. Warwickshire Police have no objections to this outline planning request that the below be incorporated into the design as they will go some way to ensuring the residents do not become victims of crime or anti-social behaviour:

- If the proposed development includes homes where there is rear access to multiple dwellings, evidence shows that the distribution of burglary in terraced housing with open rear access footpaths shows that up to 85% of entries occurred at the back of the house.
- Where there is rear access to multiple rear gardens this access needs to be gated at the front of the building line and with a self-closing spring, and a snap shut lock, that needs a key to release.
- All perimeter fencing should be 1.8 metre high close boarded fencing however where it backs onto open space it should be topped with 0.2 trellis, so the overall height is 2 metres in height.
- Lighting on adopted highways, footpaths, private roads and footpaths and car parks must comply with BS 5489-2:2016. A Uo value of 0.4 or 40% is recommended to ensure that lighting installations do not create dark patches next to lighter patches where our eyes would have difficulty in adjusting quickly enough for us to see that it was safe to proceed along any route.
- Fencing or similar be considered along the open space areas and balancing pools, this will refrain vehicles driving onto the open space causing anti-social behaviour or injuring someone who is using the space for play.
- Footpaths and emergency routes that lead onto the development should have staggered bollards installed to stop motor bikes riding onto the site. Building sites and in particular, site offices and storage areas are becoming common targets for crimes such as theft of plant and fuel. These sites should be made as secure as possible. All plant and machinery should be stored in a secure area. Tools and equipment should be marked in such a way that they are easily identifiable to the company.
- Consideration should be given to the use of security patrols. Developers are now requested to inform the local Safer Neighbourhood Policing Team, which covers the area of the development that they have arrived on site and provide contact numbers of the site manager for us in the case of an emergency. A grid

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reference for the site should be provided. This will help to reduce the possibilities of a delayed response

- Gates to the building frontages with secondary gates to the individual gardens and update the external works boundary fencing detail

c) PAP/2019/0563

That planning permission be **GRANTED** subject to the following conditions:

1. The development to which this permission relates 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, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with relevant plans and reports - Details to be added later.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. Notwithstanding the approved report of 'Warton Phase 2 Development Ground Investigation Report' Fitzpatrick Group Ltd December 2019 as covered under condition 2, that basic gas protection measures as described in the report if a suspended beam and block floor is to be used. If any other gas protection measures are to be used, then full details shall be submitted and approved in writing by the Local Planning Authority and implemented in full.

REASON

To ensure that risks from land contamination to the proposed end users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4. No works shall commence to construct the external surfaces of the buildings until the 100% on-site affordable housing as part of the development hereby permitted has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 to the National Planning Policy Framework (or any future guidance that replaces it). The scheme shall include:

- the type, tenure and location on the site of the affordable housing units;
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing units; and

- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON

To ensure that the development provides housing for social needs.

5. No development shall commence until a Arboricultural Method Statement has been approved in writing by the Local Planning Authority. The Statement will show how the developer intend to protect the trees that are to remain on the site during the development.

REASON

In the interests of the amenities of the area.

6. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority and Local Highway Authority. The Construction Management Plan shall be strictly adhered to and shall provide for but not limited too:

- the anticipated movements of vehicles; the parking and loading/unloading of staff, visitor, and construction vehicles;
- the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; a turning area within the site for construction vehicles;
- wheel washing facilities and other measures to prevent mud/debris being passed onto the public highway; a construction phasing plan; and a HGV routing plan
- Storage of plant materials used in conjunction with the development
- Measures to control the emission of dust during construction
- Noise levels on the site
- Site lighting details,
- details of the contact for any local concerns with the construction activities on the site
- Avoid use of petrol/diesel powered generators and use mains electricity or battery powered equipment where practicable.
- Measures to control the emission of dust and dirt during construction and demolition
- Details of contacts for any local concerns with the construction and demolition activities on the site

The approved Construction Management Plan shall be adhered to throughout the construction period of the development.

REASON

In the interests of the amenities of the area and safety on the public highway.

7. No development shall commence until the existing proposed datum levels have been provided. For the avoidance of doubt the proposed datum levels relates to the proposed dwellings.

REASON

In the interests of the amenities of the area.

8. There shall be no occupation of any dwellings until the 9 parking spaces to the side of plot 4 have been laid out for parking purposes. These spaces shall be retained as such at all times.

REASON

In the interests of the amenities of the area and safety on the public highway.

9. Before occupation details of the electric charging points as set out on the approved layout plan under condition 2 shall be provided to the Local Planning Authority for approval. The charging points shall be installed prior to first occupation on the site, and the electric charging points and bays shall be installed in accordance with the approved details and shall thereafter be maintained for the life of the development.

REASON

In the interests of the amenities of the area.

10. Before occupation of any dwelling a landscaping scheme shall be submitted to the Local Planning Authority for approval.

REASON

In the interests of the amenities of the area.

11. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal fitting out, shall take place before the hours of 0800 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

REASON

To protect the amenities of the occupiers of nearby properties during the construction period.

12. The development shall not be occupied until an access for vehicles has been provided to the site, in accordance with Drawing Number 2019-913-TC3C.

REASON

In the interests of the amenities of the area and safety on the public highway.

13. No burning shall be carried out on the site.

REASON

In the interests of the amenities of the area.

14. No additional windows or door openings in all elevations and roof plains shall be made, other than as shown on the plans hereby approved, nor shall any approved windows or doors be altered or modified in any manner.

REASON

To protect the privacy of the occupiers of adjoining properties.

15. All side facing windows and any front or rear facing windows that serve bathrooms be permanently glazed with obscured glass which shall provide a minimum degree of obscurity equivalent to privacy level 4 or higher and shall be maintained in that condition at all times. For the avoidance of doubt privacy levels are those identified in the Pilkington Glass product range. The obscurity required shall be achieved only through the use of obscure glass within the window structure and not by the use of film applied to clear glass.

REASON

To protect the privacy of the adjoining property and to prevent overlooking.

16. The landscaping and planting scheme hereby approved under condition 2 and 10 shall be implemented before occupation of the site, and in the event of any tree or plant failing to become established within five years thereafter, each individual tree or plant shall be replaced within the next available planting season, to the satisfaction of the Local Planning Authority.

REASON

In the interests of the amenities of the area.

17. The construction of the estate roads serving the development including footways and verges shall not be other than in accordance with the standard specification of the Highway Authority.

REASON

In the interests of the amenities of the area and safety on the public highway.

Notes

1. The submitted plans indicate that the proposed works come very close to, or abut neighbouring property. This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining land owner. This planning permission does not authorise the carrying out of any works on neighbouring land, or access onto it, without the consent of the owners of that land. You would be advised to contact them prior to the commencement of work.

2. You are recommended to seek independent advice on the provisions of the Party Wall etc. Act 1996, which is separate from planning or building regulation controls, and concerns giving notice of your proposals to a neighbour in relation to party walls,

boundary walls and excavations near neighbouring buildings. An explanatory booklet can be downloaded at <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

3. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and issues and by suggesting amendments to improve the quality of the proposal. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

4. Wildlife and Countryside Act 1981 - Birds. Please note that works to trees must be undertaken outside of the nesting season as required by the Wildlife and Countryside Act 1981. All birds, their nests and eggs are protected by law and it is thus an offence, with certain exceptions. It is an offence to intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built, or to intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The maximum penalty that can be imposed for an offence under the Wildlife and Countryside Act - in respect of a single bird, nest or egg - is a fine of up to £5,000, and/or six months' imprisonment. You are advised that the official UK nesting season is February until August.

5. The applicant is advised that to comply with the condition relating to the standard of works to trees, the work should be carried out in accordance with British Standard BS 5837:2012 ""Trees in relation to design, demolition and construction - Recommendations"".

6. The developer is reminded that the Control of Pollution Act 1974 restricts the carrying out of construction activities that are likely to cause nuisance or disturbance to others to be limited to the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays, with no working of this type permitted on Sundays or Bank Holidays. The Control of Pollution Act 1974 is enforced by Environmental Health.

7. Highways have set out that the development hereby permitted shall not commence or continue unless measures are in place to prevent/minimise the spread of extraneous material onto the public highway by the wheels of vehicles using the site and to clean the public highway of such material.

8. Condition number 12 and 17 requires that the estate roads including footways, verges and footpaths are designed and laid out in accordance with the principles set out in 'Transport and Roads for Developments: The Warwickshire Guide 2001' and constructed in accordance with the Highway Authority's standard specification. The applicant / developer is advised that they should enter into a Highway Works Agreement with the Highway Authority made under Section 38 of the Highways Act 1980 for the adoption of the roads. The approval of plans for the purposes of the planning permission hereby granted does not constitute an approval of the plans under Section 38 of the Highways Act 1980. An application to enter into a Section 38 Highway Works Agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX. In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Street Works Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35

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7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

9. Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow - so far as is reasonably practicable - from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.

10. Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

11. The applicant / developer is required to contribute £75 per dwelling for sustainable welcome packs and to help promote sustainable travel in the local area. For further information regarding Sustainability Packs. Contact Christine Lambert on 01926 412105.

12. With regarding to condition 4 and affordable housing you are advised to Contact Paul Roberts (Housing Strategy and Development Officer), on 01827 719459, to discuss the requirements and the mix of housing in Coleshill.

13. It is recommend that an independent noise consultant undertakes a comprehensive assessment to determine noise levels on the site. The same must identify any noise mitigation measures that might be required so to meet the standard of BS8233:2014 Guidance on sound insulation and noise reduction for buildings. The Contractor shall comply with the general recommendations set out in BS 5228: Parts 1 and 2 : 1997 'Noise and Vibration Control on Construction and Open Sites', together with any specific requirements in the contract.

14. With regards to refuse collections, you are advised to contact the Waste team to agree an indemnity to cover waste collections being undertaken on the site.

15. Public footpath AE11 must remain open and available for public use at all times unless closed by legal order, so must not be obstructed by parked vehicles or by materials during works. The applicant must make good any damage to the surface of public footpath AE11 caused during works.

16. Warwickshire Police have no objections to this outline planning request that the below be incorporated into the design as they will go some way to ensuring the residents do not become victims of crime or anti-social behaviour;

- If the proposed development includes homes where there is rear access to multiple dwellings, evidence shows that the distribution of burglary in terraced housing with open rear access footpaths shows that up to 85% of entries occurred at the back of the house.
- Where there is rear access to multiple rear gardens this access needs to be gated at the front of the building line and with a self-closing spring, and a snap shut lock, that needs a key to release.

- All perimeter fencing should be 1.8 metre high close boarded fencing however where it backs onto open space it should be topped with 0.2 trellis, so the overall height is 2 metres in height.
- Lighting on adopted highways, footpaths, private roads and footpaths and car parks must comply with BS 5489-2:2016. A Uo value of 0.4 or 40% is recommended to ensure that lighting installations do not create dark patches next to lighter patches where our eyes would have difficulty in adjusting quickly enough for us to see that it was safe to proceed along any route.
- Fencing or similar be considered along the open space areas and balancing pools, this will refrain vehicles driving onto the open space causing anti-social behaviour or injuring someone who is using the space for play.
- Footpaths and emergency routes that lead onto the development should have staggered bollards installed to stop motor bikes riding onto the site. Building sites and in particular, site offices and storage areas are becoming common
- targets for crimes such as theft of plant and fuel. These sites should be made as secure as possible. All plant and machinery should be stored in a secure area. Tools and equipment should be marked in such a way that they are easily identifiable to the company.
- Consideration should be given to the use of security patrols. Developers are now requested to inform the local Safer Neighbourhood Policing Team, which covers the area of the development that they have arrived on site and provide contact numbers of the site manager for us in the case of an emergency. A grid reference for the site should be provided. This will help to reduce the possibilities of a delayed response
- Gates to the building frontages with secondary gates to the individual gardens and update the external works boundary fencing detail

d) MIA/2019/0037

That the application be **GRANTED** and conditions 2 and 12 of PAP/2018/0764 be varied so as to read:

2. The development hereby approved shall not be carried out otherwise than in accordance with the Ground Investigation Report of September 2018, by Arena Geo received by the Local Planning Authority on 13 June 2019, to plan number 18-119-02 (soft landscaping proposals) received by the Local Planning Authority on 23 May 2019, to the Road Safety Audit Stage 1 of Mott Macdonald, David Tucker Associates, 18208/SK02 A, 18208/400, 18208/171, 18208/151A received by the Local Planning Authority on 2 April 2019; to plan 2018-881-03A received by the Local Planning Authority on 3 June 2019, to the plans 20447-03 (proposed site access and visibility splays), 20447-05, 2018-882-11, 2018-882-09, 2018-882-10, 2018-882-08, 2018-882-07, 2018-882-06, 2018-882-05, 2018-882-04 received by the Local Planning Authority on 17 May 2019, and to 2018-881-PH2G REV G received by the Local Planning Authority on 13 December 2019

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

12. There shall be no occupation of any dwellings until the parking area to the side of plot 1 and behind Church Row Cottages until details have been provided to the Local Planning Authority to define how the parking area for 6 vehicles will be marked out and

retained for use for 1 - 4 Church Row Cottages, Church Lane, Warton, and for the two parking spaces related to Hatters Arms as covered under PAP/2019/0562. The parking spaces shall retain in use for Church Row cottages and the Hatters Arms at all times.

REASON

In the interests of the amenities of the area and safety on the public highway.

Notes

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions and quickly determining the application. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.
2. This applicatoin should be read in connection with PAP/2018/0764

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

a) Planning Application No: PAP/2019/0561

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	07/10/2019
2	Agent, Case officer and relevant parties	Exchange of emails	22/10/19 – 19/12/19
3	NWBC Waste	Consultation response	18/10/2019
4	NWBC Tree officer	Consultation response	21/10/2019
5	NWBC Waste	Consultation response	21/10/2019
6	WCC Fire Service	Consultation response	22/10/2019
7	NWBC Environmental Health	Consultation response	29/10/2019
8	WCC Highways	Consultation response	29/11/2019
9	Neighbour	Representation	16/10/2019
10	Neighbour	Representation	21/10/2019
11	Neighbour	Representation	4/11/2019
12	Neighbour	Representation	7/11/2019
13	Neighbour	Representation	8/11/2019
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	07/10/2019
2	Agent, Case officer and relevant parties	Exchange of emails	22/10/19 – 12/12/19
3	NWBC Waste	Consultation response	18/10/2019
4	NWBC Tree officer	Consultation response	21/10/2019
5	NWBC Waste	Consultation response	21/10/2019
19	NWBC Environmental Health	Consultation response	17/12/19 and 19/12/19

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

b) Planning Application No: PAP/2019/0562

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	07/10/2019
2	Agent, Case officer and relevant parties	Exchange of emails	22/10/19 – 16/12/19
3	WCC Highways	Consultation response	5/11/19
4	WCC Highways	Consultation response	5/11/19
5	NWBC tree officer	Consultation response	21/10/19
6	NWBC Environmental Health	Consultation response	29/10/2019
7			
8	WCC Highways	Consultation response	26/11/2019
9	Neighbour	Representation	4/11/19
10	Neighbour	Representation	7/11/19
11	Neighbour	Representation	8/11/19
12	Neighbour	Representation	8/11/19
13	Neighbour	Representation	18/11/19

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

c) Planning Application No: PAP/2019/0563

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	07/10/2019
2	Agent, Case officer and relevant parties	Exchange of emails	22/10/19 – 16/12/19
3	NWBC Waste	Consultation response	18/10/2019
4	NWBC Tree officer	Consultation response	21/10/2019
5	NWBC Waste	Consultation response	21/10/2019
6	WCC Fire Service	Consultation response	22/10/2019
7	NWBC Environmental Health	Consultation response	29/10/2019
8	WCC Highways	Consultation response	29/11/2019
9	Neighbour	Representation	16/10/2019
10	Neighbour	Representation	21/10/2019
11	Neighbour	Representation	4/11/2019
12	Neighbour	Representation	7/11/2019
13	Neighbour	Representation	8/11/2019
14	NWBC Environmental Health	Consultation response	17/12 and 18/12/19
15	WCC Highways	Consultation response	5/12/19

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

d) Planning Application No: MIA/2019/0037

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	11/12/2019

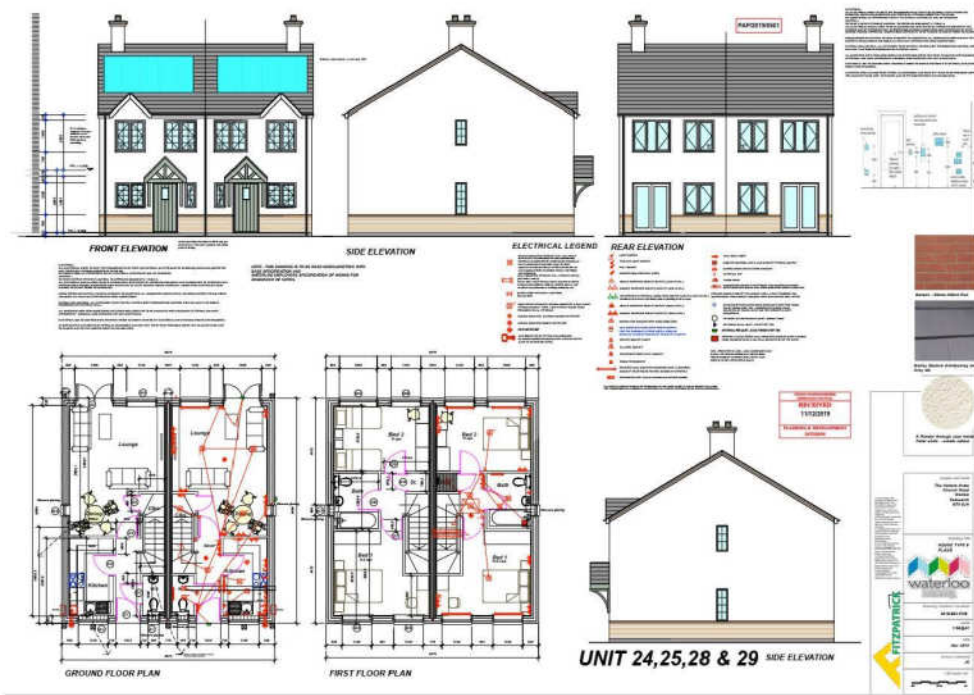
Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

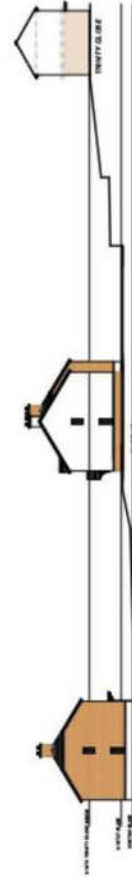
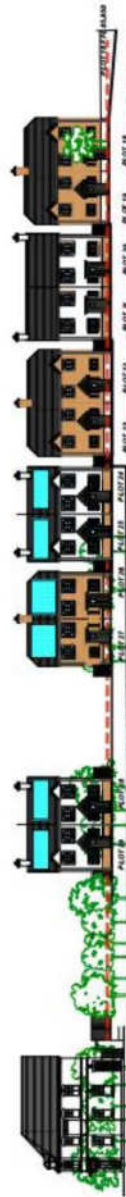
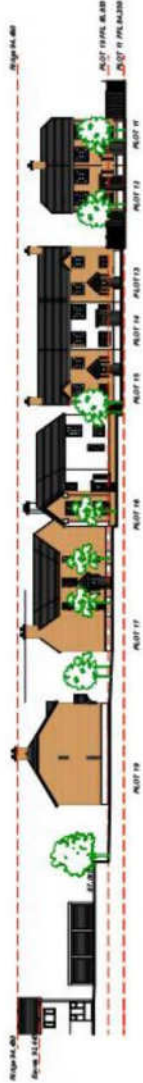
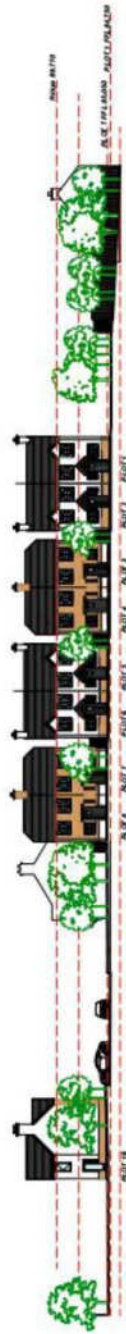
A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

Appendix A - Hatters Arms / rear gardens to 3 – 6 Trinity









Appendix B - Hatters Arms



4/57

6/86



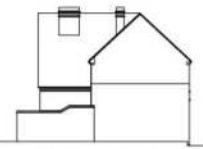
Existing North West elevation.



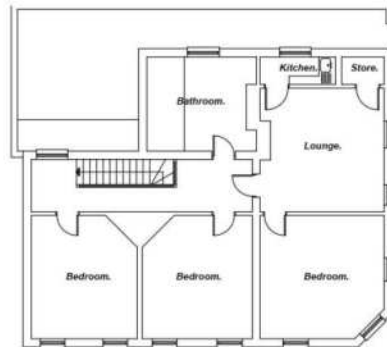
Existing South West elevation.



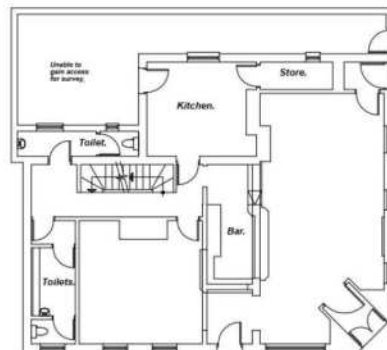
Existing South East elevation.



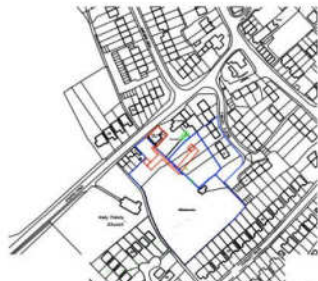
Existing North East elevation.



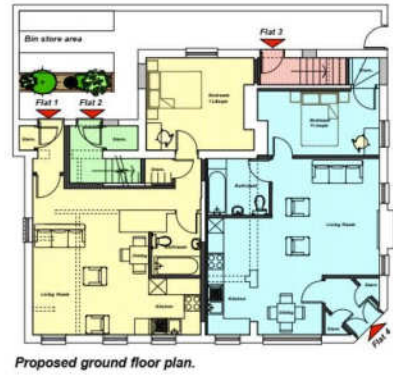
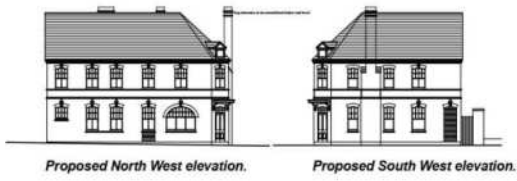
Existing first floor plan.



Existing ground floor plan.

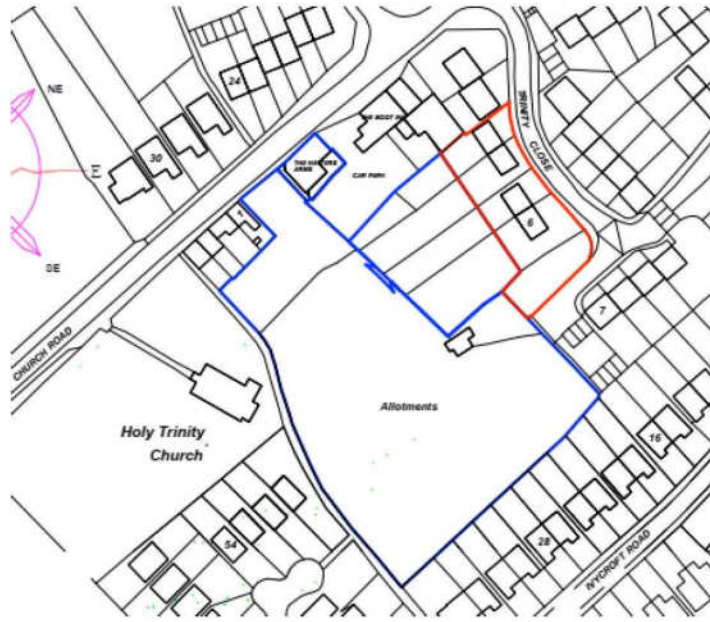


LOCATION PLAN 1:1250



Appendix C - 3 – 6 Trinity Close, Warton





4/61

6/90

Appendix D – MIA – Land to rear of Trinity Close



4/62

6/91

2018/0764 – Approved Plan

SCHEDULE OF ACCOMMODATION
12No. 3B/4P 70.4 SQM GIA
59No. 3B/2P 62.6 SQM GIA
17No. 3B/2P 69.6 SQM GIA
1No. 3B/2P 87.5 SQM GIA
47 CAR PARKING SPACES



4/63

6/92

(4) Application No: PAP/2019/0570

5, Roman Way, Dordon, B78 1RD

Erection of two storey side extension, for

Mrs M Townsend

Introduction

This application was reported to the January Board meeting, but determination was deferred in order that Members could visit the site. A note of that visit will be circulated at the meeting as it takes place after publication of this report.

The previous report is attached at Appendix A for convenience.

Observations

Members are reminded that as reported at the last meeting, the existing house has three bedrooms and the application is to increase that to four.

Also as reported at the last meeting, Covenants are private matters and should carry no weight in the determination of this application.

Recommendation

As set out in Appendix A.

(3) Application No: PAP/2019/0570

5, Roman Way, Dordon, B78 1RD

Erection of two storey side extension, for

Mrs M Townsend

Introduction

This application is brought before the Board at the request of a Local Member concerned about the potential impacts.

The Site

The application site is a two storey detached dormer bungalow and lies within a residential frontage of similar buildings immediately at the rear of the Dordon Library.

The Proposal

It is proposed to demolish a side detached garage which stands at the rear and add a two storey side extension so as to provide a replacement garage/car port at ground level with two additional first floor bedrooms and a family bathroom on the first floor. A new porch is also proposed

Existing and proposed elevations are at Appendix A, B and C.

Development Plan

The North Warwickshire Core Strategy 2014 - NW10 (Development Considerations) and NW12 (Quality of Development)

Saved Policies of the North Warwickshire Local Plan 2006 - ENV12 (Urban Design); ENV13 (Building Design) and ENV14 (Access Design)

Other Material Planning Considerations

National Planning Policy Framework 2019 – (the “NPPF”)

The North Warwickshire Local Plan Submission Version 2018 - LP31 (Development Considerations); LP32 (Built Form) and LP36 (Parking)

Supplementary Planning Guidance - A Guide to the Design of Householder Developments, adopted September 2003.

Consultations

Warwickshire County Council as Highway Authority – No objection

Representations

Five letters of objection have been received from local residents and these refer to:

- There is a Covenant on the property which relates to shared access rights
- These houses were never intended to be "family" houses and this would be out of character
- Increased parking pressure
- Overlooking from the new windows.
- Over shadowing

There is also one letter from a local resident raising no objection.

Observations

The proposed development is a two storey side extension and porch to an existing private housing development of two bedroom dormer bungalows around a gated private shared surface finished in tarmac. The site was originally an old garage site located to the rear of the public library.

The issues here are all about the impact of the proposal on the residential amenity of the neighbouring residential properties. Members will know that Covenants are private matters and thus will carry no weight in the assessment of this application.

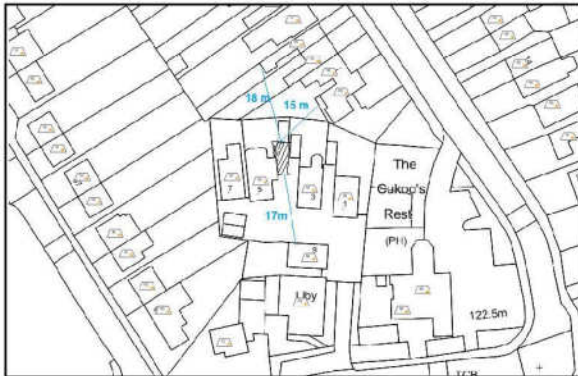
There are a number of factors to look at here but in general terms there is no objection.

The proposed two-storey extension is large and equates to approximately a 60% increase in the volume of the dwelling, but is also offset by the demolition of the existing detached garage. There are no restrictions on the proportion of the extension compared with the host dwelling, provided that the plot can accommodate the extension and maintain reasonable private amenity. There are no adopted guidelines on the area of private amenity that is to be provided, however the remaining garden size is considered to be comparable to that of other properties in the near vicinity.

The proposed materials, roof pitch and proposed dormer window and rear gable do match the existing house. The proposal is considered to be in keeping with the style of the host dwelling. The proposed extension is set back from the front elevation such that the extension appears subservient despite the similarity in ridge height.

Extensive work has been done to negotiate with neighbours who are most affected by the proposal. Although these neighbours continue to have concerns about the proximity of the proposed development, the modifications to the proposal during negotiations have satisfied their planning objections, however they still object to the principle of the development. The Party Wall Act will apply here. It is agreed that the new side elevation will be prominent. However there are no side windows at ground floor level on the neighbouring property. There is however first floor dormer bedroom window of the neighbouring property that faces towards the application site. The proposed extension is separated by the access to the neighbour's garage by approximately 3 metres. The orientation is such that the extension is set back north of the dormer window such that sunlight to the dormer window will not be impacted. The proposed extension does not impact the 45 degree guideline from the north facing rear windows of the neighbours property, as the first floor rear window is a bathroom and the ground floor rear window

closest to the proposed extension is a kitchen. These are not habitable rooms. The 45 guide rule does not affect the ground floor rear bedroom/ dining room and conservatory extension.



Site plan



View from first floor rear window

An additional rear facing bedroom window is proposed above the proposed garage. The two storey extension projects 3 metres back from the existing rear elevation of the house. This window is also the subject of objections from residents in Whitehouse Road. Distances are set out above on the plan. The properties to the rear are set at an acute angle and the shortest distance between windows is 15 metres. This is less than would normally be accepted when windows directly face each other. However in this case the angle of sight is material in reducing any significant impacts.

A replacement garage/ partial car port forms the ground floor of the proposed extension. In addition to the garage parking for a further two parking spaces is proposed within the demise, therefore there are three parking spaces proposed. Policy LP36 of the emerging North Warwickshire Local Plan requires that a four bedroom house requires a minimum of two parking spaces. The parking is contained within the private curtilage of the property that is identified by the existing block paving. Other properties in the development park to the front of their properties in the site area. The parking does not impinge on the shared turning and access surfaces that are identified by a bitmacadam finish. The proposal does not affect the shared access and turning areas identified by the bitmacadam surfacing. Therefore, all vehicles can turn within the site and go back onto the highway in a forward gear. Some cleaning or maintenance of these areas may become necessary as a result of the construction of the proposed extension.

The proposal is considered to be in accordance with Development Plan Policies, the NPPF and the supplementary planning guidance for the design of householder developments, 2003. It is considered that there is no impact on neighbours more than would be reasonably acceptable, and the design and materials are in keeping with the character of the host dwelling and the immediate vicinity. Therefore it is recommended that the proposal be supported subject to conditions.

Recommendation

That planning permission is **GRANTED** subject to the following conditions:

1. The development to which this permission relates 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, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the site location plans numbered received by the Local Planning Authority on 10 October 2019; and the plan numbered RW-01-04D received by the Local Planning Authority on 04 December 2019; and the plan numbered RW-01-03D received by the Local Planning Authority on 09 December 2019.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. The new works shall be carried out with facing brickwork and plain concrete tiles, both to closely match the colour, shape, size and texture of those materials used in the host dwelling.

REASON

In the interests of the amenities of the area and the building concerned.

4. Parking for a minimum of two vehicles as indicated on the approved plans and bin storage for 3 no. 240 litre wheelie bins must be retained at all times for the exclusive use of 5 Roman Way, as such.

REASON

To ensure that there is adequate parking provision and space for bin storage within the curtilage of the dwelling.

5. No additional windows or door openings in all elevations and roof planes shall be made, other than as shown on the plans hereby approved, nor shall any approved windows or doors be altered or modified in any manner.

REASON

To protect the privacy of the occupiers of adjoining properties.

Notes

1. The submitted plans indicate that the proposed works come very close to, or abut neighbouring property. This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining land owner. This planning permission does not authorise the carrying out of any works on neighbouring land, or access onto it, without the consent of the owners of that land. You would be advised to contact them prior to the commencement of work.
2. You are recommended to seek independent advice on the provisions of the Party Wall etc. Act 1996, which is separate from planning or building regulation controls, and concerns giving notice of your proposals to a neighbour in relation to party walls, boundary walls and excavations near neighbouring buildings. An explanatory booklet can be downloaded at <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>
3. The developer is reminded that the Control of Pollution Act 1974 restricts the carrying out of construction activities that are likely to cause nuisance or disturbance to others to be limited to the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays, with no working of this type permitted on Sundays or Bank Holidays. The Control of Pollution Act 1974 is enforced by Environmental Health.
4. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

5. Radon is a natural radioactive gas which enters buildings from the ground and can cause lung cancer. If you are buying, building or extending a property you can obtain a Radon Risk Report online from www.ukradon.org if you have a postal address and postcode. This will tell you if the home is in a radon affected area, which you need to know if buying or living in it, and if you need to install radon protective measures, if you are planning to extend it. If you are building a new property then you are unlikely to have a full postal address for it. A report can be obtained from the British Geological Survey at <http://shop.bgs.ac.uk/georeports/> located using grid references or site plans, which will tell you whether you need to install radon protective measures when building the property.

For further information and advice on radon please contact the Health Protection Agency at www.hpa.org.uk. Also if a property is found to be affected you may wish to contact the Central Building Control Partnership on 0300 111 8035 for further advice on radon protective measures.

6. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and issues and suggesting amendments to improve the quality of the proposal. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2019/0570

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms & Plans	10/10/19 04/12/19 09/12/19
2	Highways Authority	Informal Consultation Response – No objection	28/11/19
3	Neighbour - 7 Roman Way	Objection	30/10/19
4	Neighbour – 1 Whitehouse Rd.	Objection	08/11/19
5	Neighbour– 1A Whitehouse Rd	Objection	18/11/19
6	Neighbour - 3 Roman Way	Objection	15/11/19
7	Neighbour - unknown	Objection	27/11/19
8	Neighbour – Melmerby, Tamworth	Support	29/11/19

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

EXISTING PLANS

APPENDIX A

PLAN 2/20/2019



RECEIVED
16/11/2019

RECEIVED 16/11/2019	
[Illegible text]	
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EXISTING ELEVATIONS

APPENDIX B

PLAN 2/20/2019



RECEIVED
16/11/2019

RECEIVED 16/11/2019	
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PROPOSED ELEVATIONS:



(5) Application No: PAP/2019/0701

Land Adjacent to Coleshill Manor, Off South Drive, Coleshill, B46 1DF

The erection and operation of a landmark structure, with associated visitor centre and public open space (D2), together with ancillary essential development including dedicated car parking, landscaping, access road and services provisions (mixed use including D1, A1, A3, A4 and B1 facilities) to operate as a national memorial and to create a significant public art architectural feature, for

The Wall (Developments) Ltd

Introduction

Members were given a presentation by the prospective applicant on this development project in late November. The application has now been submitted and will be reported for determination to the Board in due course. This report just introduces the proposal to the Board as well as outlining the most relevant Development Plan policies against which the proposal will need to be assessed.

If the Board considers that this is inappropriate development in the Green Belt, then under the terms of the 2009 Direction, any inappropriate built development of over 1000 square metres in floor area in the Green Belt, that carries the support of a Local Planning Authority, has to be referred to the Secretary of State to see if he wishes to call in the application for his own determination. This application has a floor area of 1400 square metres. There is no referral if the Council does not support the grant of a planning permission.

Members will be aware that the site of this latest application is adjacent to that of the proposed Surf Park. Indeed the same access arrangements are to be used. Its receipt was reported to the October Board meeting. That application is also one that would need referral to the Secretary of State under the same Direction, should the Council be minded to support it.

It is considered appropriate that should there be referrals of one or both of these applications, the Secretary of State will need to consider the cumulative impacts of the two developments.

The Site

The whole site amounts to 5.8 hectares of agricultural land comprising the development site as well as the associated access link to Manor Drive. It is around 1.5km west of Coleshill and just to the east of the M6 Motorway with the residential areas of Castle Bromwich and Chelmsley Wood immediately on the other side of that Motorway. It is generally a flat area of land but with a fall of five metres from its northern boundary to its southern limit. Its boundaries are field hedgerows and trees as well as there being some open areas. The eastern boundary follows a dense tree belt beyond which is the Coleshill Manor Business Park.

The site is not currently accessible by vehicles – other than for agricultural purposes - but there is a public footpath running alongside its eastern boundary (the M57) which links to the M58 to the south.

The River Cole runs 0.8 km to the south.

There is an oil pipeline (operated by Esso) running approximately north/south along the western boundary of the site and there is an overhead cable just to the north.

The site is illustrated at Appendix A.

Background

There is no site planning history.

There is an outstanding detailed planning application – ref PAP/2019/0496 – on land immediately to the south of the application site. This is for a surfing lagoon with associated buildings, landscaping and parking provision. The proposals incorporate a new access off Manor Drive which would also serve the current application site.

Coleshill Manor Business Park benefits from planning permissions dating from the early 1990's. It incorporates the office conversion of Coleshill Hall, a Grade 2 Listed Building.

Phase One of the HS2 rail project passes to the east of Coleshill Hall and will necessitate the demolition of some office buildings and the re-alignment of the Business Park access road off the Birmingham Road.

The Proposals

The Wall is to become a “national landmark of Hope” comprising a highly prominent monument made of one million bricks with each representing one answered prayer.

Integral to the Monument will be a visitor centre which will provide dedicated space for reflection, learning and support. The visitor experience will incorporate technology with visitors being able to locate and read the answered prayer associated with each of the million bricks, either through their mobile phone or tourist binoculars. There would be exhibitions explaining Christian beliefs about answered prayer and to provide resources to understand more about Christianity. The space would also provide a view from various other faiths on their views and beliefs about prayer.

There would be a 24/7 prayer room and trained volunteers to answer questions. The Monument would sit in a wider landscaped setting in order to encourage reflection and contemplation.

As such this is a unique proposal. The Background to the proposal is set out by the applicant in the Planning Statement. It is convenient to attach this in full at Appendix B as it explains this in more detail – particularly as to how the design was finalised.

For the purposes of this report the following matters are drawn to the attention of the Board:

- The arch would rise 51.5 metres above ground level – equivalent to Nelson's Column in London. For comparison purposes the “Angel of the North” is 20 metres tall.
- The arch is intended to be lit at night

- The visitor hall would be within the “Arch’s “ base and comprise a 13 metre vaulted hall
- Each brick will be linked to an online database where 1 million prayer testimonies will be stored. These will also be available to read on touch screens within the visitor centre.
- Entry to the park will be free but there would be a car parking charge
- The main centre would be open from 1000 to 1700 hours on a daily basis but the site would be open on a 24 hour basis.
- The applicant has given a public commitment to use any “profit” from car park charges; book sales, café sales and donations to fund a range of charity projects including the donation of one million bricks worth of social housing – say 100 new homes.

Appendix C is a copy of the proposed layout and at Appendices D and E there are images of the structure illustrating its “curve” and the incorporation of the visitor centre within its curved base.

A substantial number of supporting documents accompany the application.

An Air Quality Assessment suggests that once operational the development is not expected to give rise to significant impacts on air quality. The biggest issue will arise from traffic generation but the following mitigation measures are included - the provision of electric charging points; extensive landscaping and the implementation of a Green Travel Plan which would focus on group travel and with dedicated bus provision to nearby railway stations.

An Arboricultural Impact Assessment indicates that some 9 individual trees and 3.9 metres of hedgerow would be removed – but there are no Orders in place, no Conservation Area protection and no Ancient Woodlands on or near the site. There would be substantial new planting provided. The tree belt to the east separating the site from Coleshill Hall would not be touched.

An Ecological Assessment states that the site itself has no statutory nature conservation designation and there are no internationally designated sites within ten kilometres. However there are other local sites with 5 km of the site. The site is arable land with species-poor hedgerow and scattered trees. There are no waterbodies within the site. Overall it concludes that there would be no significant bio-diversity loss and precautionary measures should be put in place during construction.

Ground Contamination surveys indicate negligible if any identifiable risk on site or in its immediate vicinity.

A Flood Risk Assessment identifies the site as being on Flood Zone One and therefore a very low risk of fluvial flooding. However the existing topography suggests that there would be risk of surface water flooding. As the proposals would increase the area of impermeable surface at the site there would be a greater risk of surface water runoff. A sustainable drainage scheme is thus recommended in order to manage that increased runoff whilst also controlling any existing discharges.

A Historic Environment Assessment identifies the one designated heritage asset close to the site – namely the Grade 2 Coleshill Hall. There are 18 non-designated assets close by and these are practically all archaeological sites – stretching from Roman to post-medieval times – reflecting continued occupation of the area around the site. The proposed access passes through the non-designated asset of Coleshill Park. There is thus the potential for some underground interest in the site. The Assessment looks at the proposed development's impact on Coleshill Hall and concludes that it would cause less than substantial harm. In respect of the non-designated assets then again the conclusion is one of less than substantial harm. It is recommended that on-site evaluation does take place.

A Lighting Assessment identifies no light sources currently on site but there a number of significant light sources in proximity to the site and a clear sky glow from the wider urban area on the other side of the M6 Motorway. Whilst a new light source would be introduced the assessment concludes that there will be no material worsening of the current overall position. Details can be resolved through planning condition.

A Visual and Landscape Impact Appraisal notes that there are no landscaping designations covering the site and that it is heavily influenced by urbanising features such as pylons, motorway corridors and the urban edge of Birmingham. The proposal would create a distinctive landmark in this landscape and this would be highly visible. The Appraisal concludes that even given this, there would be no significant adverse impact as it could well be seen as adding interest to an otherwise unremarkable landscape.

The Highway Safety Implications of such a large structure have been looked at separately given the proximity of the M6 in particular. This has followed Highway England's published guidance notes and DfT Circulars. The example of the "Angel of the North" was used as a comparator. The key stretches of visibility are the M6 between the Birmingham Road overbridge and the M42 link as well as that link running to the south of Water Orton. The Assessment concludes that there are no immediate issues relating to "sudden distraction" by drivers seeing the structure or that if they did occur, then these would be a critical decision points for drivers on the Motorways. The structure's construction and design also help to reduce the level of any distracting impact.

A Sustainability and Energy Statement shows how the applicant considers that a sustainable development would be delivered incorporating sustainable drainage systems, waste management and ecological enhancement. Sustainable energy sources and technologies are to be implemented on site.

A Utility Assessment does identify utility assets close to the site – the oil pipeline to the west; the overhead 11kv line to the northern boundary and the foul and surface water sewers within the site – as well as others close by.

A Transport Assessment describes the surrounding highway network as well as public transport, pedestrian and cycling provision in the area. In the case of the latter then the closest bus stops are in Coleshill itself or at the A452 junction on the other side of the M6. The closest rail station is Coleshill Parkway - 3.5km distant. The accident record is also described together with commitments that would add traffic to the network regardless of the introduction of the proposed development. These include the HS2 project; the Peddimore development and the completion of the Power Station "B" site as Hams Hall as well treating the proposed surfing centre and the Belfry extension as commitments for the purposes of looking at overall highway capacity. The Assessment

then establishes the likely traffic generation arising from the proposals. The proposals include 10 staff car parking spaces; ten coach parking bays as well as five mini-bus spaces and 100 visitor car parking spaces together with disabled parking and cycle provision. Space could also be used for “overflow” parking. Total vehicle trip generation is considered to be around 30 vehicles per hour on weekdays with no marked increase at “peak hours”, but up to 100 two-way movements an hour at weekends. These figures have then been “added” to the network including the “commitments” in order to assess overall impact with a start date of 2022 together with anticipated growth up to 2029. The Assessment concludes that there would be no adverse highway impact and no need for off-site highway improvements. It was recognised however that queuing at the main roundabout junctions would increase particularly at weekends if both the “Wall” and the “Surf” applications were approved. However this was not considered to be significant such as to require remediation works.

A Green Travel Plan accompanies the application and this is very much linked to the conclusions reached in the Assessment above – in other words it is anticipated that there would be a significant element of group travel to the development and the applicant has indicated that he would be looking also to assess the need for a bespoke link to the nearby rail stations.

A Crime Prevention Strategy has been submitted. It sets out a range of measures to be incorporated within the scheme to ensure the safety of staff and visitors as well as potential physical measures and dedicated security staff.

A Statement of Community Engagement describes pre-application engagement with a number of Agencies including a briefing given to Members here at the Council offices in late November 2019. The local exhibitions held in Kingshurst and Coleshill are also described. There was generally a positive reaction from the exhibitions but with concerns about the impact on the Green Belt and potential traffic effects. The dedicated website is also referred to.

A Social Inclusivity Statement has been prepared to expressly address the faith based nature of the current development proposals and whether the project carries a risk of exclusion for certain members of society, counter to the aims of community cohesion.

The Statement confirms that whilst the development is driven with particular appeal to Christians it will nonetheless have a much broader appeal to those of other faiths and also those with no faith. It confirms that the project has been designed to be open and accessible in terms of its architectural form such that visitors will be offered a non-judgemental welcome.

A Design and Access Statement is divided into four sections. The first describes the site and the general context; the second explores the rationale behind the design and how that has been arrived at, the third explains the operation of the site and the experience that visitors can expect with the final section looking at the approach to landscaping.

A Planning Statement draws all of these matters together within the context of the overall proposal and assesses the project against the relevant policies of the Development Plan and other material planning considerations.

Development Plan

The Core Strategy 2014 – NW1 (Sustainable Development); NW3 (Green Belt), NW10 (Development Considerations), NW12 (Quality of Development), NW13 (Natural

Environment), NW14 (Historic Environment), NW15 (Nature Conservation), NW16 (Green Infrastructure) and NW17 (Economic Regeneration)

Saved Policies of the North Warwickshire Local Plan 2006 - ENV12 (Urban Design); ENV13 (Building Design), ENV14 (Access Design) and TPT6 (Vehicle Parking)

The Coleshill Neighbourhood Plan – ENP6 (The Coleshill Corridor)

Other Material Planning Considerations

The National Planning Policy Framework 2019

The Submitted Local Plan 2018 – LP1 (Sustainable Development); LP3 (Green Belt), LP11 (Economic Regeneration), LP14 (Landscape), LP15 (Historic Environment), LP16 (Natural Environment), LP17 (Green Infrastructure), LP22 (New Services and Facilities), NW24 (New Recreational Provision), LP25 (Transport Assessments), LP31 (Development Considerations), LP32 (Built Form) and LP36 (Parking)

The North Warwickshire Landscape Character Appraisal 2010

The Town and County Planning (England) (Consultation) Direction 2009

A Guide for the Design of Lighting Schemes – 2003

Air Quality SPD – 2019

NWBC Health and Wellbeing Action Plan 2017-2020

Warwickshire Visitor Economy Framework 2013 – 2018

Observations

Whilst this is a wholly innovative and unique proposal, it still has to be dealt with through the necessary planning regime. That will immediately draw attention to the main planning policy issue here – that of the Green Belt. The Board will have to determine whether or not the proposal is inappropriate development or not, and if not then to assess whether the planning considerations put forward by the applicant would amount to the very special circumstances necessary to clearly outweigh the cumulative Green Belt and other harms. If the Board considers that it is appropriate development, it will still need to assess the proposal against the Development Plan and other planning considerations to establish whether significant and demonstrable harm is caused of such weight to override its conclusion on the appropriateness of the development.

The range of supporting documentation clearly suggests that the number and variety of potential harms and impacts will be large.

A full determination report will be provided to the Board in due course and that will highlight the responses from the numerous consultations involved and the representations from the local community resident in the area.

Recommendation

That the receipt of the application be noted at this time

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2019/0701

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	20/12/19

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

PAP/2019/0701

APPENDIX A



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Project:
The Wall of Answered Prayer

Title:
PLANNING

Drawing ID:
Site Location Plan

Drawn: [] Checked: [] Date: [] Scale: []
MB PB DEC 2019 1:2500@A1

Project: [] Discipline: [] Vol: [] Set: [] Type: [] Block/Number: []
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3. Development Context

- 3.1 The vision for *The Wall of Answered Prayer* was conceived in 2004 and since then has become a robust development proposal which has very prospect of being delivered by 2022. This chapter sets out the evolution of *The Wall's* Vision and the key milestones which have preceded this planning application submission.

Development Vision

- 3.2 The vision for *The Wall* is founded on the creation of a highly prominent piece of architectural public art, to become a significant landmark, as a memorial for the nation and the region. Its purpose is to serve as a reminder to all of God's goodness, to preserve and celebrate our nation's Christian heritage, to demonstrate how and why prayers are answered and to inspire the nation to pray.
- 3.3 *The Wall* is intended to incorporate one million bricks with each brick representing one answered prayer. Through the use of interactive technology, visitors will be able to use their phone to read any of the prayers at any time. The Site will have the accolade of being the home to the world's largest database of prayers.
- 3.4 *The Wall* aims to give people hope through enabling them to connect with other people in similar situations and to see how they have turned to prayer and found an answer.
- 3.5 The project is intended to be wholly funded through private investors and crowd funding, meaning that tens of thousands of people will each play a part in its delivery. Currently, it is the only project of its type in the UK. Once *The Wall* is built, a further million bricks will be donated to the construction of social housing projects, within the UK and overseas. The brick supplier, Ibstock, has agreed to supply the bricks at cost.
- 3.6 *The Wall* is being managed by a group of Trustees, supported by a team of corporate partners, professional advisors and volunteers who are driving forward a wide range of marketing and fund raising initiatives, advocacy and intercessor roles as well as essential financial, legal, construction and development due diligence

Crowd Funding

- 3.7 The campaign for financial backing was launched on the 'Kick-starter' crowd funding website in 2016. Funding was sought for an initial £45,000 to enable a design competition to be run, in association with the Royal British Institute of Architects (RIBA) and also to find the creation of a project website, including project database to enable the collection of a million prayers.
- 3.8 During the 40 day funding period, £47,215 was secured from 723 backers.

RIBA International Design Competition

- 3.9 Following the success of the initial crowd funding initiative, the Trustees were able to enter into partnership with the Royal Institute of British Architects (RIBA) to fund an international design competition, in order to find the perfect design for *The Wall*.
- 3.10 A bespoke panel of judges was assembled which drew together expertise from the fields of design, property and finance as well as leading political, media and community figureheads - including Pam Rhodes, the presenter of BBC TV Songs of Praise, and the Rt Hon. Stephen Timms MP. The panel was chaired by Renato Benedetti, who brought over 25 years experience designing innovative and award winning projects and of chairing RIBA design competitions.
- 3.11 For the first stage of the competition, a very open brief was prepared which was intended to provoke the widest opportunity for ideas and creativity. Respondents were invited to respond to the Vision and to identify a concept capable of capturing the attention of passers-by, as well as engaging those visiting the Site and standing close by. Over 133 entries were received from over 23 countries.
- 3.12 At a Parliamentary Reception in 2017, in front of MPs, peers and the national press, the Trustees announced that five designs had been shortlisted from those submitted; the architects behind each of these designs were invited to proceed to a second stage round, where illustrative concepts were required to provide a more detailed level of design and construction detail.
- 3.13 Following a period of review by the judging panel and also a period of open, public voting (with over 2,000 votes placed) the outright winner of the competition was announced at a launch in Birmingham in May 2019. The successful design was created by award winning firm, Snug Architects.

Public Support

- 3.14 *The Wall* has featured in 'The Times', on BBC 'Songs of Praise' and is currently subject to extensive media and social interest as well as in professional and trade journals because of its innovative nature.
- 3.15 It has also secured the support and backing of a high number of key political and regional stakeholders, as evidenced by the following testimony:
- Andy Street the Mayor of Birmingham, has described the project as '*an incredibly progressive, ambitious piece of architecture*' and '*a real statement and landmark for the Midlands*'
 - Rt Hon Stephen Timms, MP has confirmed his view that the project is '*an inspiring idea and a fantastic design*' which can be expected to '*have a big impact on our national consciousness*'
 - Steve Maxey, Acting Chief Executive at North Warwickshire Borough Council has described the project as '*greatly exciting*' and believes it '*will come to be loved by people nationally and locally... and contribute to improving mental health and wellbeing*'.

- 3.16 Crowdfunding for the project continues, with around 2000 individuals now pledging financial donations and/or buying bricks and many others contributing time, skills or pro bono professional services to enable the project's unique vision to be realised.

Next Steps

- 3.17 The current planning application marks a key milestone for the project. It has been preceded by a period of publicity and public engagement as well as by a raft of technical surveys, site assessment work and analysis. The intention has been to demonstrate to NWBC, as the local planning authority, and other parties that *The Wall* is robustly justified, that the quality of the design is exceptional, that its impacts are positive or can be appropriately mitigated and that its deliverability is without question.
- 3.18 Subject to planning permission being granted, the project is expected to be able to proceed to the next stage of detailed design and tender such that construction can commence during 2020. Its progress and completion strongly align with the ambitions associated with Coventry's City of Culture in 2021 and the Birmingham Commonwealth Games in 2022.
- 3.19 Full details of *The Wall's* intended form and the operational characteristics of the Proposals are described in the following Chapter 4.

4. Development Proposals

- 4.1 The proposed description of development is as follows:

The erection and operation of a landmark structure, with associated visitor centre and public open space (D2) together with ancillary essential development including dedicated car parking, landscaping, access road and services provisions (mixed use including D1, A1, A3, A4 and B1 facilities) to operate as a national memorial and to create a significant public art architectural feature."

- 4.2 The submitted site layout plan demonstrates how the various activities within the Site will interact and these can be broken down into a number of constituent parts as follows:

The National Monument

- 4.3 The most notable feature of the Monument will be a triumphant arch which will rise 51.5m into the air and create a Mobius strip; this is a surface which has no beginning and no end. The Mobius strip will enclose an area of open sided courtyard.
- 4.4 The external façade of the Monument will be made of one million white bricks. Each brick will form an integral part of the monument and be identifiable and visible on the monument's surface. The use of a white, glazed brick and a gently curving form means the Monument is expected to reflect the changing levels of natural light at different times of the day and offer an ethereal quality.
- 4.5 At night it is intended that the arch will be lit, through a lighting design which sustains its visibility and interest for all passers-by, without giving rise to glare or unwelcome intrusion.

Visitor Centre

- 4.6 Integrated within the base of the Monument will be an integral visitor centre. This is formed from the areas where the arch meets the ground and makes use of a series of earth bunds, landscaped mounds, walkways and steps to ensure visitors can get up close to the sculpture and access it from a multitude of viewpoints.
- 4.7 There will be wide feature steps immediately adjacent to and outside the main entrance. These steps create a natural amphitheatre and provide access up to an upper level external walkway which runs around the whole perimeter of the monument and makes use of a glazed safety balustrade to promote access and visibility.
- 4.8 On entry to the visitor centre, the visitor experiences a 13m high vaulted visitor hall and reception area. From here, visitors will be able to take 'time out' for rest and reflection or to access an exhibition space, where information about what Christians believe about answered prayer and a range of other religious education resources will be displayed.

- 4.9 Visitors will also be able to visit the monument's shop, to purchase items such as books, souvenirs and gifts and to enjoy refreshments in the dedicated café area where up to 88 covers can be accommodated. The visitor centre also provides space for ancillary activities such as visitor and staff toilets, storage rooms and servicing functions.
- 4.10 On leaving the visitor centre from its rear entrance, visitors will enter a courtyard under the arch, where there will be further outdoor seating for café users.
- 4.11 Within one of the feature mounds at the base of the Mobius strip, a dedicated classroom area has been created. The classroom will have its own separate entrance and will be large enough to accommodate 60 seats; its purpose is to allow visiting schools or community groups to book an indoor space where they can gather together for teaching or discussion.
- 4.12 Within the other feature mound, a small circular prayer room has been created. This room will be freely accessible to all and will provide a quiet, contemplative place where visitors will be invited to pray.
- 4.13 The visitor centre elevations make use of generous glazed facades, with the aim of creating a seamless inside/outside transition, providing maximum natural daylight and delivering dynamic views of the sculpture as well as into and out of the surrounding landscaped parkland.

Park and Open Space

- 4.14 The sculpture and visitor centre will be set within a substantial and sensitively designed landscaped environment, incorporating footpaths and open space, alongside a comprehensive scheme of planting and grass bunds to encourage reflection, relaxation and wellbeing.
- 4.15 The spaces have been designed to reflect and highlight seasonal variations to ensure they can be enjoyed and experienced throughout the year. Where possible, elements of the existing landscape have been retained including the substantial mature oak tree, which features in the external courtyard.
- 4.16 A key feature of the development is the project's 'Garden of Contemplation'. This space is intended to provide a more formal, intricate and decorative landscape, compared to that closer to the monument and in the more functional spaces. The garden will incorporate a network of paths, to encourage exploration, with elements of surprise where new or hidden aspects of the garden are revealed. It will also include paved seated areas, where visitors may rest or take the time for quiet reflection against the striking backdrop of the main sculpture.

Access and Parking

- 4.17 The Site will be accessed via Manor Drive which currently serves the Coleshill Manor business park and connects with the B4114 Birmingham Road. A new spur will be

provided from Manor Drive to link with the development site and its dedicated entrance and egress points.

- 4.18 The Proposals incorporate parking and circulation space, adjacent to the visitor centre and will incorporate measures to facilitate access by all users by a range of transport modes including for bicycles, cars (including electric cars), coaches and mini-buses.
- 4.19 100 car park spaces will normally be available to visitors including 3 disabled bays and 5 bays for electric vehicles. There will be 5 motorcycle spaces and 10 spaces dedicated for staff use. In addition, there will be 10 coach bays and 5 bays for mini-buses. The proposed 20 bay cycle parking will be located in 'Sheffield' style hoops, close to the main entrance.
- 4.20 The main car park bays will be broken up by planting to enhance the visual amenity of this part of the site, to encourage focussed views of the monument and to orientate visitors towards the main entrance.
- 4.21 An overspill parking area has been defined to cater for occasions when additional peak periods might be experienced. This is to be formed using a reinforced plastic paving system to be backfilled with soil and seeded to maintain this as a 'green' area when not in use.
- 4.22 Servicing routes have also been provided from the car park for deliveries and access to the kitchen area.
- 4.23 A controlled access system will be installed at the car park entrance to monitor vehicle entry and to manage car park charging.
- 4.24 Connections to the site via bicycle and by foot will be facilitated via the new access road and also via the footways and footpaths which are in the vicinity. These will provide good connections for the local community as well as those visiting the site from further afield and using local bus services, taxis or Coleshill Parkway Station.

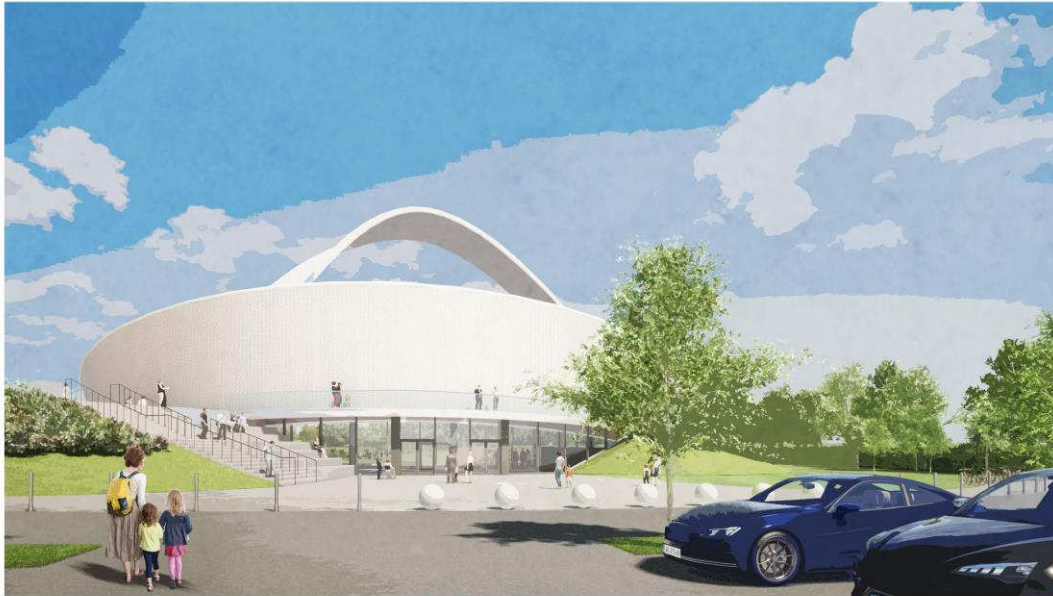
Visitor Experience

- 4.25 As already mentioned, the Monument will be made of one million bricks and each brick will be linked to an online database where one million prayer testimonies will be stored.
- 4.26 The intention is that visitors, using technology within their own mobile phones (or tourist binoculars), will be able to identify any brick and to access the prayer which is associated with that brick. Touch screens at the Monument will also allow visitors to search through the million answered prayers throughout the UK's history and find stories that relate to their own situation.
- 4.27 Trained volunteers will be on hand to help people access the technology or to answer questions about any aspect of the project. They will also be supported by a team of trained chaplains who will offer support to anyone wishing to explore prayer or wishing to pray. The team will also provide signposting to other agencies, as necessary, if counselling or specialist help for mental health matters may be required.

- 4.28 Whilst entry to the landscaped park and visitor centre will be free of charge, car parking charges will apply. Visitors will also be invited to make any voluntary donations to help fund the project's ongoing management and maintenance or to sponsor any bricks, which may yet not have been allocated. School and community groups will be proactively encouraged to make use of the dedicated classroom facilities.
- 4.29 Around 10 full time staff are likely to be employed on site, to include those who will be working in the visitor centre café and shop, those undertaking landscape upkeep, a 24/7 site security team and others responsible for day to day cleaning and maintenance services. There will also be a further team (based at Coleshill Manor Business Park) who will undertake the overall management of the project, including financial and strategic oversight.
- 4.30 Whilst the facilities within the main visitor centre will generally only be open between the hours of 10am and 5pm, the park itself and the small prayer room will remain open at all times of the day and night – and members of the public will be encouraged to use the Site for recreation at any time. Outside the main opening hours, security will be maintained through a range of controls including CCTV, lighting and on site security guards. Further detail on this aspect is provided in the accompanying Crime Prevention Strategy.

Social Impact Investment

- 4.31 Once *The Wall* is constructed, it is expected that it will generate income through car park charges, book shop sales and visitor donations. It has been estimated that this could generate a net revenue stream of circa £400k per year (by year 3) and an annual profit of c£100k.
- 4.32 A public commitment has been given to use any such profit to fund a range of charity projects including the donation of million bricks worth of social housing, which it has been estimated could translate into enough finance to build around 100 new homes. The mechanism for delivering these homes is currently being explored, but could include a number of potential charities, housing associations or local authority partners.
- 4.33 This public commitment is further discussed at Para. 7.38 below (Other Material Considerations) and at Para. 8.2 (Planning Conditions and Obligations)



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Note
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No	Date	Description	DR/CN
Project The Wall of Answered Prayer			
Status PLANNING			
Drawing No. Artist's Impression 01			
Drawn	Checked	Date	Scale
MB	PB	DEC 2019	NTS@A3
Drawing Code			
Project	Originator	Vol	Issue
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20 Homebridge Street, Kings Langley, Hertsmere, Herts, SG13 7JF Telford, Shropshire, www.snugarchitects.co.uk Hampshire SO40 9JH 01281 079030			



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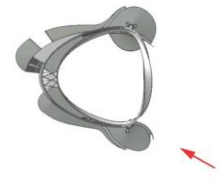
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Project The Wall of Answered Prayer			
Status PLANNING			
Drawing title Artist's Impression OB			
Author	Checked	Date	Scale
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Drawing Code			
Project	Designer	Vol	Rev
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Agenda Item No 7

Planning and Development Board

3 February 2020

Report of the Chief Executive

Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April - December 2019

1 Summary

- 1.1 This report informs Members of the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April to December 2019.

Recommendation to the Board

That Members consider the performance achieved and highlight any areas for further investigation.

2 Consultation

- 2.1 Consultation has taken place with the relevant Members and any comments received will be reported at the meeting.

3 Background

- 3.1 This report shows the third quarter position with the achievement of the Corporate Plan and Performance Indicator targets for 2019/20. This is the third report showing the progress achieved so far during this year.

4 Progress achieved during 2019/20

- 4.1 Attached at Appendices A and B are reports outlining the progress achieved for all the Corporate Plan targets and the agreed local performance indicators during April to December 2019/20 for the Planning and Development Board.
- 4.2 Members will recall the use of a traffic light indicator for the monitoring of the performance achieved.

Red – target not being achieved (shown as a red triangle)

Amber – target currently behind schedule and requires remedial action to be achieved (shown as an amber circle)

Green – target currently on schedule to be achieved (shown as a green star)

5 Performance Indicators

- 5.1 The current performance indicators have been reviewed by each division and Management Team for monitoring for the 2019/20 year.

6 Overall Performance

- 6.1 The Corporate Plan performance report shows that 100% of the Corporate Plan targets and 67% of the performance indicator targets are currently on schedule to be achieved. The report shows the individual targets that have been classified as red, amber or green. Individual comments from the relevant division have been included where appropriate. The table below shows the following status in terms of the traffic light indicator status:

Corporate Plan

Status	Number	Percentage
Green	9	100%
Amber	0	0%
Red	0	0%
Total	9	100%

Performance Indicators

Status	Number	Percentage
Green	2	67%
Amber	0	0%
Red	1	33%
Total	3	100%

7 Summary

- 7.1 Members may wish to identify any areas that require further consideration where targets are not currently being achieved.

8 Report Implications

8.1 Safer Communities Implications

- 8.1.1 Major applications are considered by the Police Architectural Liaison Officer who is looking to ensure that Secure by Design principles are applied for new developments.

8.2 Legal Data Protection and Human Rights Implications

8.2.1 The national indicators were specified by the Secretary of State for Communities and Local Government. They were replaced by a single list of data returns to Central Government from April 2011.

8.3 Environment and Sustainability Implications

8.3.1 Improvements in the performance and quality of services will contribute to improving the quality of life within the community. The actions to improve apprenticeships, training and employment opportunities and transport links for local residents is contributing towards the raising aspirations, educational attainment and skills priority of the North Warwickshire Sustainable Community Strategy 2009 – 2026.

8.4 Risk Management Implications

8.4.1 Effective performance monitoring will enable the Council to minimise associated risks with the failure to achieve targets and deliver services at the required performance level.

8.5 Equality Implications

8.5.1 The action to improve employment opportunities for local residents is contributing to equality objectives and is a positive impact in terms of the protected characteristics for age through the young people employment programme.

8.6 Links to Council's Priorities

8.6.1 There are a number of targets and performance indicators included relating to supporting employment and business, protecting countryside and heritage, and promoting sustainable and vibrant communities.

The Contact Officer for this report is Robert Beggs (719238).







Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date

Planning and Development 19/20								
	Action	Priority	Reporting Officer	Quarter 1	Quarter 2	Quarter 3	Status	Direction
28	Manage development and to deliver its associated infrastructure, in line with the priorities on the Council's Corporate Plan and in the Sustainable Community Strategy	Protecting our Countryside & Heritage	Jeff Brown	A report will be brought to Board February 2020	A report will be brought to Board February 2020	A report will be brought to Board February 2020	★ Green	
29	To regularly report on Growth pressures on the Borough, the protection of the Green Belt as far as possible and how to sustain the rurality of the Borough	Protecting our Countryside & Heritage	Jeff Brown	The Planning Board has seen the pressures as a consequence of planning applications referred to it. There have been no significant developments allowed in the Green Belt	The Planning Board has seen the pressures as a consequence of planning applications referred to it. There have been no significant developments allowed in the Green Belt	The Planning Board has seen the pressures as a consequence of planning applications referred to it. There have been no significant developments allowed in the Green Belt	★ Green	
30	Use the Design Champions to ensure the best achievable designs are implemented and developed so as to reflect setting and local character	Protecting our Countryside & Heritage	Jeff Brown	The Design Champions have been involved in several cases this quarter - notably at Wood End and in Mancetter	The Design Champions have been involved in several cases this quarter - notably at Wood End and in Mancetter	The Design Champions have been involved in several cases - notably at Wood End and in Mancetter	★ Green	
31	To seek to secure the protection of the best of the Borough's built and rural heritage	Protecting our Countryside & Heritage	Jeff Brown	The most significant matter in this regard was confirmation by the Board of an Article Four Direction for the former Mancetter Primary School.	The most significant matter in this regard was confirmation by the Board of an Article Four Direction for the former Mancetter Primary School. Consideration of the Britannia Mills site will be significant in this respect and will be reported on the same agenda.	The most significant matter in this regard was confirmation by the Board of an Article Four Direction for the former Mancetter Primary School. Consideration of the Britannia Mills site will be significant in this respect and will be reported on the same agenda.	★ Green	
32	(a) Better understand the employment and skills deficits in the Borough, particularly in respect of the changing nature of the logistics sector, so as to work with the County Council and other partners to provide and promote apprenticeships and training opportunities for North Warwickshire residents and to increase their accessibility to employment centres; and	Supporting Employment & Business	Steve Maxey	Work in this continues through the Community Partnership	Work in this continues through the Community Partnership. Funding has now been secured via the ESIF programme for a sub regional study and a tender for the study will be out to tender shortly	Work in this continues through the Community Partnership. Funding has now been secured via the ESIF programme for a sub regional study and a tender for the study will be out to tender shortly	★ Green	
	(b) Administer funding provided by the developers and through other funding sources to maximise opportunities for employment of local people in light of the evidence to be provided under (a) above	Supporting Employment & Business	Steve Maxey	Work on project to use the s.106 funding continue through the Community Partnership	Work on project to use the s.106 funding continue through the Community Partnership	Work on project to use the s.106 funding continue through the Community Partnership	★ Green	
33	To work with the County Council, Town and Parish Councils and other partners to maximise section 106 contributions for infrastructure to support business such as broadband provision, the use of renewable energy, enhancement of sustainable transport initiatives and enterprise hubs	Supporting Employment & Business	Steve Maxey	Officers meet regularly to ensure that s.106 contributions are maximised in planning applications	Officers meet regularly to ensure that s.106 contributions are maximised in planning applications	Officers meet regularly to ensure that s.106 contributions are maximised in planning applications	★ Green	
34	To monitor progress of the North Warwickshire Transport Strategy so as to improve strategic roads such as the A5, the A446 and the B5000, to enhance transport links including cycle ways, footpath and public transport to local employment and review HGV parking	Supporting Employment & Business	Jeff Brown	There have been early discussions on the Local Plan Strategic sites where these issues have been raised as early as possible in the process	There have been early discussions on the Local Plan Strategic sites where these issues have been raised as early as possible in the process	There have been early discussions on the Local Plan Strategic sites where these issues have been raised as early as possible in the process	★ Green	
35	To continue to work with North Warwickshire Heritage Forum to protect, promote and develop the heritage and tourism of North Warwickshire in accordance with the priorities of the Destination Management Plan	Protecting our Countryside & Heritage	Jeff Brown	The Board has agreed a procedure for "local " listing of non-designated heritage assets.	The Board has agreed a procedure for "local " listing of non-designated heritage assets.	External funding of £10k has been secured through the County Council's DMP Delivery Fund to deliver the "Stop A While" project, which will seek to develop the visitor potential of the canals in the market towns of Atherstone and Polesworth. This work will be undertaken in conjunction with the two Town Partnerships and has the support of the Canal and River Trust	★ Green	

NWPI Planning Board 19/20

Ref	Description	Section	Priority	Year End Target 2019/20	Outturn 2018/19	April - Dec Performance	Traffic Light	Direction of Travel	Comments
@NW:NI157a	Processing of planning applications in 13 weeks for major application types	Development Control	Countryside and Heritage	60%	88.00%	84.00%	 Green		
@NW:NI157b	Processing of planning applications in 8 weeks for minor application types	Development Control	Countryside and Heritage	80%	89.00%	80.00%	 Green		
@NW:NI157c	Processing of planning applications in 8 weeks for other application types	Development Control	Countryside and Heritage	90%	85.00%	72.00%	 Red		The fall in all of these categories in the third quarter corresponds with staff shortages at the County Council which has meant that highway consultations have been significantly delayed on practically every single application.