Planning Committee: 15 October 2013 **Item Number:** 6

Application No: W 13 / 0718

Registration Date: 19/07/13
Town/Parish Council: Warwick **Expiry Date:** 18/10/13
Case Officer: Penny Butler
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Warwick Hospital, Lakin Road, Warwick, CV34 5BW
Demolition of existing redundant boiler house and squash court and the erection of a three storey office building. FOR Warwick Hospital

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to the recommended conditions, and the completion of a satisfactory unilateral undertaking or Section 106 agreement by 18 October 2013. The agreement or undertaking should secure the implementation of a Green Travel Plan. Should a satisfactory unilateral undertaking or Section 106 agreement not have been received by 18 October 2013, Planning Committee are recommended to delegate authority to the Head of Development Services to refuse planning permission on the grounds that the proposals make inadequate provision in respect of the issues that are the subject of that agreement.

DETAILS OF THE DEVELOPMENT

It is proposed to erect a three storey modular building, following demolition of the existing boiler house, squash court and ancillary storage buildings. The building would have a roof height of 11.4m and measure some 27m by 22m, providing office accommodation on three floors. The building would have level access from outside with an internal lift.

A new ward block is proposed at the hospital to address a shortage of hospital beds as part of a separate forthcoming application on the opposite side of Lakin Road, which requires the relocation of the existing estates department. They will be housed in this proposed three storey office building and this will not therefore lead to an increase in the number of staff on site.

THE SITE AND ITS LOCATION

The application site is within the Warwick Hospital site on the southern side of Guy's Cross Park Road and to the eastern side of Lakin Road. The site comprises the existing squash court, boiler house and surrounding containers, at the rear of the pharmacy building, which adjoins the main service road leading to surrounding car parks. The elevated water tower stands adjacent to the site.

Land to the north rises about 1-2m in level from the application site. To the north of the building is car park D and beyond this on the opposite side of Guy's Cross Park Road are dwellings in Arundel Close, Cornwall Close and Cross Fields Road. The hospital boundary with Guy's Cross Park Road is marked by hedging and trees.

PLANNING HISTORY

There is no planning history relevant to this application, but there is a substantial history on the wider hospital site.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP15 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- National Planning Policy Framework
- Vehicle Parking Standards (Supplementary Planning Document)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: No objection.

Public response: 11 objections received raising the following concerns:
- Excessive height and size of building
- Adverse impact on the amenity of nearby dwellings due to loss of light, privacy, view and noise
- Poor design
- Harm to historic character of Guy's Cross area
- Inadequate landscaping and screening proposed. Existing landscaping should be retained.
- Insufficient parking provision, increased traffic
- Residents of Cornwall Close should have been notified
- No details have been provided regarding demolition, disposal of harmful materials, recycling, protection of neighbours during construction etc.
- Query whether the mobile telephone transmitters on the water tower will harm the health of the building's occupants

One letter of support received. The entrance should from Lakin Road not Guy's Cross Park Road.

WCC Ecology: Recommend bat and lighting notes.

WCC Highways: No objection following further consultation with the applicant and subject to conditions requiring a Construction Traffic Management Plan, a Construction Method Statement, Green Travel Plan, control of extraneous material and agreed highway remediation works. The applicant should enter into a Section 106 legal agreement to secure the Green Travel Plan.

Severn Trent Water: No objection subject to a condition requiring details of surface and foul water disposal.

ASSESSMENT

Impact on visual amenity

The proposed building is of modular prefabricated construction with a utilitarian design, comprising cream coloured metal sections with beige coloured joining strips, metal framed double glazed windows and a single layer flat roof. The applicant has selected this type of construction as an economical solution to providing the required floor space in a less visible part of the site. The building is not sited close to the boundary of the hospital site, and is on a slightly lower level than the land closer the boundary, where there is generally good boundary screening. The underside of the existing water tower is the same height as the proposed building, but about 5m closer to the site boundary. The water tower is clearly visible from Guy's Cross Park Road, but it is some distance from the boundary. Given that the proposed building will be no higher than its underside, it would not be overbearing or unacceptably prominent in the public street scene.The proposal replaces several unattractive metal clad buildings so will result in a material improvement to the appearance of this part of the site. The proposed building is not of any significant design merit but it is not considered to be so harmful to the surrounding public amenity that refusal is justified. The proposal is considered to accord with Policy DP1. The limited area of the site does not include room for substantial landscaping, but the proposal is considered acceptable without this.

Impact on highway safety and parking

The site has existing access from the adjacent service road leading off Lakin Road. A new ward block is proposed at the hospital to address a shortage of hospital beds as part of a separate forthcoming application on the opposite side of Lakin Road. This requires the relocation of the existing estates department who will be housed in this proposed three storey office building. This development will not therefore lead to an increase in the number of staff on site. The anticipated additional trips associated with the additional floor area proposed would not have a material impact on the highway network, as the new building is to be occupied by existing staff from existing buildings which will be demolished

following the completion of the new build, together with relocation of other non-clinical staff currently on site.

The proposals are therefore considered acceptable in highway safety and parking terms. The hospital have provided a draft Green Travel Plan to address the historical parking issues associated with the site, however, given that the Highways Authority accept this development will not increase traffic, it cannot be recommended that a Green Travel Plan is necessary in planning terms to make the development acceptable, and it would not therefore meet the CIL tests. The hospital are however, willing to enter into a legal agreement to secure the Green Travel Plan, and in view of the serious local concern about parking it is recommended that this permission be subject to a legal agreement securing the implementation of a Green Travel Plan to encourage the use of sustainable transport for staff and visitors. The proposals would therefore accord with Policies DP6, DP7, DP8 and the Vehicle Parking Standards SPD.

Impact on neighbouring amenity

Policy DP2 of the Warwick District Local Plan 1996-2011 states (inter alia) that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents, whilst Policy DP9 seeks to protect people from unacceptable pollution levels.

The proposed building is sited over 30m from the hospital boundary with Guy's Cross Park Road. On the opposite side of this road are dwellings a further 20m away, giving a total distance separation of some 50m. These dwellings do not directly face the site of the proposed building, and given the substantial distance separation, within which is a public road, existing hospital car park and intervening vegetation, it is not considered that they would suffer such loss of light, privacy or general amenity as to warrant refusal. Loss of view is not a material consideration. The development is also unlikely to materially increase noise levels given its relative siting to the dwellings, whilst there are nearer buildings on the hospital site and a busy road in between. The proposal is therefore considered to comply with Policies DP2 and DP9.

Sustainability

A sustainability statement has been submitted which explores options for this site, and concludes the most viable technologies would be solar thermal of combined heat and power. A condition is recommended to require the submission of a suitable scheme, to accord with Policies DP12, DP13 and the Sustainable Buildings SPD.

Other matters

A satisfactory bat survey has been carried out and subject to advisory notes, the impact on protected species can be satisfactorily mitigated in accordance with Policies DP3 and DAP3. There are no proposals to remove existing vegetation or trees, although this would not require consent. A condition is recommended requiring a scheme for the protection of trees during construction. The

telecommunications apparatus on the water tower complies with ICNIRP guidance therefore there is no requirement to make any further assessment of the health impacts of the apparatus.

SUMMARY/CONCLUSION

In the opinion of the District Planning Authority, the development does not give rise to any harmful effects in terms of the impact on highway safety and parking, visual amenity, or the living conditions of nearby dwellings which would justify a refusal of permission. The proposal is therefore considered to comply with the policies listed.

CONDITIONS

1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) (2144/201 B, 2144/202 B, 2144/203 C, 2144/204 B), and specification contained therein, submitted on 24 May 2013. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

3 The development (including any works of demolition) shall proceed only in strict accordance with a construction and traffic management method statement which has been submitted to and approved in writing by the local planning authority prior to the commencement of development. The approved statement shall be strictly adhered to throughout the construction period and shall provide for:

1. the routing of construction traffic, including details of the construction access and swept path of the largest construction vehicles requiring access during the period of the works
2. scheduling and timing of movements including nature and number of vehicles,
3. the management of junctions to and crossings of the public highway,
4. temporary warning signs.
5. details of the construction of temporary/ permanent access arrangements to the site,
6. details of the proposed temporary site compound for storage of all materials and machinery (including areas designated for car parking),
7. details of the programme of work including post construction of temporary working areas, compound, access etc.,

8. wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway.

REASON: In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies DP2, DP6, DP8 & DP9 of the Warwick District Local Plan 1996-2011.

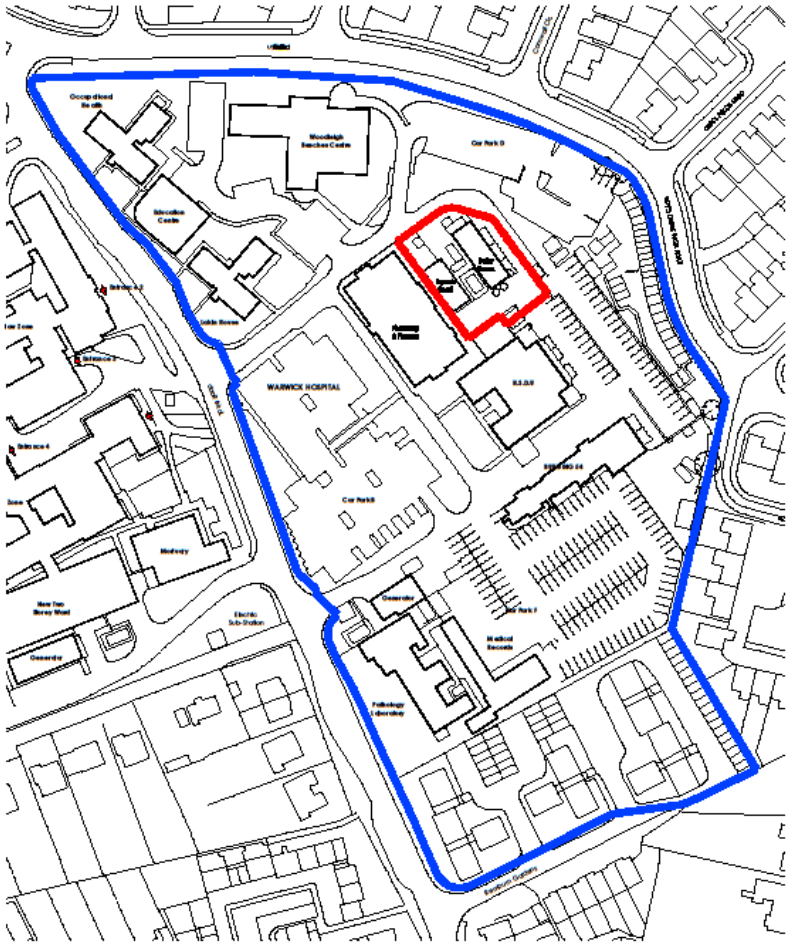
4 The development hereby permitted shall be carried out in strict accordance with the details of surface and foul water drainage works that have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011.

5 No development or other operations (including demolition, site clearance or other preparatory works) shall be commenced until adequate steps, which shall have been previously approved in writing by the local planning authority, have been taken to safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837- 2012 Trees in Relation to Design, Demolition & Construction) to all tree(s) on the site, or those tree(s) whose root structure may extend within the site and which are within the hospital's boundary. In particular no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area,or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s). **REASON:** To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.

6 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter

the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

7 Prior to commencement on site and post completion of the development, a joint survey shall be undertaken with the County's Area Surveyor/Locality Officer to agree the condition of the public highway. Should the public highway be damaged or affected as a consequence of the works being undertaken during the development of the site, the developer will be required to undertake work to remediate this damage as agreed with the Area Surveyor/Locality Officer (Area Team – County Highways). **REASON**: In the interests of highway safety and the free flow of traffic, and in accordance with Policy DP6.



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- Shop drawings to be submitted to the Architect for approval before work is put in hand.
- This drawing is to be read in conjunction with all relevant consultants' and specialists' drawings.
- This drawing is to be read in conjunction with Drawing No.s

A.	All drawing blue line added.	24.07.13
REV	Description	Date

Status
PLANNING

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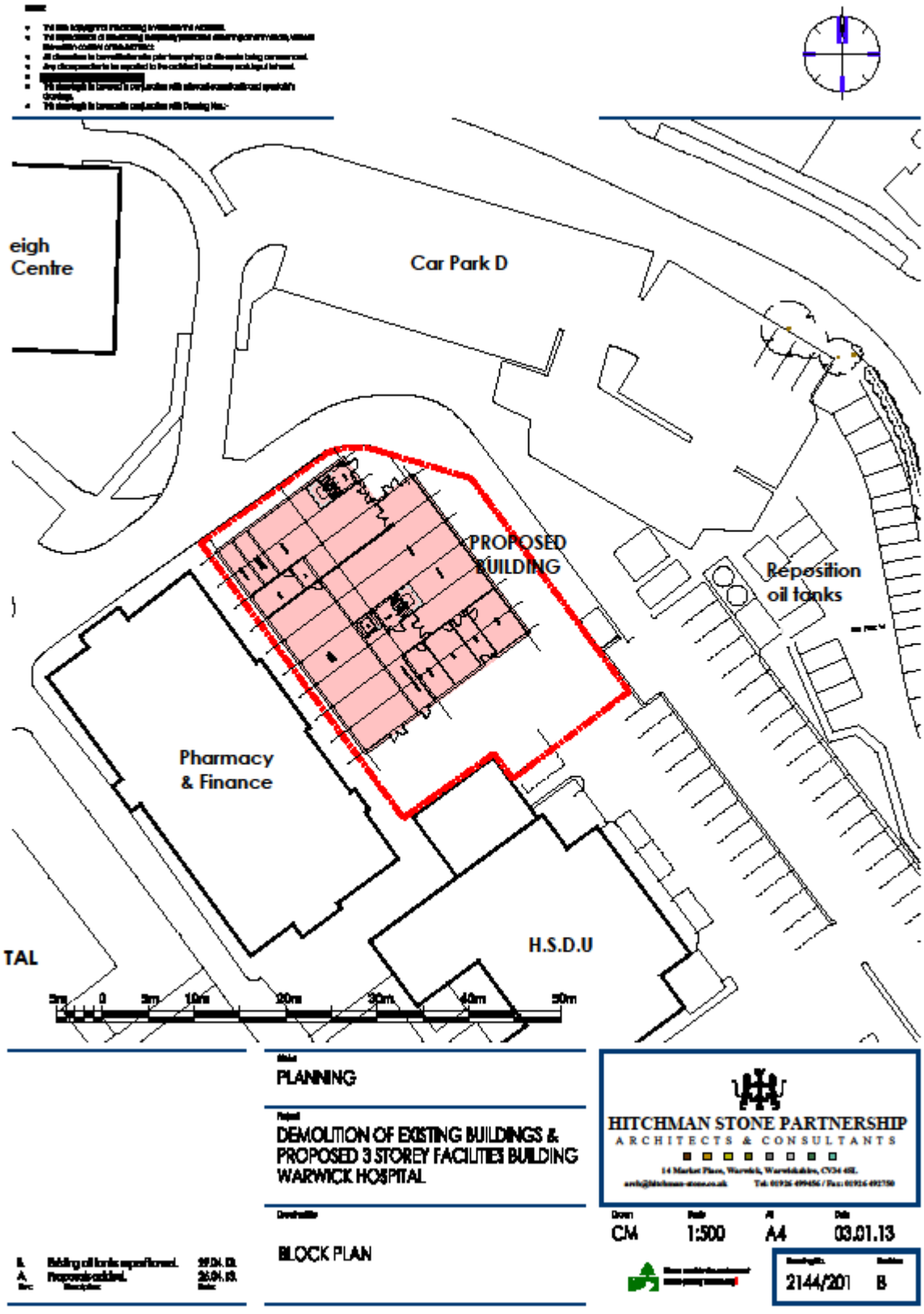
Project
DEMOLITION OF EXISTING BUILDINGS & PROPOSED 3 STOREY FACILITIES BUILDING WARWICK HOSPITAL

Drawing title
SITE LOCATION PLAN

Drawn	Scale	at	date
CM	1:1250	A3	03.01.13

Drawing No. 2144/200 Revision A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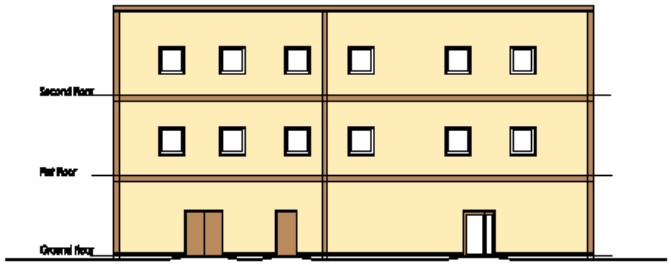
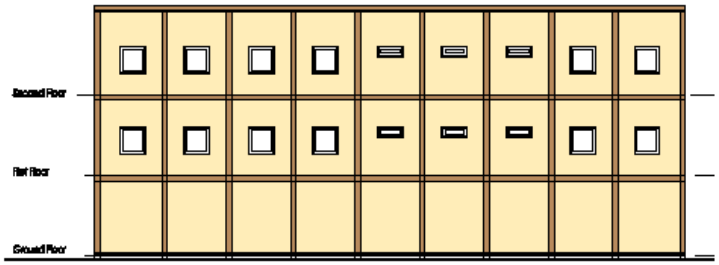


South East Elevation



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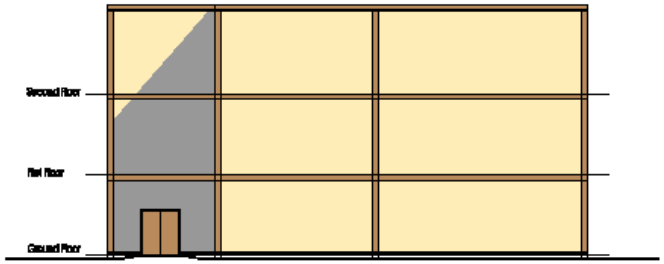

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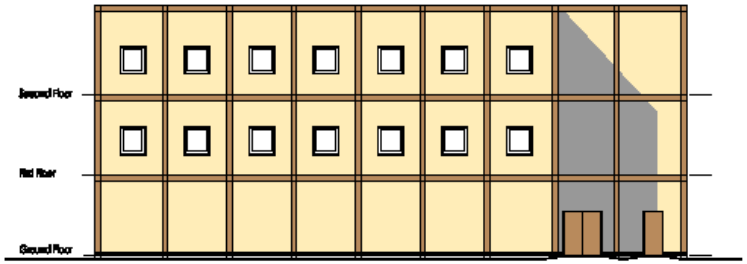

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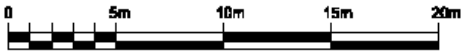

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C.	Elevations amended to in line with sections.	28.04.13
B.	Elevations amended to reflect amended type building.	26.04.13
A.	Rooms floor heights increased.	08.04.13
Rev	Description	Date

Status
PLANNING

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Project
Proposed New Office Development
Estates Department
Warwick Hospital

Drawing title
Elevations.

Drawn	Scale	At	Date
SM	1:200	A3	10-01-13

Please print this drawing only when necessary

Drawing No.	Revision
2144/203	C