Planning Committee: 26 April 2017 **Item Number:** 7

Application No: W 17 / 0168

Registration Date: 02/02/17
Town/Parish Council: Warwick **Expiry Date:** 04/05/17
Case Officer: Rob Young
01926 456535 rob.young@warwickdc.gov.uk

Plot 8001, Tournament Fields, Stratford Road, Warwick
Application for approval of reserved matters against outline planning permission no. W/13/0758 for the erection of a 2 storey building (B1 unit) to include offices, laboratories, workshops, Hardware in the Loop Simulation (HIL) environment, soak areas for vehicle testing, Powertrain Test Bed modules, reception, rest rooms, toilets and showers, as well as an external service yard, car parking and landscaping. FOR AVL Powertrain Ltd

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

RECOMMENDATION

Planning Committee are recommended to APPROVE this reserved matters application, subject to conditions.

DETAILS OF THE DEVELOPMENT

This is a reserved matters submission under outline planning permission no. W13/0758 for the erection of a 2 storey building containing offices, laboratories, workshops and vehicle testing facilities (Use Class B1). The plans also include an external service yard, car parking and landscaping.

THE SITE AND ITS LOCATION

The application relates to a vacant plot of land on the Tournament Fields employment site. This plot is situated on the western edge of the development, alongside the boundary with the A46. A hotel adjoins the site to the south, while further vacant plots on Tournament Fields adjoin the site to the east and north. Tournament Fields contains a mix of offices, industrial and warehousing premises, together with a care home and ambulance station. The nearest residential properties are situated approximately 100m to the south-east of the site in The Peacocks. There are also dwellings approximately 180m to the north of the site in Hardwick Field Lane.

PLANNING HISTORY

Outline planning permission for Tournament Fields was renewed in 2013 (Ref. W13/0758). This was for "employment development for Use Classes B1, B2 and B8 purposes". The original outline permission had been granted in 1995 (Ref. W92/0291). Since the original outline permission was granted, a number of reserved matters consents have been granted for offices and industrial / warehouse units on other plots on Tournament Fields.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)
- SC2 - Protecting Employment Land and Buildings (Warwick District Local Plan 1996 - 2011)
- UAP2 - Directing New Employment Development (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- DS3 - Supporting Sustainable Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- EC1 - Directing New Employment Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- EC3 - Protecting Employment Land and Buildings (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- SC0 - Sustainable Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS1 - Healthy, Safe and Inclusive Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS7 - Crime Prevention (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

- FW2 - Sustainable Urban Drainage (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE5 - Protection of Natural Resources (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Employment Land Development Brief - Tournament Fields, Warwick (Prepared by Severn Trent Property)

SUMMARY OF REPRESENTATIONS

Town Council: State that they cannot object because of the Parking Standards. Concerns are raised regarding parking issues on the approach road and in the immediate area.

Public response: 8 objections have been received, raising the following concerns:

- concerns about inadequate parking provision given the issues with parking on the estate, which is used as a bus route and as an access to the ambulance station;
- lack of green space;
- harmful ecological impact;
- loss of trees; and
- noise and disturbance.

One neutral comment has been received stating that they are supportive, provided that adequate parking is provided.

One letter of support has been received on the grounds that the development will create much needed jobs.

Cllr Holland (County Councillor): There is a serious problem due to insufficient on site car parking. We need more spaces on site. Also roads need lay bys in place of grass verges. Obviously more parking will mean more impervious surfaces. Ambulances are being obstructed responding to 999 calls due to street parking.

Highways England: No objection.

WCC Ecology: Make comments regarding a loss of biodiversity, but note that the principle of development has already been established by the outline permission. Recommend various conditions.

WCC Flood Risk Management: Request further drainage details.

WCC Landscape: Advise that detailed landscaping proposals are required.

WCC Highways: No objection.

WCC Archaeology: No comment.

WDC Environmental Health: No objection, subject to conditions.

ASSESSMENT

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

- the impact on the living conditions of nearby dwellings;
- the impact on the character and appearance of the area;
- car parking and highway safety; and
- health and wellbeing.

Impact on the living conditions of nearby dwellings

The application site is situated some way from the nearest dwellings. Furthermore, it is important to bear in mind that the site has outline planning permission for all forms of employment development, including research and development, light industrial (B1), general industrial (B2) and warehousing (B8) uses. As a result, the principle of accepting these types of development in this location has already been established.

Turning to the detailed design and layout proposed in this reserved matters application, the distance from the nearest dwellings is sufficient to ensure that the proposals would not have any significant implications in terms of loss of light, loss of outlook or loss of privacy. A condition is recommended to require the submission of a noise assessment and mitigation measures if the premises are to be used at night. This addresses any potential issues raised by Environmental Health.

It has also been concluded that the proposals would have an acceptable relationship with the adjacent hotel.

Impact on the character and appearance of the area

The design of the proposed building is in keeping with other recent developments on Tournament Fields. The design meets the requirements of the Development Brief for the site. Therefore it has been concluded that the proposals would have an acceptable impact on the character and appearance of the area.

Car parking and highway safety

There has been no objection from the Highway Authority. Therefore the proposals are considered to be acceptable in terms of the impact on highway safety.

With regard to parking, the proposed provision works out at 1 space per 35 sq m. This is mid-way between the Council's Parking Standards for offices (1 space per 30 sq m) and high technology / light industry (1 space per 40 sq m). As the proposed building contains a mix of such uses, this provision is considered to be in accordance with the Parking Standards.

The comments of Cllr Holland and other objectors in relation to parking on the estate roads are noted, however, in the absence of an objection from the Highway Authority, there are no grounds for requiring parking in excess of the Council's Parking Standards.

Health and wellbeing

The proposals do not raise any significant implications for health and wellbeing.

Other matters

With regard to the comments of WCC Flood Risk Management, drainage matters were dealt with under the outline planning permission. Therefore it is not possible to reconsider this issue as part of this reserved matters application.

With regard to the comments of WCC Ecology, biodiversity and ecological impacts were dealt with under the outline planning permission. Therefore it is not possible to reconsider this issue as part of this reserved matters application.

All existing trees are proposed to be retained.

A condition is recommended to require the incorporation of on-site renewable energy production or energy efficiency measures to meet the requirements of Local Plan Policy DP13.

SUMMARY / CONCLUSION

The proposals will have an acceptable impact on the living conditions of nearby dwellings and on the character and appearance of the area. The proposals are also considered to be acceptable in terms of car parking and highway safety. Therefore it is recommended that this reserved matters application is approved.

CONDITIONS

1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) DR-1-010G, DR-1-011F, DR-1-012, DR-1-017, DR-1-020D, DR-1-021D, DR-1-130A, DR-1-131A & DR-5-650, and specification contained therein, submitted on 1 February 2017, except as required by Condition 8 below. **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.

2 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO^2 emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON**: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

3 Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. **REASON** : To protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

4 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.

5 Other than site clearance and preparation works no works shall commence on the construction of the development hereby permitted until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.

6 No development shall commence until details of the access road to the site from the existing roundabout on Edge Hill Drive have been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the access road has been completed in strict accordance with the approved details. **REASON :** For the avoidance of doubt and to ensure an appropriate for vehicular, cycle and pedestrian access, in accordance with Policy DP6 of the Warwick District Local Plan.

7 No development shall commence until details of all ancillary buildings shown on the site layout plan (transformers, HV switch, fuel farm and gas storage modules) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the details approved under this condition. **REASON :** For the avoidance of doubt and to ensure a satisfactory standard of design and appearance for the development, in accordance with Policy DP1 of the Warwick District Local Plan.

8 Notwithstanding the details indicated on the approved plans, no development shall commence until details of boundary treatment have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details. **REASON :** To ensure a satisfactory standard of design and appearance for the development, in accordance with Policy DP1 of the Warwick District Local Plan.

9 The development hereby permitted shall not be occupied until a Low Emission Strategy has been submitted to and approved in writing by the local planning authority. The approved Low Emission Strategy shall be implemented in strict accordance with the approved details and shall remain in force at all times thereafter. **REASON**: To ensure mitigation against air quality impacts associated with the proposed development, in accordance with Policy DP9 of the Warwick District Local Plan and the aims and objectives of national guidance within the NPPF 2012.

10 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. 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.

11 All existing trees shall be retained and shall not be cut down, grubbed out, topped, lopped or uprooted without the written consent of the local planning authority. Any tree(s) removed without such consent or

dying, or being severely damaged or diseased or becomes, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced, as soon as practicable with tree(s) of such size and species details of which must be submitted to and approved by the local planning authority. All tree(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations (excluding hard surfaces). **REASON:** To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.

12 The premises hereby permitted shall not be occupied unless and until the cycle parking, car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **REASON**: To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies DP1, DP2 & DP8 of the Warwick District Local Plan 1996-2011.

13 No person shall use and no activity shall take place within the development hereby permitted before 0700 hours or after 1900 hours unless:

(a) a noise assessment (including details of noise mitigation measures if deemed appropriate) has been submitted to and approved in writing by the local planning authority; and
(b) any noise mitigation measures approved under (a) have been implemented in strict accordance with the approved details.

Any noise mitigation measures shall thereafter be retained and maintained in strict accordance with the approved details at all times that the development is used before 0700 hours or after 1900 hours.

REASON : To protect the living conditions of the nearby dwellings and hotel, in accordance with Policies DP2 and DP9 of the Warwick District Local Plan.

14 No lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures shall have been submitted to and approved in writing by the local planning authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details. **REASON:** To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.