**Planning Committee:** 02 February 2011 **Item Number:**

**Application No:** W 10 / 1464

**Registration Date:** 05/11/10

**Town/Parish Council:** Stoneleigh **Expiry Date:** 31/12/10

**Case Officer:** Penny Butler
01926 456544 planning_west@warwickdc.gov.uk

**National Agricultural Centre, Plot 25, Stoneleigh Park, Kenilworth, CV8 2LZ**

Alterations and extension to existing office building to provide mix of B1 and B8 floor space. Resurfacing to provide car park and service yard. FOR Royal Agricultural Society of England

---

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

## SUMMARY OF REPRESENTATIONS

**Ashow, Burton Green and Stoneleigh Joint Parish Council:** Object. Creeping expansion without any infrastructure.

**WCC Ecology:** Recommend a bat and nesting bird note.

**WDC Arboricultural Officer:** No objection subject to conditions requiring tree protection to be implemented as per submitted tree report and details of construction of hard surfaces.

**WCC Highways:** No objection. The Highway Authority have discussed the nature of this application and the potential for future development on the site as a whole, with the applicants planning consultant. We are happy for this application to go ahead and have agreed with the planning consultant that further development would require a transport assessment demonstrating that the major highway works agreed for the development of the remainder of the site would not be triggered.

## RELEVANT POLICIES

- DP13 - Renewable Energy Developments (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)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- SSP2 - Major Developed Sites (Warwick District Local Plan 1996 - 2011)
- SSP3 - Stoneleigh Park (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- RAP6 - Directing New Employment (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- Planning Policy Guidance 2 : Green Belts

## PLANNING HISTORY

There is a long history on the NAC site, having been originally approved in 1963. An outline application for a new master plan to manage the site and improve the building stock, along with a new access road from the A46 was submitted in 2004 and it was resolved to grant this subject to a legal agreement. The new access road was to receive funding from Advantage West Midlands but following the announced cuts to the agency this is now in question, work on the master plan has been delayed and the application remains unapproved.

## KEY ISSUES

### The Site and its Location

The application site lies close to the centre of the National Agricultural Centre at Stoneleigh Park, between the Grand Ring to the south and the Equine Ring to the north. There is a two storey building on the adjacent plot to the east, and a toilet block on the plot to the west. Stoneleigh Park stand in an isolated position within the Green Belt, near Stareton village to the east, and Stoneleigh Abbey adjoins the NAC to the south-west. This is the former Horse and Country Television (HCTV) building which has been vacant for some years, and is three storeys and glass clad.

### Details of the Development

It is proposed to add a three storey link extension centrally on the eastern elevation, which will provide a new lift and toilet facilities on each floor, enabling a small amount of existing floor space to be freed up. A further two storey extension would attach to this and provide storage space at ground floor open to the roof, with a mezzanine at first floor over a quarter of the area. The extension would be clad with oak, silver composite and glass cladding. Other alterations include a new glazed entrance lobby and a steel spiral staircase on the corner of the new extension. The existing car park would be re-surfaced and marked out and the service yard would be re-levelled and re-surfaced; New car parking would be provided.

### Assessment

The height of the proposed extensions are lower than the existing building, and the design is in character with the existing building, which is a mirrored glass clad three storey box like structure, albeit not replicating the use of mirrored glass which is somewhat out of place with the rural setting; the proposed extension is also mainly for storage so replica glazed cladding would be inappropriate. I consider the proposed cladding would not detract from the character of the existing building and will give the building slightly softer appearance, and other recently erected buildings on the park use similar wood and metal cladding. The proposals would not significantly affect adjacent uses since the plots are widely spaced with access ways running between them.

In planning policy terms, Stoneleigh Park is a Major Developed Site within the Green Belt, where appropriate limited infilling for employment may be considered appropriate, within the terms of policy SSP3. This policy goes further than that for the other major developed sites by only permitting development where it consists of uses related to the promotion of agriculture and associated activities, equestrianism, and the well-being of the countryside and its inhabitants. The proposed extension can be considered an example of limited infilling (as described in Annex C of PPG2) as it would have no greater impact on

the purposes of including land in the Green Belt than the existing development, would not exceed the height of existing buildings, and would not lead to a major increase in the developed proportion of the site. The users business falls within an appropriate use as it is closely related to agriculture, and will allow a leading company to relocate their present UK headquarters to Stoneleigh Park.

With reference to the Parish Council's comments, there is all the necessary infrastructure existing on the site to service the existing building. Whilst it would have been preferable for the current proposals to have been brought forward following the establishment of the new planning regime for Stoneleigh Park, and the implementation of the new access road, the applicants are entitled to make an application and to have it judged on its merits against current policy. It is considered that the proposed extension would not increase traffic or other impacts to the extent that the mitigatory measures forming part of the master plan are required at this stage, and County Highways are also happy for the application to proceed without further action at this stage.

There are several good tree specimens on the site and the applicant has submitted a tree report outlining how they intend to protect the trees. The works beneath the root protections areas of the trees includes the porch on the front elevation and the re-surfacing to the car park. I consider that the proposed protection measures are acceptable.

The applicant considers the provision of renewable energy in accordance with Policy DP13 to be unfeasible, as the proposed storage building has a relatively low energy demand, this is a relatively small development, and renewable technologies that work at larger scales will be inappropriate for use due to the inherent economies of scale needed. I agree with their rationale for ruling out biomass boilers, wind turbines and ground source heat pumps on economic and effectiveness grounds. They also rule out solar thermal on the grounds that the demand for hot water will be very small. Solar photovoltaics and air source heat pumps however would be more appropriate for this type of development and I am not satisfied that the applicant has demonstrated whey these technologies would not be appropriate. A condition is therefore recommended requiring a 'renewables' scheme to be submitted.

## RECOMMENDATION

GRANT, subject to the conditions listed below.

## CONDITIONS

1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) (0305; 0306; 0307; Tree Plan; Tree Retention and Protection Plan), and specification contained therein, submitted on 4 November 2010 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

3 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 site, or in the locality, 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. **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.

4 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

5 No work of any kind shall be begun on the site until the protective fence(s) around the trees identified as being retained on the approved plans, have been erected in accordance with the details provided within the Tree Protection Method Statement and drawing "Tree Retention and Protection Plan" submitted on 4 November 2010. Within the approved fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no site huts, no fires lit and no excavation of trenches for drains, service runs or for any other reason. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.

6 Prior to the commencement of the development hereby permitted, details of the construction of all hard surfaces, including cross-sections and existing and proposed finished levels shall have been submitted to and approved by the District Planning Authority. The surfaces shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in full accordance with the approved plan. **REASON** : To ensure that adequate parking facilities are available and to protect and enhance the amenities of the area, in accordance with the requirements of Policies DP1, DP3 and DP8 of the Warwick District Local Plan 1996-2011.

7 The business of the occupants of the development hereby approved shall be related to agriculture and other uses associated with livestock, food production, equine activities or other rural pursuits, unless otherwise agreed in advance (in writing) by the District Planning Authority. **REASON** : To ensure that the development is in conformity with Policy SSP3 of the Warwick District Local Plan 1996-2011, in accordance with the status of the Park as a major developed site in the green belt.

**INFORMATIVES**

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

In the very special circumstances put forward by the applicants, the proposal are considered appropriate in the context of the policies stated, and in advance of the anticipated major redevelopment of Stoneleigh Park.

---