Planning Committee: 11 November 2014 **Item Number:** **8**

Application No: W/14/1138

Registration Date: 04/09/14
Town/Parish Council: Warwick **Expiry Date:** 04/12/14
Case Officer: Emma Spandley
01926 456533 emma.spandley@warwickdc.gov.uk

St Nicholas Park, Banbury Road, Warwick, CV34 4QY
Demolition of existing headquarters building and erection of replacement headquarters building with additional boathouse, boat yard and slipway FOR 2nd Warwick Sea Scouts

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The application is being presented to Planning Committee as Warwick District Council have an interest in the land and also due to an objection from the Town Council.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The application is for the demolition of the existing Sea Scouts Headquarters building (currently located adjacent to the River) and the erection of a new replacement headquarters building adjacent to the existing leisure centre. On the site of the old headquarters building, the proposal is to relocate the existing boat house which is currently on Myton Fields.

THE SITE AND ITS LOCATION

The application sites are located within the grounds of Saint Nicholas's park, located off the Banbury Road with the river Avon to the south.

The new boat house building is to be located at the eastern extremity of the park, on the banks of the River Avon adjacent to the Millennium Bridge and footpath and adjacent to the residential properties located within Pickard Street. The new building will be located west of the existing building abutting the copse of early mature and mature trees. There are seven trees within the copse, 5 of which will require removal. The loss of these trees is mitigated by the proposal to increase the size of the copse through the planting of native broad leaved trees at a ratio of 4:1.

The new headquarters building will be located to the rear of the Leisure Centre, which currently forms part of the skate board park. There are 22 trees within this area. 15 mature trees that are presently growing across the centre of the

site to the north of the skate park will be required to be removed as part of this proposal.

PLANNING HISTORY

There is a lengthy planning history relating to the Park, none of which is directly relevant to the consideration of this application.

RELEVANT POLICIES

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)
- DAP8 - Protection of Conservation Areas (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)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP14 - Crime Prevention (Warwick District Local Plan 1996 - 2011)
- DP15 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- 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)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (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)
- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS1 - Protecting Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

- FW1 - Development in Areas at Risk of Flooding (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- National Planning Policy Framework
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: The Town Council consider that the Planning Committee should undertake a site visit, with particular regard to the siting of the boatyard, which in the proposed location will be detrimentally unacceptable to the visual amenities of residents and visitors of the park. A re-design of the building would allow the boatyard to be screened by the new headquarters building, which could be designed to leave a courtyard within which the boatyard would be located. If such an option is not possible, then the boatyard needs to be screened by a much more sympathetic security fencing option such as a paladin with a requirement for the developer to undertake an approved planting scheme which would be visually acceptable and for the planting to be maintained to protect the visual amenities of the residents and car park users.

English Heritage: No objection

Environment Agency: No objection due to the proposed boathouse being a water compatible building which has been built to allow water to flow in and out of it in times of flooding.

WCC Ecology: A protected species survey report was submitted. No evidence of bats was found during the inspection survey. No objection to the demolition of the building, subject to conditions requiring the works to be carried out in accordance with the detailed mitigation measures contained within the survey report.

Environmental Health: No objection, subject to conditions requiring a construction management and demolition plan including a restriction of time limits of construction and demolition to protect the amenity of the neighbouring properties and users of the park.

WCC Public Rights of Way: No objection as there are no public rights of way across the park.

Public Response: 69 letters of support have been received in relation to the benefit to the sea scouts being able to upgrade and increasing their facilities. 4 objections have been received regarding the siting of the new boat house and the use of security fencing; the design of the boat house building and yard the impact on the residents by people parking within the nearest residential streets and traffic generation causing noise and disturbance.

ASSESSMENT

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

- The impact on the character and appearance of the area / Conservation
- The impact on neighbouring properties
- The impact on trees
- Car parking and highway safety
- Ecology
- Renewables
- Flooding
- Other matters

Impact on the character and appearance of the area/ Conservation

The proposed new headquarters building will be located adjacent to the existing leisure complex on the existing skate park, and therefore will be read against the existing buildings. The Skate park and BMX facilities will be re-modelled and located on the site of the current BMX area. The headquarters building will be two storey and therefore no higher than the existing leisure complex. It will have facing brick work to the ground floor elevation with powder coated insulated metal panel rain screen to the upper level. The colour and type of brick work can be conditioned. The Council's Conservation Officer and English Heritage have raised no objections to the proposed headquarters building and therefore it is considered that the proposed building will not appear as an incongruous addition within St Nicholas's Park

With regard to the new boat house building, this will replace the existing headquarters building on the banks of the River Avon to the eastern side of the park. The existing building on the site is two storey in height with metal sheeting to the roof and timber cladded elevations and is situated approximately 9 metres from the nearest property within Pickard Street.

The new boat house will be located to the west of the existing building within part of the copse, with the new boat yard occupying the location of the existing building.

The comments from the Town Council and residents of Pickard Street with regards to moving the boat house to be located on the same spot as the existing building and having the boat yard to the west are noted. However, there is a storm sewer running under the existing hut which means any new building would have to be positioned a minimum of 5 metres from its line, or the sewer would need to be re-routed. If the new boat house building was positioned 5 metres west of the sewer line it would have a severe impact on the trees in the existing copse. If the building was positioned 5 metres to the east of the sewer line the building would extend over the footpath / cycle way. A rough estimate of moving the sewer is in the region of £43,000 and there is no guarantee that Severn Trent would allow it to be moved. It is therefore considered, on balance, that the siting as proposed is the most suitable. It is also noted that the positioning of the new building was considered during the consultation with the Friends of St Nicholas Park.

The boat house building will be two story with powder coated metal to the upper floors with facing brick work to the ground floor. The proposal also includes the erection of security fencing. Residents have questioned the need for the security fencing. The Sea Scouts require a secure area to store the boats and to protect the boats against theft, unauthorized use and vandalism as the new riverside facility will provide a single base for all the sea scouts water based activities and the boats currently stored at the old sailing club in Myton Fields will be stored at the new boat yard. The details of the proposed fencing have not been submitted, however, this can be controlled by a suitably worded condition in association with Neighbourhood Services, Health and Community Protection and the Council's Conservation Officer to ensure the best possible compromise between security and conservation is achieved.

The impact on neighbouring properties

The proposed new headquarters building located adjacent to the leisure centre does not have any immediate neighbours. The site backs onto Coten End Primary School and is 70 metres from the nearest properties in William Tarver Close.

The proposed new boat house and boat yard on the banks of the River Avon replaces an existing two storey building and is moved a further 5 metres to the west away from the nearest properties within Pickard Street. The nearest property is located slightly further to the north and will be now 13 metres away from the proposed boat house. It is therefore considered that there will be no material increase in harm to the residential properties and the proposed new boat house and boat yard will not have a detrimental impact on the living conditions of the neighbouring properties through visual intrusion or loss of light.

The impact on trees

An Arboricultural Survey was submitted with the application. The proposed new sea scout headquarters will require the removal of 15 trees growing within the site.

Currently there are 22 trees in or around the site. Of these, 5 are considered to be Category A which means of high quality and value, 10 are considered Category B of moderate quality and value and 4 trees are considered Category C which are low quality and value. 3 trees are Category U where removal is advised. The high value trees are being retained along with 2 moderate value trees.

The location of the new boat house and boat yard will impact on the existing copse and will require the removal of 5 trees out of the 7 that are there. None of the trees have been considered to be of high quality and value. 3 are moderate (Category B), 2 are low (Category C) and 2 are advised to be removed (Category U).

The loss of these trees is mitigated by the proposal to increase the size of the copse through the planning of native broad leaved trees at a ratio of 4:1.

The Council's Tree Preservation Officer has raised no objection to the removal of the trees. The replanting can be controlled by a suitably worded condition. On this basis, it is considered that the removal of the trees will not have a detrimental impact on the character and appearance of the park or the Conservation Area.

Car Parking and highway safety

A number of concerns have been raised regarding the impact on the neighbouring streets with regards to parking. All Scout meetings will start and finish at the headquarters building which will be accessed off the main entrance into St Nicholas' Park off the Banbury Road, and will utilise the existing access around the Leisure Centre. There is ample parking for parents to drop off and collect children. During the boating season, a proportion of the young people would be escorted by foot to the boat house to change and carry out the water based activities, and then escorted back. Vehicular access to the boathouse will be through the existing gateway at the bottom of Pickard Street. Vehicular movements will be reduced and will be confined to the occasional need to move boats and trailers on and off the site.

It is therefore considered that by moving the headquarters building adjacent to the leisure centre complex and away from the properties in Pickard Street will bring a significant reduction in the number of vehicles using Avon Street and Pickard Street and therefore the proposals will provide an improvement to the existing situation.

Ecology

A Protected Species Survey report was submitted with the application. No evidence of bats was found during the inspection survey and no bats emerged from the building during the activity survey, but there are features in the building that can be used by crevice-dwelling bat species. The report set out recommendations and mitigation measures, which includes the hand stripping of the roof and timber cladding and provision of new roosting opportunities for crevice dwelling bats. The Ecologist has raised no objections subject to the mitigation measures measured in the report. This can be dealt with by a suitably worded condition.

Renewables

An energy statement has been submitted with the application which states that Solar Photovoltaics will be included on both buildings, however, the details of the solar PV panels have not be submitted. This can be controlled by a suitably worded condition.

Flooding and drainage

The boat yard and new boat house building will be located within Flood Zone 3b where normally the Environment Agency would object to the erection of new buildings. However, the proposal is considered to be water compatible. The Flood Risk Assessment states that the building is designed to allow water to freely flow in and out of the building and boat yard in times of flood. Flood storage capacity

will not be compromised since the FRA demonstrates the development has no increase in footprint from the original building and finished floor levels will be set as existing. The Environment Agency have raised no objections.

Other Matters

Given the close proximity of the proposed boat house and yard to nearby residents located in Pickard Street, concerns have been raised that nuisance may arise from noise and dust during the demolition of the existing headquarters structure. Environmental Health have requested that a construction and demolition management plan is submitted which will also control the hours of any activity on the site.

SUMMARY/CONCLUSION

The location of the new headquarters building will not have a detrimental impact on the character and appearance of the park or the Conservation Area due to being read against the existing leisure centre. The proposed new boat house and boat yard is located within the area of the existing headquarters building and therefore will not have any additional harm on the neighbouring properties. Furthermore, it is considered that with the relocation of the headquarters towards the north side of the park, the existing parking issues will be significantly reduced. The proposals are in accordance with the aforementioned policies.

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 drawings [nos. 22013-1401-201B; 2013-1401-202 B; 2013-1401-203 A; 2013-1401-204 A; 2013-1401-205 A; 2013-1401-206; 2013-1401-211 D; 2013-1401-212 B; 2013-1401-213 A; 2013-1401-214] submitted 22nd August 2014 and the Protected Species Survey by Philip Irving dated June 2014 submitted on 28th July 2014, and specification contained therein. **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 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 security fencing to be erected, specifying the colour of the railings and gates; 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 either the proposed headquarters or boat house and boat yard hereby permitted; and all planting including the replacement tree planting as stated within the Arboricultural inspection and report dated 21st May 2014 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, DP3 and DP11 of the Warwick District Local Plan 1996-2011.

4 No development or other operations (including demolition, site clearance or other preparatory works) shall be commenced unless and 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 any retained 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 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:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.

5 The development hereby permitted shall not commence unless and until two weeks' notice in writing of the start of works has been given to a suitably qualified bat worker appointed by the applicant to supervise all destructive works to the roof. All roofing material is to be removed carefully by hand. Should bats be found during this operation, then work must cease immediately while Natural England are consulted for advice and no further works shall be undertaken at the site unless and until full details of measures for bat migration and conservation have been submitted to and approved in writing by the local planning authority. The development shall then proceed in full accordance with

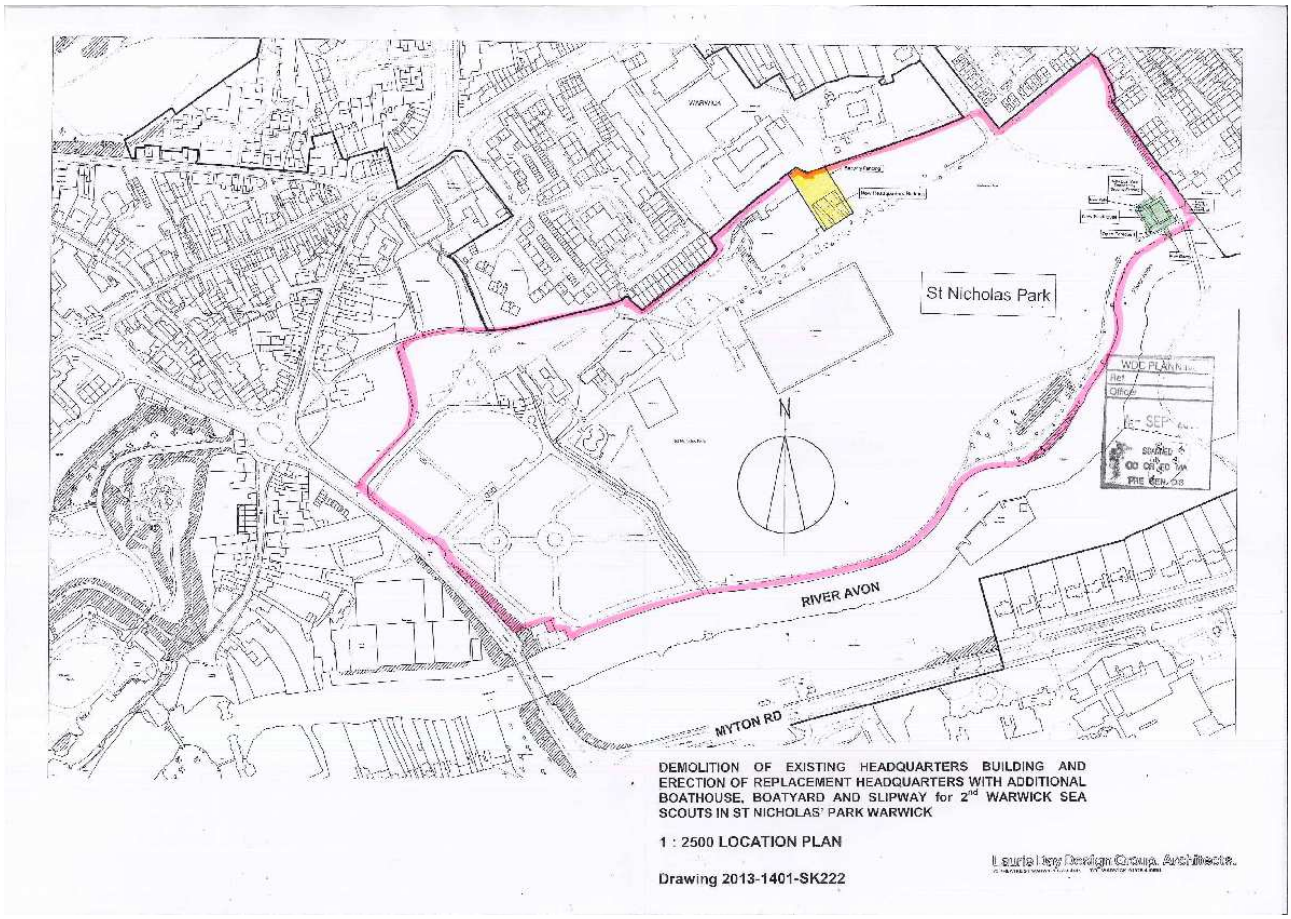
the approved details and any required mitigation works shall be complete in full accordance with the approved details and shall not be removed or altered in any way without the prior written approval of the local planning authority. Notwithstanding any requirement for remedial work or otherwise, the qualified bat worker's report shall be submitted to the local planning authority within 1 month following completion of the supervised works to summarise the findings. **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.

6 The development shall be carried out only in full accordance with sample details of the facing and roofing materials which shall have been submitted to and approved in writing by the local planning authority. **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.

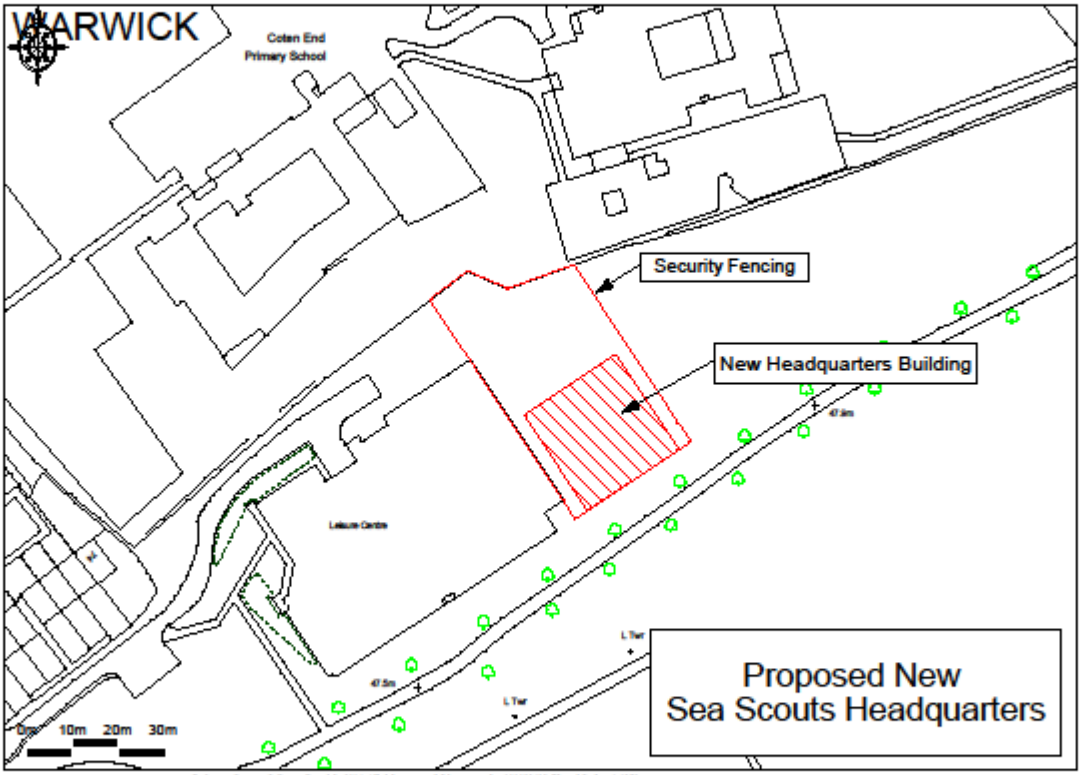
7 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning 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 manufacturer's 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.

8 The existing tree(s) and shrub(s) indicated on the approved plans to be retained shall not be cut down, grubbed out, topped, lopped or uprooted without the written consent of the local planning authority. Any tree(s) or shrub(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) and shrub(s) of such size and species details of which must be submitted to and approved by the local planning authority. All 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 (excluding hard surfaces). **REASON:** To protect those trees and shrubs 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.

9 The development (including any works of demolition) shall proceed only in strict accordance with a construction and demolition method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: any temporary measures required to manage traffic during construction; measures to control noise and light nuisance; the parking of vehicles of site operatives and visitors and details of the turning within the site during construction; dust suppression; demolition or clearance works; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; 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; measures to control the emission of dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works, unless otherwise agreed in writing by the local planning authority. **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.


St Nicholas Park
N
RIVER AVON
MYTON RD
DEMOLITION OF EXISTING HEADQUARTERS BUILDING AND ERECTION OF REPLACEMENT HEADQUARTERS WITH additional BOATHOUSE, BOATYARD AND SLIPWAY for 2nd WARWICK SEA SCOUTS IN ST NICHOLAS' PARK WARWICK
1 : 2500 LOCATION PLAN
Drawing 2013-1401-SK222

Countryside Planning Services Limited



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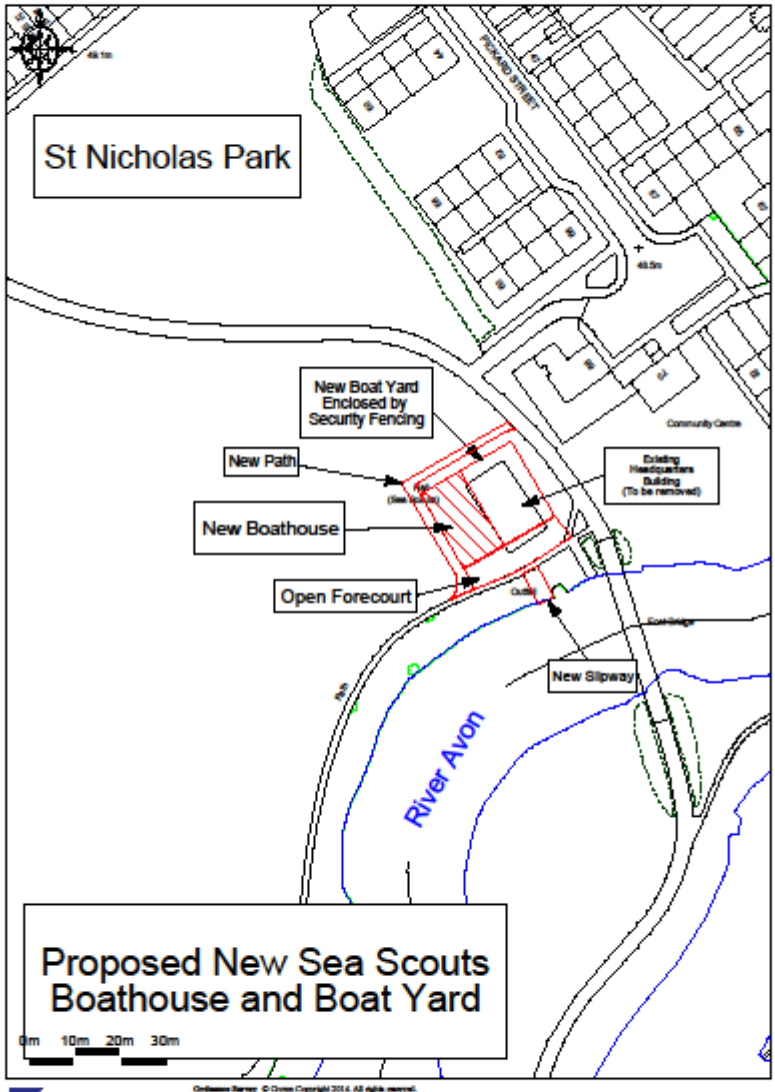
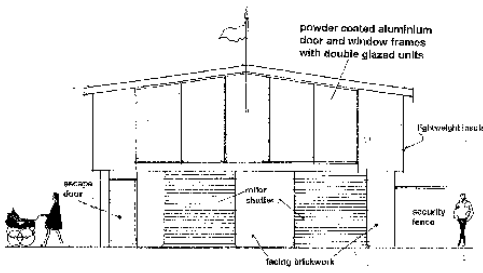
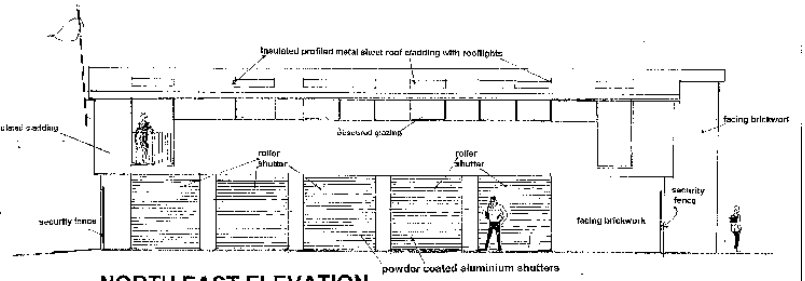

St Nicholas Park
New Boat Yard Enclosed by Security Fencing
New Path
New Boathouse
Open Forecourt
Existing Headquarters Building (To be removed)
New Slipway
River Avon
Proposed New Sea Scouts Boathouse and Boat Yard
0m 10m 20m 30m
Promap

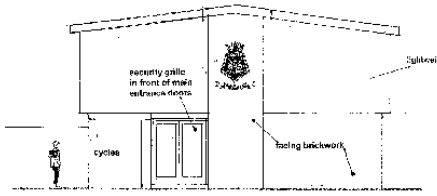
PROPOSED NEW
SEA SCOUT
HEADQUARTERS



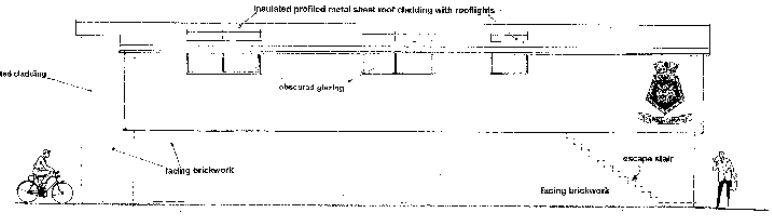
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

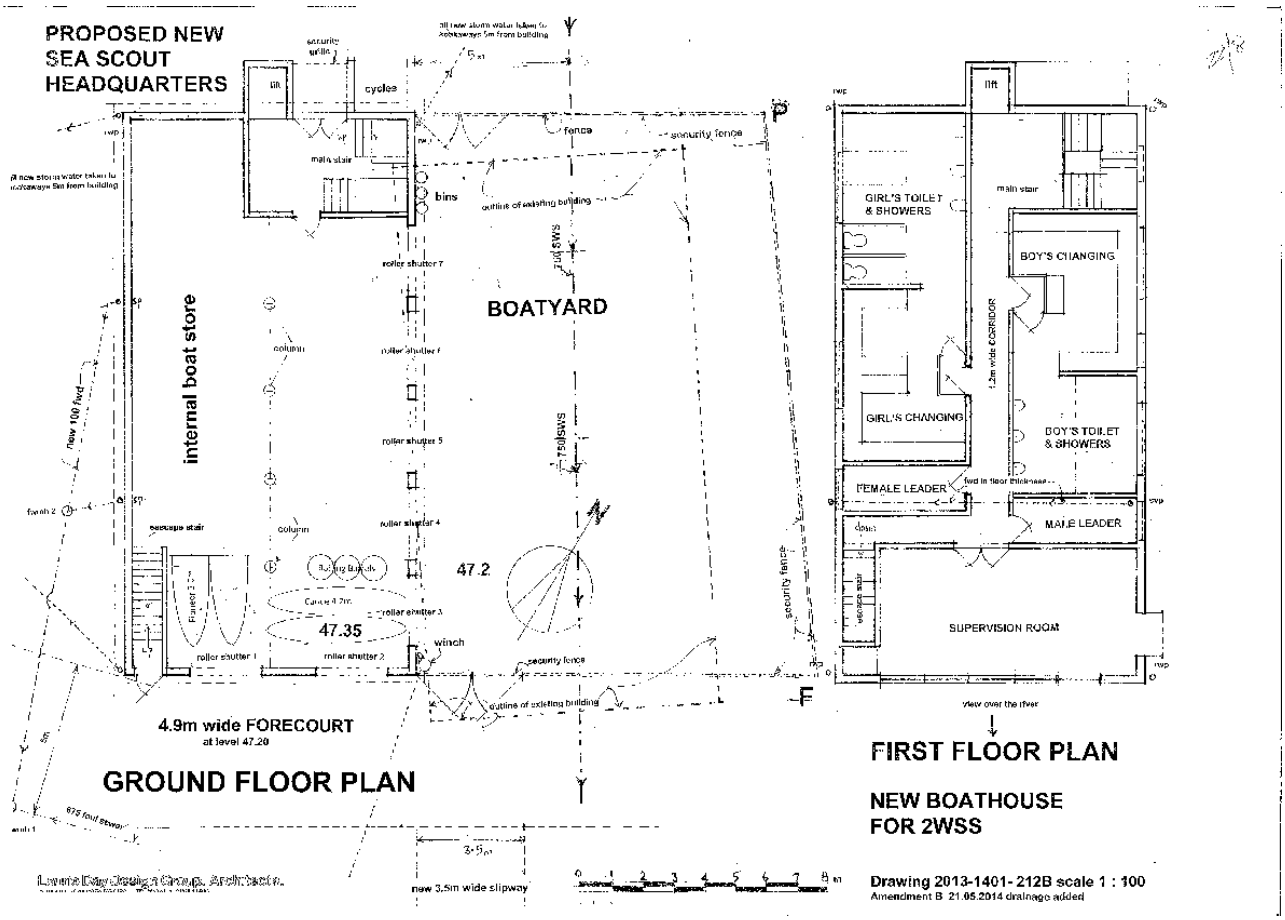


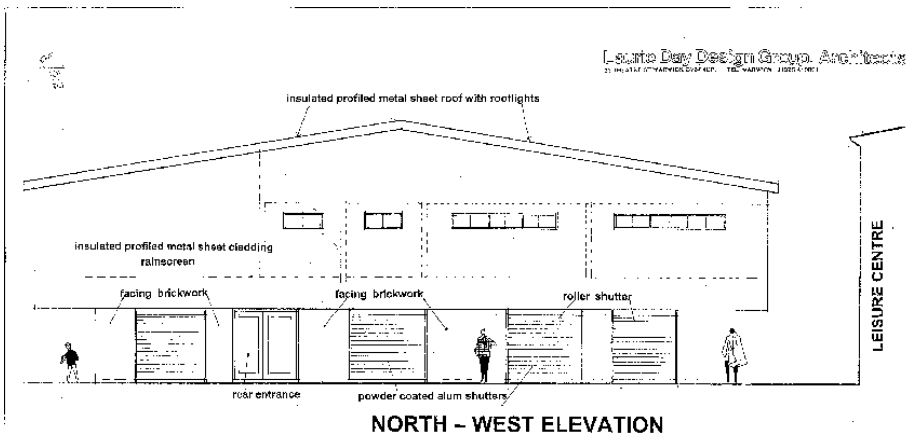
SOUTH WEST ELEVATION

NEW BOATHOUSE
FOR 2WSS

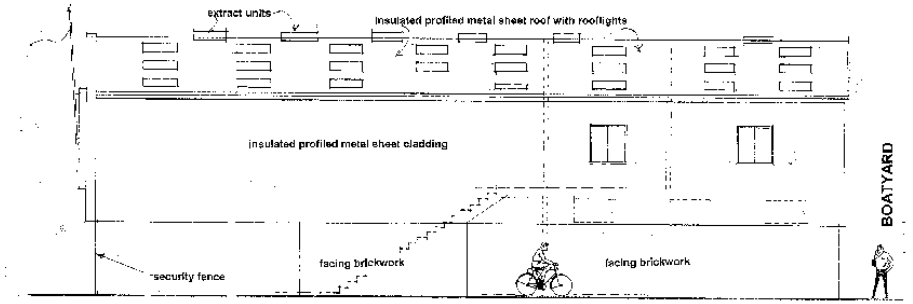
Drawing 2013-1401- 213A scale 1 : 100
Amendment A 21.05.2014 notes added

Lunn Day Design Group, Architects,

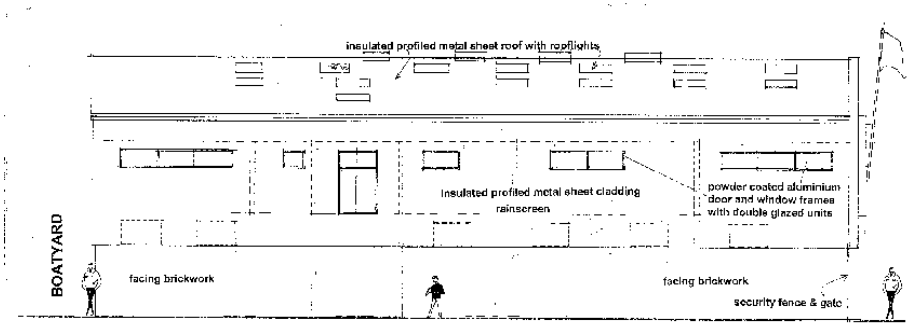

PROPOSED NEW
SEA SCOUT
HEADQUARTERS
internal boat store
BOATYARD
47.2
47.35
4.9m wide FORECOURT
at level 47.20
GROUND FLOOR PLAN
new 3.5m wide slipway
GIRL'S TOILET
& SHOWERS
BOY'S CHANGING
GIRL'S CHANGING
BOY'S TOILET
& SHOWERS
FEMALE LEADER
MALE LEADER
SUPERVISION ROOM
FIRST FLOOR PLAN
NEW BOATHOUSE
FOR 2WSS
Drawing 2013-1401- 212B scale 1 : 100
Amendment B 21.05.2014 drainage added



NORTH – WEST ELEVATION



NORTH – EAST ELEVATION



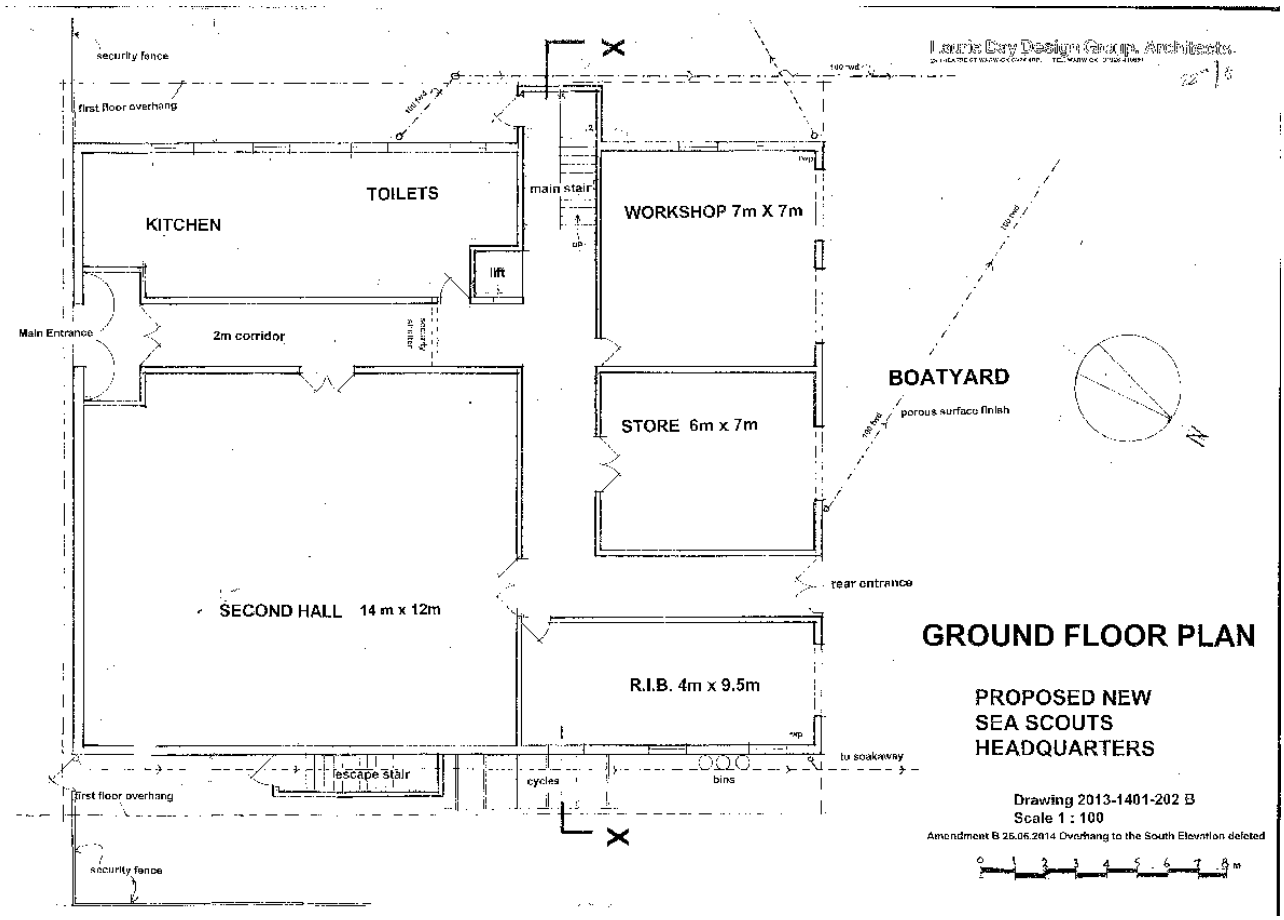
SOUTH – WEST ELEVATION

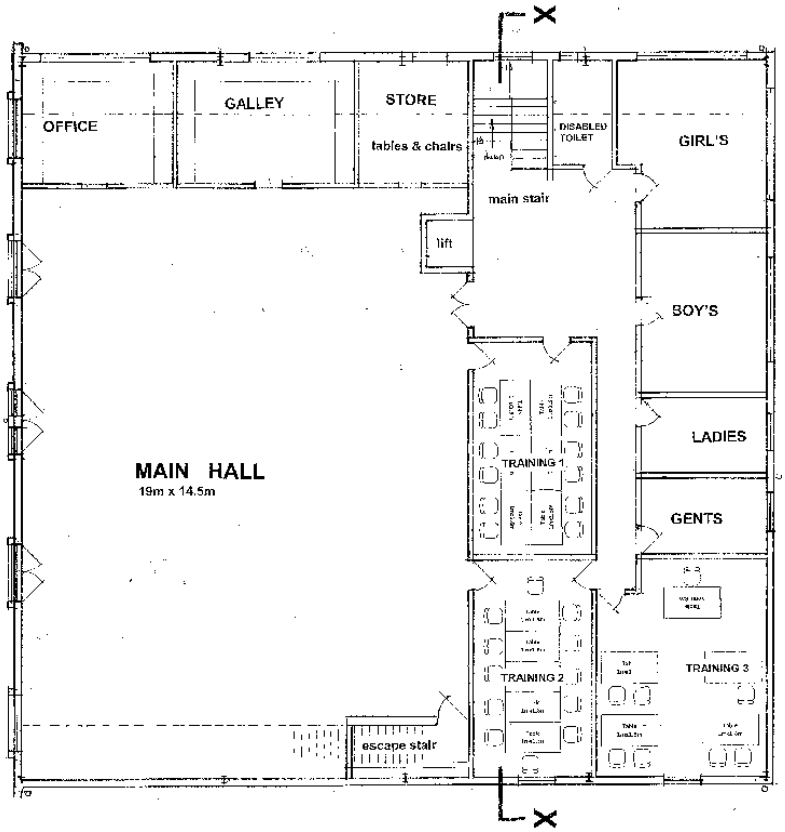
ELEVATIONS

Amendment A 26.06.2014 Overhang to the South Elevation deleted

PROPOSED NEW SEA SCOUTS HEADQUARTERS

Drawing 2013-1401-205A scale 1: 100


Lamb Bay Design Group, Architects.
security fence
first floor overhang
KITCHEN
TOILETS
main stair
WORKSHOP 7m X 7m
lift
Main Entrance
2m corridor
BOATYARD
porous surface finish
STORE 6m x 7m
rear entrance
SECOND HALL 14 m x 12m
R.I.B. 4m x 9.5m
to soakaway
escape stair
cycles
bins
first floor overhang
security fence
GROUND FLOOR PLAN
PROPOSED NEW
SEA SCOUTS
HEADQUARTERS
Drawing 2013-1401-202 B
Scale 1 : 100
Amendment B 25.06.2014 Overhang to the South Elevation deleted



Laurie Day Design Group, Architects

FIRST FLOOR PLAN

PROPOSED NEW SEA SCOUTS HEADQUARTERS

Drawing 2013-1401-203Ascale 1 : 100

0 1 2 3 4 5 6 7 8m

Amendment A 26.06.2014 Overhang to the South Elevation deleted