

General Development Applications

(5/b) Application No: PAP/2021/0155

Peel House, 79 Witherley Road, Atherstone, CV9 1NA

Extension and alterations to existing dwelling and construction of 1 new dwelling with access off nursery Road, for

Mr King

Introduction

This item was deferred at the last Board meeting in order to enable Members to visit the site and secondly to receive further information in respect of the wall where the access is proposed.

The previous report is attached at Appendix A and a note of the site visit is at Appendix B.

Further information has been received from the applicant about the wall and this is attached at Appendix C in the form of a set of historical maps running from 1900 to the 1990. These had been shared with those Members attending the site.

At the last meeting, Members were informed that the County Council as Highway Authority had no objection to the latest plans and a copy of its letter is attached at Appendix D.

Observations

In respect of the heritage status of the wall, then Members are referred to the Appendix wherein it can be seen that the original context for Peel House (formerly known as both The Elms and Elms Cottage) was as an isolated house and grounds at the east end of the town, separated from it by a nursery and by the convent buildings of St Scholastica. The plans indicate that it was and remains, a physically separate planning unit unconnected with the Convent. The portion of remaining wall is the part of the old garden wall to The Elms.

Peel House is not a Listed Building and neither is it located in the town's Conservation Area. The previous report – page 5e/105 of Appendix A – however, did say that it can be treated as a non-designated local heritage asset given the background above and its present appearance as a distinctive remaining Victorian Villa. The wall here appears to have been altered and repaired and the removal of part of it is not considered harmful. Indeed, in any event, as the previous report points out, its demolition will not require any form of consent or permission from the Local Planning Authority irrespective of the present application. This “fall-back” position carries substantial weight given the applicant's proposals. It is considered that in these circumstances the retention of “brick piers” either side of the access comprising reclaimed bricks from the wall would be a satisfactory resolution to the heritage issues here. The applicant has indicated a willingness to undertake such provision.

At the previous meeting a suggestion was made that work had already commenced on this proposal. The applicant has confirmed that this is not the case and says that re-decoration works to Peel House including scaffolding for maintenance of the decorative barge boards and re-instatement of cast iron roof finials together with internal decoration of the separate cottage has been mis-understood.

Recommendation

As set out in Appendix A, but subject to the plans including brick piers either side of the access to be constructed with reclaimed bricks from the wall.

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Introduction

The application is reported to the Planning Board at the request of local members concerned with the impacts of the proposals.

The Site

The application site amounts to some 0.1246ha, comprising a residential property known as 'The Cottage' and its garden land extending in a southerly direction to a boundary with 40 Nursery Road. Residential development surrounds the site in all directions; Peel House to the north; 39 Nursery Road to the west; 40 Nursery Road to the south; and garden land at 81 Witherley Road to the east. Boundaries are demarcated by vegetation, fencing and brick retaining walls.

Levels across the vary slightly, rising gently from north to south (81.16m at the rear of the cottage to 82.11m at the rear boundary with 40 Nursery Road) together with a slight west-east cross-fall - the highway at Nursery Road is approximately 1.5m higher than the natural ground level surrounding plot 1.

The context of the application site is illustrated below.



Fig 01. Site Location Plan

The Proposal

Planning permission is sought for extensions and alterations to The Cottage, together with the construction of a new dwelling towards the rear of the site, orientated to face onto Nursery Road.

The proposed site layout is provided below.



Fig 02. Proposed Site Plan

The new dwelling (Plot 1) is a detached two-storey property, standing 8m tall to the ridge, with an adjoining single-storey garage and a subservient, two-storey, forward projection. Parking is provided to the side of the attached garage with amenity space laid out at the rear.

Floor plans and elevations for the dwelling are provided in Appendix A.

The Cottage (plot 2) is to be subject to a one and a half storey extension to its eastern elevation, together with a forward extension which creates an I-shaped plan form. This extension will accommodate a granny annexe. Parking spaces are provided to the front and side of the dwelling with garden space laid out to the south of the building.

Floor plans and elevations of the extensions and alterations are provided in Appendix B.

Vehicular access for both units will be obtained via a new connection to the highway at Nursery Road, facilitated by the partial demolition of an existing brick boundary wall.

Detailed access plans are provided in Appendix C.

An Arboricultural Survey and Impact Assessment has been submitted, identifying three individual trees and a row of three Japanese maples within or adjacent to the boundary of the site. All are to be retained.

A Transport Technical Note has been supplied, affirming that safe and secure vehicular and pedestrian access has been demonstrated.

Background

Planning permission was sought in 2020 (PAP/2020/0166) for the erection of 4 new dwellings within the application site and land to the east which forms the rear garden of 81 Witherley Road, as well as for extensions to the cottage. This was subsequently withdrawn..

Development Plan

The North Warwickshire Local Plan 2021 – LP1 (Sustainable Development); LP2 (Settlement Hierarchy), LP5 (Amount of Development), LP7 (Housing Development), LP8 (Windfall), LP14 (Landscape), LP16 (Natural Environment), LP29 (Development Considerations), LP30 (Built Form), LP33 (Water Management), LP34 (Parking) and LP35 (Renewable Energy and Energy Efficiency)

Other Relevant Material Considerations

National Planning Policy Framework 2021 – (the “NPPF”)

Planning Practice Guidance (NPPG)

MHCLG: National Design Guide

Natural Environment & Rural Communities Act 2006

Conservation of Habitats and Species Regulations 2017

Equality Act 2010

Consultations

Environmental Health Officer – No objection subject to standard conditions.

NWBC Waste Management – No objection to the proposed bin presentation point location

Heritage Officer – No objection

Warwickshire County Council (as the Highway Authority) – It has indicated an intention to provide a response of no objection, subject to conditions. However, at the time of

drafting this report, written confirmation of this has not been received. The Board will be updated at the meeting.

Representations

Atherstone Town Council - It objects to the latest scheme due to insufficient parking.

Three rounds of neighbour consultation have been undertaken for this application, commencing on 21 June 2021, 23 December 2021, and 21 February respectively. A focused, fourth consultation with immediate neighbours took place on 6 April.

Across the consultation periods, 36 representations have been received. Seven offering comments and 29 objecting, provided by 15 separate properties. The representations are summarised below:

a) Highway Safety

- Visibility off driveways within Nursery Road is poor. Additional traffic associated with the new dwellings will increase collision risk to both road users and pedestrians, particularly school children using the walkway from Witherley Road
- Nursery Road contains many elderly residents and wheelchair users, and the existing on-street parking hampers their movement. Proposals will exacerbate this issue.
- Why can't the existing access onto Witherley Road be used?
- Drawings are inaccurate, failing to show a small tree and privet hedge at Nursery Road which restricts visibility
- Refuse vehicles would struggle to enter the development
- Proposed footway should be 2000mm wide in accordance with Inclusive Mobility (2002)
- Neighbouring party is exploring the possibility of erecting a fence which would reduce the effect of visibility splays.
- There is a potential conflict between vehicles entering and exiting no's 40 and 39.

b) Design

- Alterations to The Cottage are 'overwhelming', leading to an awkward design
- Layout is an isolated pocket of development
- New house is over-bearing and out of scale and character
- The development is considered to be 'back-land' and the house is not subservient

c) Residential Amenity

- Increased noise from additional vehicle movements to the detriment of neighbour amenity
- General detrimental impact on the amenity of adjacent dwellings
- Loss of light, privacy, and amenity, as well as overlooking, to 39 Nursery Road

d) Ecology

- Adverse effects on wildlife and the environment
- Trees have already been removed
- Pressure on Birch Tree from vehicle movements

e) Heritage

- Boundary wall has historical importance, forming part of the former covenant's original enclosure - loss would be detrimental
- Adverse effect on non-designated heritage assets

f) Construction

- Building will generate a high volume of construction traffic, particularly concerning for the local elderly population, some of whom require wheelchair access
- Nowhere for builders to park

g) Other Matters

- Impact from building on neighbouring foundations
- Impact on existing sewage systems
- New road would compromise drain accessibility
- Will encourage further development to the rear of Witherley Road
- No designated refuse points
- Planning permission previously refused for development to the rear of 81 Witherley Road, reference PAP/2012/0097

Observations

a) Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan. In this instance that is the 2021 North Warwickshire Local Plan, unless material considerations indicate otherwise.

Local Plan Policy LP2 defines Atherstone as a category 1 settlement and indicates that new development inside its development boundary will be supported in principle. The application site falls within a residential setting inside the Atherstone development boundary. Accordingly, the principle of new residential development is deemed to be acceptable.

Consideration of the application now extends to the details of the scheme.

b) Highway Safety

A core area of concern raised by local residents' centres on highway safety.

The relevant highway related planning policy is Local Plan Policy, LP29(6). This requires new development to provide both safe and suitable access to a site for all users. This approach reflects the NPPF which says that all new development should promote sustainable modes of transport (para 110a); provide safe and suitable access for all users (110b), adhere to national guidance (110c) and allow for the efficient delivery of goods, and access by service and emergency vehicles (112d).

Paragraph 111 of the NPPF specifies that development should only be refused on highways grounds where there would be an unacceptable impact on highway safety, or in situations where the residual, cumulative impacts of the scheme are severe.

Following numerous amendments to the proposals, Warwickshire County Council, as the Local Highway Authority, has indicated its intention to support the proposal, subject to conditions. As the Statutory Highway Authority, this response carries substantial weight particularly as there is no technical evidence submitted in rebuttal.

i) Public Sector Equality Duty

Third-party representations refer to school-age children crossing through Nursery Road via a pedestrian footpath which leads to Witherley Road. It is suggested that the proposals could create a degree of risk for these children. Furthermore, the advanced age of residents within Nursery Road is also referenced, some of whom are wheelchair users, and it is suggested that their movement is hampered by existing on-street parking. Neighbours assert that the proposals would exacerbate these issues.

Age and disability are protected characteristics under section 149(7) of the Equality Act 2010. Section 149(1) of the 2010 act, known as the Public Sector Equality Duty (PSED), requires local authorities to, in the exercise of their functions, have due regard to the need to eliminate discrimination, advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and foster good relations.

With regards to comments surrounding an increased safety risk for school children, the footpath link to Witherley Road is some 70 metres from the proposed access to the site. The highway authority set outs that there have been no reported collisions on the road since at least 1990 (when records began), indicating that the existing traffic has not been detrimental to the safety of crossing children.

Correspondence received from the highway authority confirms that they consider that, given the separation between the site and the footway and the limited volume of traffic generated over and above the existing situation, the proposals would not be considered to detrimentally impact school children passing through Nursery Road.

As for wheelchair users and the elderly, the council do not consider a development which provides for parking in accordance with adopted standards (discussed in more detail below) would materially increase the incidence of on-street parking to the detriment of users of the adjoining footpaths. The council thus consider the duty imposed by section 149 of the 2010 Act to be discharged.

ii) Impact on 39 and 40 Nursery Road

Vehicular and pedestrian access from the site will be provided via a new access formed between 39 and 40 Nursery Road, facilitated by partial demolition of the existing brick boundary wall. It has been suggested that the new access would affect the safety of the occupiers of both 39 and 40 Nursery Road, who currently reverse off their driveways.

To provide context, an image of the existing walling and surrounds of the access at Nursery Road is provided overpage.



Fig 03. Officer photograph of the proposed access location at Nursery Road

As illustrated above, forward visibility for users of both 39 Nursery Road and 40 Nursery Road is restricted by the tall brick walling abutting the road.

Highway Authority officers consider that partial removal of the brick wall offers a betterment by allowing for greater inter-visibility between adjacent properties – occupants of number 39 would now be able to see vehicles and pedestrians exiting number 40 and vice-versa. The officer adds that The Highway Code suggests residents should be reversing onto drives and pulling out in a forward gear, where possible, which serves to improve visibility. They also confirm that pedestrian and vehicular visibility splays from the new access accord to guidance. Details of the surfacing and gradients can be considered at a later date, secured via planning conditions. Visibility splays will also be conditioned.

It should also be noted that Nursery Road is an unclassified road and thus a new access, carried out as a separate operation, would not require any planning application, simply consent from the Highway Authority. This “fall-back” position carries substantial weight in the traffic assessment of this application.

iii) On-street parking

Highway officers commented that during a previous site visit on-street parking had been minimal, adding that most dwellings on Nursery Road appear to have multiple off-street parking spaces. Notwithstanding these comments and having regard to the neighbour representations and supporting photographs supplied (depicting on-street parking), the development seeks consent for just two additional dwellings on Nursery Road.

Furthermore, three parking spaces are provided for the Cottage and two spaces plus a garage and additional hardstanding are set out for the new dwelling which is significantly in excess of Development Plan parking requirements.

Given these factors, it is not considered that a perceived increase in on-street parking could substantiate a refusal of planning permission.

iv) Additional Traffic

The proposed access point is at the end of a cul-de-sac within Nursery Road, an unclassified road of some 42 properties that adjoins Convent Close (22 dwellings). It is not considered that the addition of two further units would add materially to the volume of traffic flowing through the road and, again, it is material that Warwickshire County Council raises no concerns with regards to additional traffic/vehicle movements.

v) Access by service vehicles

Swept path drawings have been provided which demonstrate the ability for ‘store’ vehicles to enter the site and egress in a forward gear. Insufficient space is available for refuse vehicles to enter the site. A bin collection point is proposed adjacent to the parking spaces for plot 1, as shown on the proposed site plan. The Council’s waste management team is supportive of this arrangement.

vi) Pedestrian links

Highway officers consider that pedestrian safety would be improved, as presently there is not a continuous footway at the end of the cul-de-sac, necessitating that a pedestrian may be required to enter into the carriageway. With the alterations currently being proposed, the development would provide a continuous footway fronting the site, enhancing pedestrian accessibility. The footway is shown to be 1m in width, below Inclusive Mobility¹ guidance; however, the mere provision of a footway is a betterment over the existing situation (no footpath). Its inclusion is supported by WCC Highways and a 1m width does not exceed the absolute minimum set out within the guidance.

vii) Highway Concluding Remarks

Considering the proposals holistically and with regard to the Highway Authority's comments the development is considered to satisfy the terms of the relevant Local Plan Policy and the NPPF. Unacceptable or cumulatively severe impacts on highway safety have not been substantiated and thus a refusal could not be substantiated.

c) Design

The NPPF identifies that good design is a vital component of sustainable development, setting out that proposals which are poorly designed and fail to reflect local design policies and government guidance should be refused (para134). At the local level, several local plan policies demonstrate the Council's aim of securing high-quality developments within the Borough.

Local Plan policy LP1 declares that all development must demonstrate a high quality of sustainable design that positively improves an individual settlement's character, appearance, and environmental quality.

Policy LP30 requires all development to respect and reflect the existing pattern, character, and appearance of its setting, ensuring that all elements of a proposal harmonise with the immediate and wider setting, replicate characteristic local architecture and ensure that buildings and spaces connect to the surrounding environment.

i) Layout

The site falls within a residential setting bound by 1960s/70s residential development in Nursery Road to the south and west, Peel House to the north and garden land serving 81 Witherley Road to the east. Looking at the existing pattern of development, semi-detached dwellings initially predominated within Nursery Road save for a small run of three units positioned at the end of the cul-de-sac, adjacent to the application site. Subsequently, further properties were introduced (34a, 36a and 39) all of which are visible on the right-hand image below.

¹ Inclusive Mobility (2002) was replaced by Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure in January 2022.

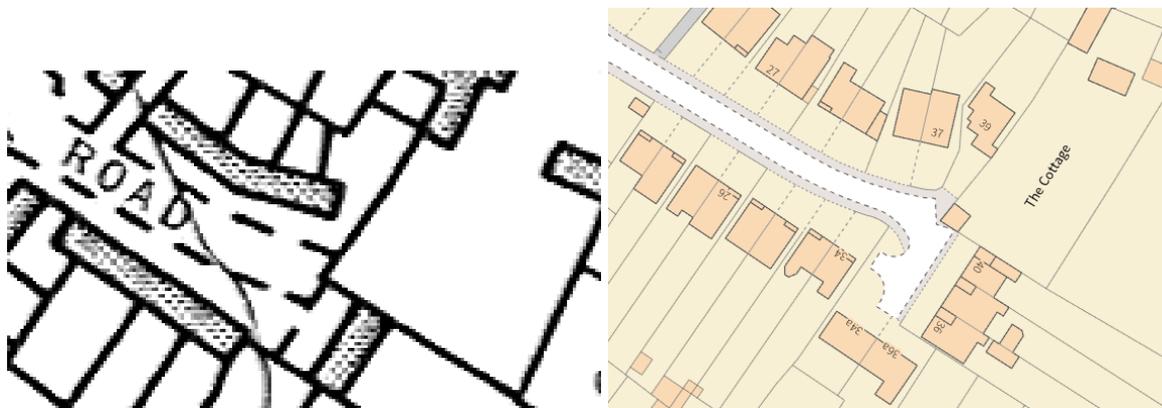


Fig 04 and Fig 05. Layout of Nursery Road in 1970-79 (left-hand image) and Nursery Road as it exists today (right-hand image)



Fig 06. Proposed Site Layout

As illustrated above, there is a well-established pattern of frontage development surrounding the cul-de-sac that provides both a visual and spatial context for a new dwelling in this location which effectively ‘rounds off’ the existing development at the end of the cul-de-sac. The development pattern and character of the setting are both reflected and respected as required by policy LP30.

Contrary to third-party representations, the proposals are not regarded as backland development as the new dwelling would front Nursery Road and benefit from direct access. Furthermore, the property would not be situated significantly behind the existing building line. While a detached unit would not reproduce the predominant housing type, this is not considered to lead to any planning harm; number 39, adjoining the site, is also detached.

Finally, this proposal is markedly different from the refused 2012 application to the rear of 81 Witherley Road which sought consent for three dormer bungalows extending linearly within the plot, presenting a very cramped, contrived layout.

ii) Plot One

In respect of building design, following revisions to the proposals, the massing of the new unit (plot 1) has been reduced and is now considered to be well-articulated, and broken effectively by the use of various building components. The ridgeline and eaves height of the new dwelling have also been lowered, with the property now sitting slightly lower than 39 and 40 Nursery Road. For these reasons, scale and massing are considered acceptable. Red facing brick and grey tiles reflect the adjacent buildings with window detailing and an end chimney stack adding character. Final material details can be secured by planning conditions for approval at a later date.

iii) The Cottage

Policy LP30 requires extensions and alterations to respect the scale, proportions, form, and material use of its host building.

The extensions proposed under this submission are revised versions of the first scheme presented to the Council in early 2020, clearly demonstrating a reduced scale. The new wing, orientated at 90 degrees to the existing building, appears as a converted linked outbuilding, reflecting the arrangement at Peel House to the rear. Both the side extension and the new wing are lower than the main house, and the catslide roof to the frontward extension serves to reduce the scale. All extensions will be rendered to match the host building. Furthermore, the site is visually well-contained, and thus there would be no 'street-scene' implications.

The proposals are considered to be recessive, sympathetic and preserve the dominance of the Cottage as the main, original building and thus wholly satisfy the requirements of policy LP30.

iv) Concluding Design Remarks

Considering the scheme as a whole with express regard to policies LP1 and LP30, it is considered that the proposal respects and reflects the existing pattern, character and appearance of its setting and demonstrates an acceptable scale, mass, and appropriate material usage.

d) Amenity

NWLP policy LP29 (9) requires all development proposals to avoid and address unacceptable impacts on neighbour amenity (emphasis added) and paragraph 130(f) of the NPPF requires planning decisions to ensure high standards of amenity are provided for existing and future users.

i) Number 39 Nursery Road

39 is a detached dwelling located at the end of Nursery Road and shares a boundary with the application site. Since the initial submission in 2020, the size and footprint of extensions to the cottage have been reduced. Moreover, the plot closest to 39 Nursery

Road is repositioned away from the boundary. These alterations serve to reduce amenity implications for occupiers of no 39.



Fig 07 and 08. Relationship of The Cottage to 39 Nursery Road (39 is visible in the background of the left-hand image)

In respect of the implications arising from the proposed extensions, it should be noted that 39 Nursery Road is elevated from this property as illustrated above – the ridge height of number 39 is c. 2.5m greater than that of The Cottage. Furthermore, the new extension will be set off the boundary by 4.45m and sits some 9 metres from the number 39's rear elevation. These factors, together with the extensions catslide roof arrangement, ensure that shadowing, loss of sunlight, and loss of daylight would not be significant. In terms of overlooking, The Cottage contains just a single rooflight facing no 39, eliminating the potential for views into the rear garden with sightlines from the ground floor windows blocked by the existing brick boundary wall.

In terms of the new dwelling, 39 Nursery Road contains three windows within its side elevation facing onto Plot 1; a first-floor window serving a landing (a non-habitable room for planning purposes); a window on the left-hand side at ground floor level serving a garage (also non-habitable) and a window on the right-hand side, also at ground level, which appears to be a secondary window. Given case law, weighting attributed to loss of light to non-habitable rooms is limited.

Notwithstanding the windows' habitable status, the applicant has provided a 25-degree test drawing (commonly used to assess loss of light), and the test is passed to all three windows, indicating that loss of light would not be significant. The orientation of the two properties would result in limited shadowing implications for the garden of number 39. No windows at the first floor level in the elevation facing number 39 serve habitable rooms, preserving privacy.

Vehicle movements and residential use of the site would generate a level of noise and disturbance as the access road runs alongside the boundary with number 39. However, the number of vehicle movements created by the two dwellings would not be significant, and thus substantial levels of noise and disturbance would not be generated. Furthermore, the site already consists of a residential garden and could lawfully generate activity close to the adjoining properties. Additionally, the brick boundary wall will provide

an element of noise attenuation. The implications are not considered sufficiently harmful to warrant a refusal, and it is material that our Environmental Health Officer has not objected in this respect.

ii) 40 Nursery Road

40 Nursery Road is an end-terraced unit along the southern boundary of the application site. The proposed new dwelling is to be separated from no. 40 by parking spaces and a single-storey attached garage which minimises the visual impact of the new built form through separation.

A single bedroom window is proposed in the new dwellings' south-facing elevation. A distance of 14 metres will be provided which is considered acceptable and it is noted the garden of number 40 is already overlooked by no 38. The remaining windows at the first-floor level on the elevation of plot 1 which faces 39 Nursery Road serve bathrooms and both would be obscurely glazed.

Vehicle movements and use of the site would generate a degree of noise and disturbance; however, given the scale of the development, the separation provided and the surrounding residential uses, the implications are not considered sufficient to warrant a refusal. It is material that our Environmental Health Officer has not raised objection in this respect.

It is not considered that occupants of 40 Nursery Road will be unacceptably implicated by the proposed development.

iii) 81 Witherley Road (including the proposed development)

Windows proposed in the eastern elevation of the new wing extension to The Cottage are set 14m from the boundary which is considered suitable and would not lead to unacceptable levels of overlooking. No aspect of the extensions and alterations are perceived to implicate number 81 in terms of light, sunlight, or shadowing. The new dwelling is set a sufficient distance away from number 81 to minimise its amenity implications.

Two properties are currently proposed under pending planning application (PAP/2022/0042) within the rear garden of no 81. Based on the latest plans, a 20m front to rear separation is provided which is considered acceptable and would ensure a satisfactory level of privacy for all occupiers.

e) Heritage

No buildings within the application site are listed, nor does the site fall within a designated conservation area. However, Peel House (79 Witherley Road), a Victorian dwelling with ornate detailing that pre-dates virtually all of the surrounding built form, is deemed to be a non-designated heritage asset given its historical and architectural qualities.

Paragraph 203 of the NPPF requires the effect of a development on non-designated heritage assets to be taken into account when determining planning applications. This wording is reflected within Local Plan policy LP15.

Although there is no direct harm to Peel House itself, the implications of the proposals on its 'setting' require consideration – "setting" represents the surroundings from which the heritage assets are experienced. This is not fixed and can evolve over time.

Originally, Peel House was designed and laid out for appreciation from Witherley Road, fronted by a formal garden, a landscaped setting eroded to accommodate the construction of 81 Witherley Road. The wider setting is also heavily implicated by post-war residential development.

The application site itself consists of the former kitchen garden serving the property, a functional rather than aesthetic relationship and the site has, in the past, been owned and occupied separately to Peel House.

Due to the physical separation between Peel House and the new development, together with the lack of a clear historical association, the relationship between Peel House and the garden is not regarded to be of any particular historical significance. Therefore, the proposals can only be considered as propagating very minimal harm to the setting of a building whose remaining significance lies chiefly within its historical and aesthetic quality, qualities which would not be offended by the proposed development.

The Cottage subject of this application was once a stable and grooms' quarters serving the main house converted to residential use sometime before 1947. It has an element of historical interest given its age (appearing on late 19th-century historical mapping) but lacks the rarity or aesthetic appeal to warrant consideration as a non-designated asset. In respect of the wall, then it has a degree of heritage value considering its age and potential relationship to the former priory. Nonetheless, the wall is not listed nor is it within a conservation area; therefore, its removal does not comprise "development" and thus no permissions would be needed to demolish it entirely. It is of weight that the Council's own Heritage Officer does not object.

In a balanced judgement of the proposals, officers conclude that the development poses less than substantial harm to the setting of Peel House.

f) Trees and Ecology

Local Plan policy LP14 requires new development to retain existing landscaping where possible and encourages new planting to incorporate native species and provide biodiversity benefits. Policy LP16 states that proposals should protect and enhance the natural environment.

The Tree Survey identified a row of three Japanese maples along the site's boundary with 81 Witherley Road, together with single pear, silver birch and ash trees. The ash and silver birch are mature, category B specimens.

All six trees will be retained, although the driveway for the new dwelling will encroach into the silver birch's root protection area. As a consequence sensitive construction methods within the root protection areas, together with tree protection barriers, are to be made a planning condition. Additional planting is provided around plot 1 and the parking spaces for plot 2. The requirements of policy LP14 are considered to be met.

A preliminary ecological report submitted to accompany the 2020 application concluded that the site has low ecological value yet did recommend the retention of existing vegetation. The application presented here achieves this and enhancements (both new planting and bat and bird boxes) can be secured through appropriately worded planning conditions.

g) Other matters – third party representations

i) Sewerage

Given the quantum of development proposed here (a single new unit), it is not considered that the development would have a detrimental and ultimately unacceptable impact on local infrastructure. Surface water and foul drainage systems within the site can be considered at a later date, secured by way of a planning condition.

Potential alterations to existing utilities in order to facilitate the development are a matter for the applicant to address with the relevant authorities.

ii) Construction

Implications arising from construction operations are not material planning considerations, nor are concerns relating to impacts on neighbouring foundations. It is however common practice to request that a construction management plan (covering parking for site operatives, delivery processes etc) be submitted for consideration prior to any work commencing. This can be conditioned and is done so here.

Other legislation will be relevant to Party Way matters and under the Building Regulations in respect of foundations.

Speculation over potential future development at the rear of Witherley Road is not material to this application's determination.

iii) Fencing to 39 Nursery Road

Fencing potentially erected within the boundaries of number 39 would not implicate visibility splays as these follow the near-side edge of the highway, away from number 39. Furthermore, no fencing can be erected without planning permission that "creates an obstruction to the view of persons using any highway used by vehicular traffic, so as to be likely to cause danger to such persons" – Article 3(6) of the General Permitted Development Order. Any fencing obstructing views and causing danger to road users requires planning permission and is unlikely to be supported.

iv) Trees

No trees on the site are protected by way of a Tree Preservation Order or a Conservation Area designation and thus their removal did not require consent.

h) Overall Conclusion

It is considered that the application accords to the Development Plan and consequently should be supported, subject to the conditions set out below.

Recommendation

That, subject to the Highway Authority's final consultation response, planning permission be **GRANTED** subject to the following conditions and others as recommended by that Authority:

Standard 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 following:

The Proposed Site Plan (160E) received by the Local Planning Authority on 5 April 2022

The Access Arrangements Drawing (LK/0271/AD/502) received by the Local Planning Authority on 5 April 2022

The Proposed Elevations (350E) received by the Local Planning Authority on 17 February 2022

The Proposed Site Section (352B) received by the Local Planning Authority on 17 February 2022

The Proposed Floor Plans (250C) received by the Local Planning Authority on 17 February 2022

The Location Plan (100) received by the Local Planning Authority on 17 March 2021

The Proposed Elevations (351B) received by the Local Planning Authority on 17 March 2021

The Proposed Floor Plans (251B) received by the Local Planning Authority on 17 March 2021

REASON

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

Pre-commencement Conditions

3. No development shall commence until full details of the surfacing, drainage and levels of the access, car parking and manoeuvring areas as shown on the approved plan have been submitted to and approved in writing by the Council. The unit shall not be occupied until the areas have been laid out in accordance with the approved details and such areas shall be permanently retained for the parking and manoeuvring of vehicles.

REASON

In the interests of Highway Safety.

4. No development shall commence, including demolition and any site clearance, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved plan shall be adhered to through the construction period. The approved plan shall provide for:
 - i) The parking of vehicles of site operatives and visitors;
 - ii) Wheel washing facilities;
 - iii) Storage of plant and materials used in constructing the development;
 - iv) Noise control during construction in accordance with BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites parts 1 and 2;
 - v) Measures to control the emission of dust during construction
 - vi) Details of the contact for any local concerns with the construction activities on the site

REASON

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

5. No development, including preparatory works, shall commence until details of the finished floor levels of the buildings and extensions hereby approved, and of the proposed ground levels of the site relative to the finished floor levels and adjoining land levels, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall be supplemented with locations, cross-sections and appearance of any retaining features required to facilitate the proposed levels. The development shall be constructed in accordance with the approved details.

REASON

In the interests of the visual amenities of the area and the amenity of neighbouring occupiers, recognising that levels across the site vary.

6. No works other than demolition shall take place until a preliminary assessment for contaminated land has been undertaken. If the assessment identifies potential contamination a further detailed investigation shall be carried out and details of remediation measures shall be provided where necessary. All works shall be carried out by a competent person and agreed in writing by the Local Planning Authority prior to commencement of development.

REASON

To protect the health of the public and the environment from hazards arising from previous uses of the site

Pre-occupation conditions

7. Prior to the first occupation of the new dwelling hereby approved, drainage plans for the disposal of surface water and foul sewage shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

REASON

To ensure that the development is provided with a satisfactory means of drainage and to minimize the risk of pollution.

8. Prior to their incorporation into the building(s) hereby approved, details and/or samples of the facing brick, render, roof tiles, windows, doors, eaves, verges, cills and lintels to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed using the approved materials.

REASON

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

9. Prior to the first occupation of the new dwelling hereby approved, a scheme for the provision of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. All hard landscaping shall be carried out in accordance with the approved details whilst all planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the first occupation of the dwelling. The scheme shall also provide for details of the acoustic fencing. Any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and thereafter retained for at least the same period, unless the Local Planning Authority gives written consent to any variation.

REASON

In the interests of the visual amenity of the area

10. The development shall not be occupied until the proposed parking and turning facilities have been laid out and constructed in accordance with the approved plans and thereafter be set aside and retained for those purposes.

REASON

In the interests of Highway Safety.

11. Prior to occupation of the new dwelling, a bin storage facility capable of holding a minimum of 3 x 240 litre wheeled bins shall be provided within the curtilage of each dwelling. The storage facility shall remain permanently available for that purpose at all times thereafter.

REASON

To enable effective storage and disposal of household waste and in the interests of the amenity of the area.

12. The bin collection point detailed on the Proposed Site Plan Drawing (160E) shall be provided prior to the first occupation of the new dwelling and shall be retained thereafter free from any impediment to their designated use as such.

REASON

To ensure safe and suitable conditions are maintained on the public highway, in the interests of highway safety, and to ensure appropriate waste/refuse facilities are provided for the occupiers of the development.

13. Prior to first occupation of the new dwelling hereby approved, details of the electric vehicle charging bays, each with an electric vehicle charging point, to be provided in accordance with the Council's standard (Parking Standards SPD) shall be submitted and approved in writing by the local planning authority. The details shall include signs and bay markings indicating that bays will be used for parking of electric vehicles only whilst being charged. Prior to first occupation 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. The frequency of the charging points should match the number of dwellings.

REASON

In the interests of facilitating sustainable travel and reducing air pollution

14. Prior to first occupation of the dwelling hereby approved, details of bat and bird boxes shall be submitted and approved in writing by the local planning authority. Once installed, the measures shall thereafter be maintained as such at all times.

REASON

In order to safeguard and enhance habitat on or adjacent to the site in order to secure an overall biodiversity gain.

Other conditions

15. In the event that contamination is found under condition 6, at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Planning Authority. An investigation and

risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

REASON

To protect the health of the public and the environment from hazards arising from previous uses of the site

16. Where remediation works have been carried out in pursuance with the preceding conditions 6 and 15, a post remediation verification report shall be submitted in writing to and approved by the Local Planning Authority before the development is first occupied.

REASON

To protect the health of the public and the environment from hazards arising from previous uses of the site

17. The development shall proceed in accordance with the recommendations at paragraph 6.2 and section 7 of the Arboricultural Survey and Impact Assessment [03 March 2020]. The no-dig specification and tree protection measures (to all retained trees) shall be implemented prior to any works commencing on site and thereafter retained throughout the construction period.

REASON

In the interests of safeguarding existing habitat and the visual amenities of the area.

18. The two windows on the first floor in the west facing elevation of plot 1, serving the en-suite and bathroom as illustrated on drawing 250C, and the window on the first floor in the east facing elevation of plot 2, serving the en-suite as illustrated on drawing 251B, shall be glazed in obscure glass and non-opening (except for elements that are situated higher than 1.7m above the finished floor level) and permanently maintained thereafter as such, 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

In the interests of the amenity of neighbouring occupiers.

19. Any gas boilers provided must meet a dry NO_x emission concentration rate of <40mg/kWh.

REASON

To achieve sustainable development by reducing emissions in line with Local and National Policy and as set out in the adopted 2019 Air Quality Planning Guidance.

20. No development whatsoever within Class A, AA, B and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), shall commence on site without details first having been submitted to, and approved in writing by, the Local Planning Authority.

REASON

To maintain control in the interest of the character and amenity of the area and the buildings concerned having regard to the setting of the development, the proximity to existing features on or adjacent to the site and the effect upon neighbouring properties.

21. Except in an emergency, no demolition, site clearance, construction, site works or fitting out shall take place other than between 08:00 hours and 18:00 hours Mondays to Fridays, and between 08:00 hours and 13:00 hours on Saturdays. There shall be no such activities whatsoever on Sundays, public holidays and bank holidays.

REASON

To safeguard the amenities of nearby occupiers.

22. For the avoidance of doubt there shall be no burning of waste construction materials on site.

REASON

In the interests of the amenities of the area.

23. In respect of the extensions, the accommodation hereby approved shall be occupied solely in connection with and ancillary to the main dwelling at Peel Cottage, Atherstone, and shall not be sold off, sub-let, or used as a separate unit of accommodation.

REASON

The creation of an independent unit of accommodation in this location is contrary to the provisions of the development plan and could lead to unacceptable impacts on highway safety and the amenity of neighbouring 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 landowner. 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. 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.
4. The proposed works may require building regulations consent in addition to planning permission. Building Control services in North Warwickshire are delivered in partnership with Nuneaton and Bedworth Borough Council. For further information please see https://www.nuneatonandbedworth.gov.uk/info/20025/planning_and_building_control and https://www.planningportal.co.uk/info/200187/your_responsibilities/38/building_regulations ; guidance is also available in the publication 'Building work, replacements and repairs to your home' available free to download from <https://www.gov.uk/government/publications/building-work-replacements-and-repairs-to-your-home>
5. Before carrying out any work, you are advised to contact Cadent Gas about the potential proximity of the works to gas infrastructure. It is a developer's responsibility to contact Cadent Gas prior to works commencing. Applicants and developers can contact Cadent at plantprotection@cadentgas.com prior to carrying out work, or call 0800 688 588
6. The applicant's attention is drawn to The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which requires that any written request for compliance of a planning condition(s) shall be accompanied by a fee of £116. Although the Local Planning Authority will endeavour to discharge all conditions within 21 days of

receipt of your written request, legislation allows a period of 8 weeks, and therefore this timescale should be borne in kind when programming development.

7. Prior to the occupation of the approved dwelling(s), please contact our Street Name & Numbering officer to discuss the allocation of a new address on 01827 719277/719477 or via email to SNN@northwarks.gov.uk. For further information visit the following details on our website https://www.northwarks.gov.uk/info/20030/street_naming_and_numbering/1235/street_naming_and_numbering_information
8. 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.

9. 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, suggesting amendments to improve the quality of the proposal and through regular dialogue. 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/2021/0155

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	18/03/2021
2	Third Parties	Representations	18/06/2021 to 20/04/2022
3	Atherstone Town Council	Representation	21/03/2022
4	WCC Highways	Email correspondence and previous Consultation Responses	2021 to 2022
5	NWBC Environmental Health	Consultation Response	24/06/2021
6	NWBC Waste Management	Consultation Response	05/04/2022

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 – Floor and Elevation Plans



PAP/2021/0155

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17.02.2022
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DIVISION

Revisions	
No.	Description

Land to the rear of 75 Witherley Road, Althorpe

New Residential Development

Ritchie & Ritchie Architects LLP
The Moor House, 14th Floor, Townsley,
Bathurst, NSW 2797
+61 (0)8427 61253
www.ritchiearchitects.com.au

Proposed Floor Plans	
No.	Description
1	1:50 plan



PAP/2021/0155

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PLANNING & DEVELOPMENT
DIVISION

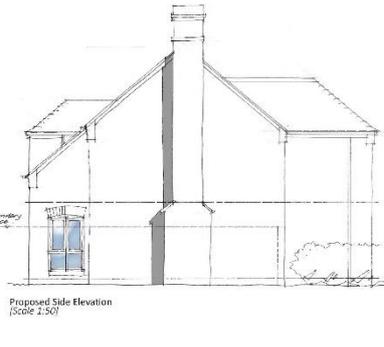
Revisions	
No.	Description

Land to the rear of 75 Witherley Road, Althorpe

New Residential Development

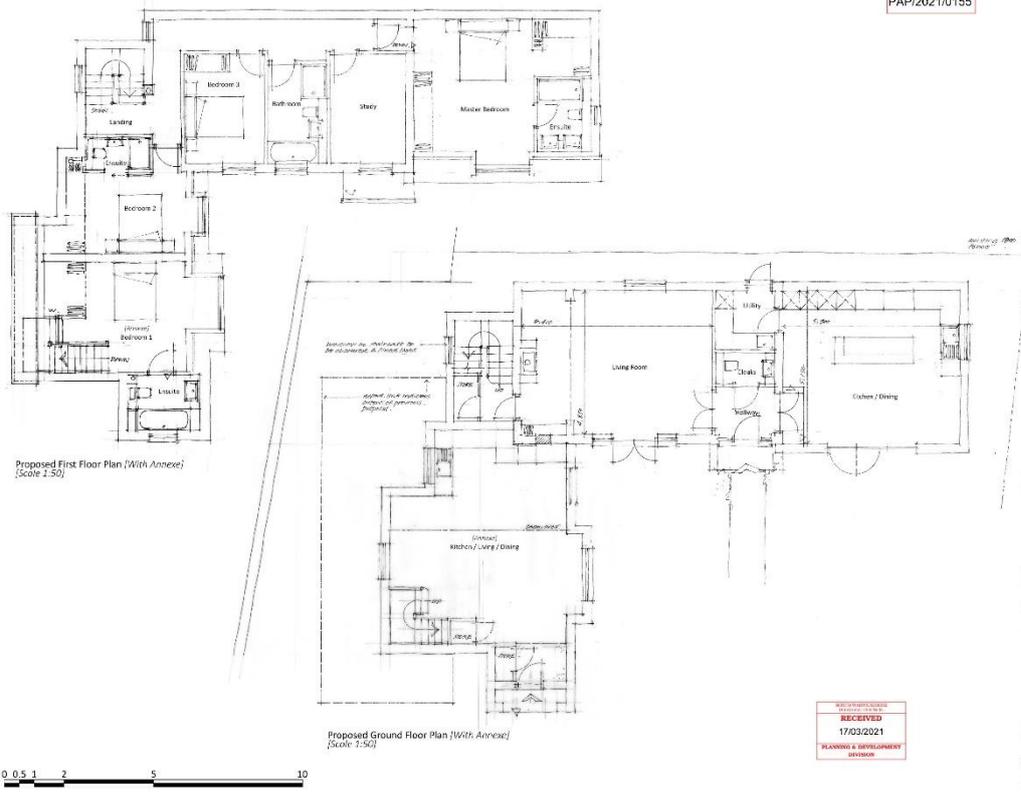
Ritchie & Ritchie Architects LLP
The Moor House, 14th Floor, Townsley,
Bathurst, NSW 2797
+61 (0)8427 61253
www.ritchiearchitects.com.au

Proposed Elevations	
No.	Description
1	1:50 plan



Appendix B – Floor Plans and Elevations

PAP/2021/0155



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Revisions	
No.	Description

Land to the rear of 79 Witherley Road, Atherstone
New Residential Development



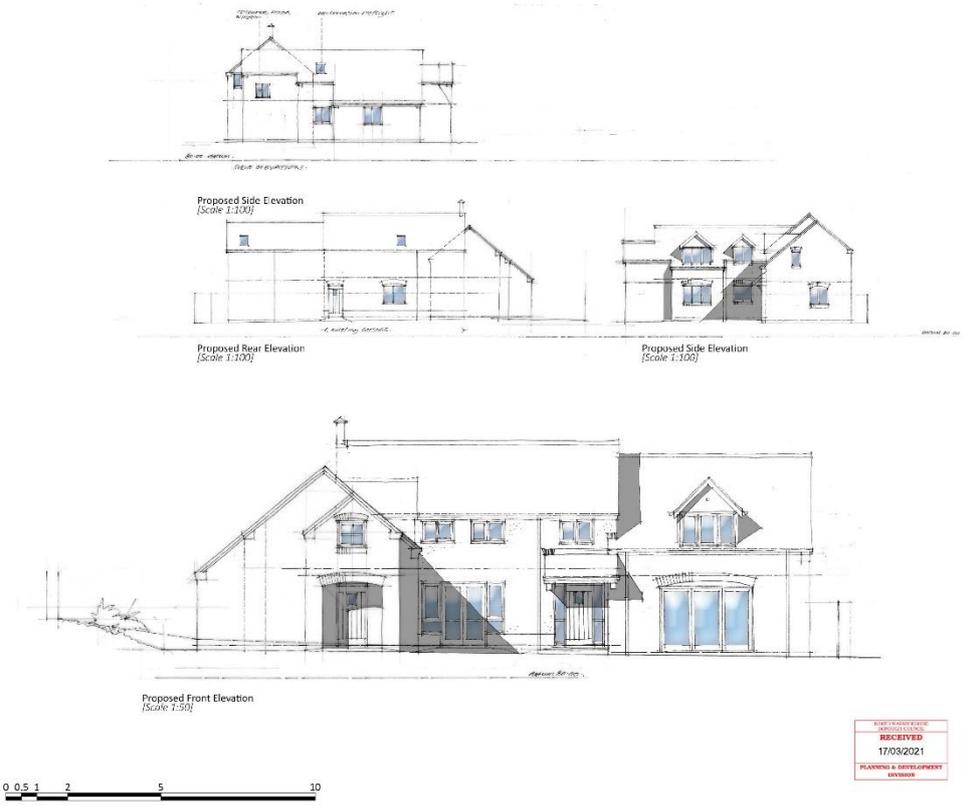
Ritchie & Ritchie Architects LLP
The Moor House, 1st & 2nd Floors, Tamworth, Staffordshire, B79 7JF
+44 (0)1827 62261
www.ritchieandritchie.co.uk

Proposed Floor Plans	
No.	Description
1	1:50 plan
2	1:50 plan

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17/03/2021
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PAP/2021/0155



Revisions	
No.	Description

Land to the rear of 79 Witherley Road, Atherstone
New Residential Development

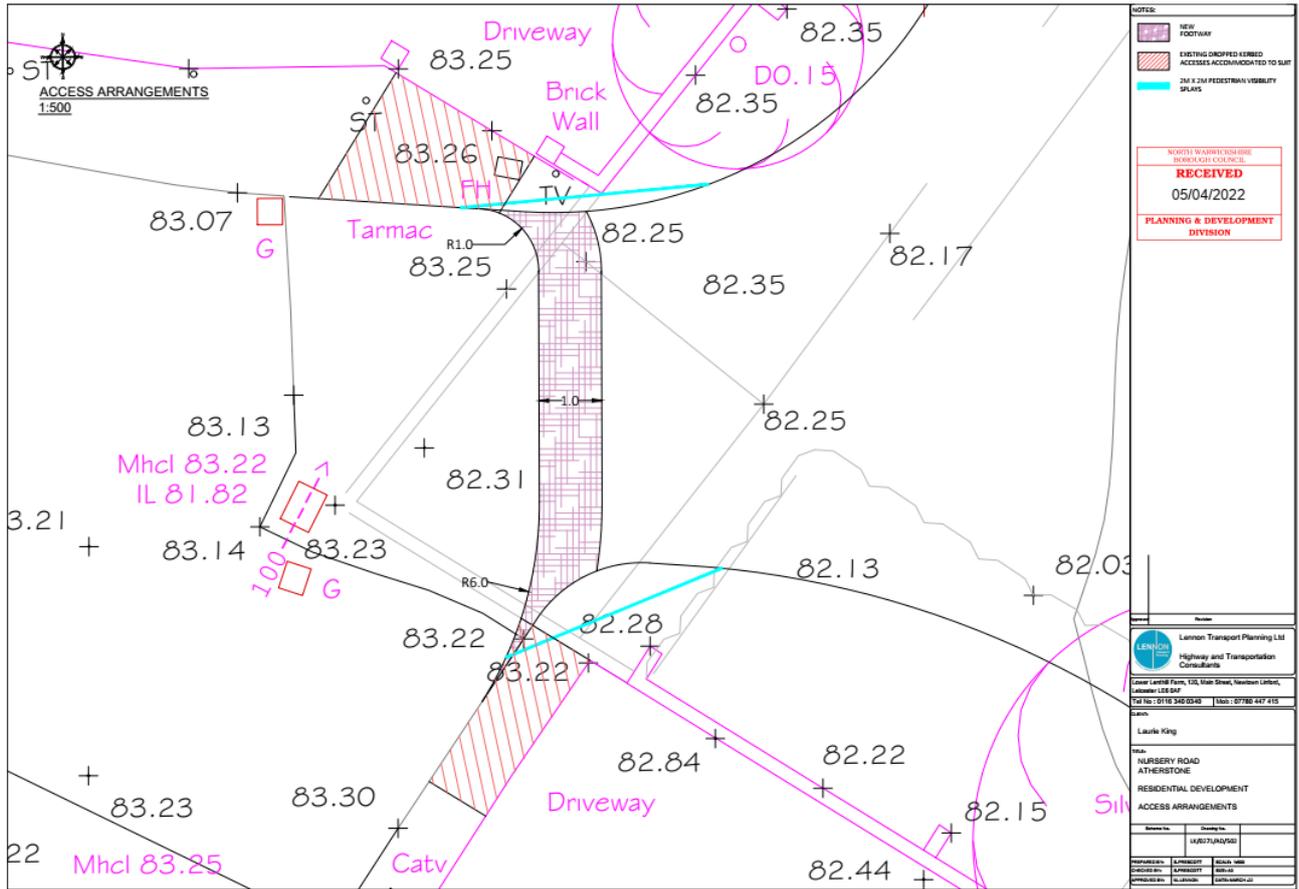


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Proposed Elevations	
No.	Description
1	1:30 plan
2	1:30 plan

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Appendix C – Detailed Access Arrangements

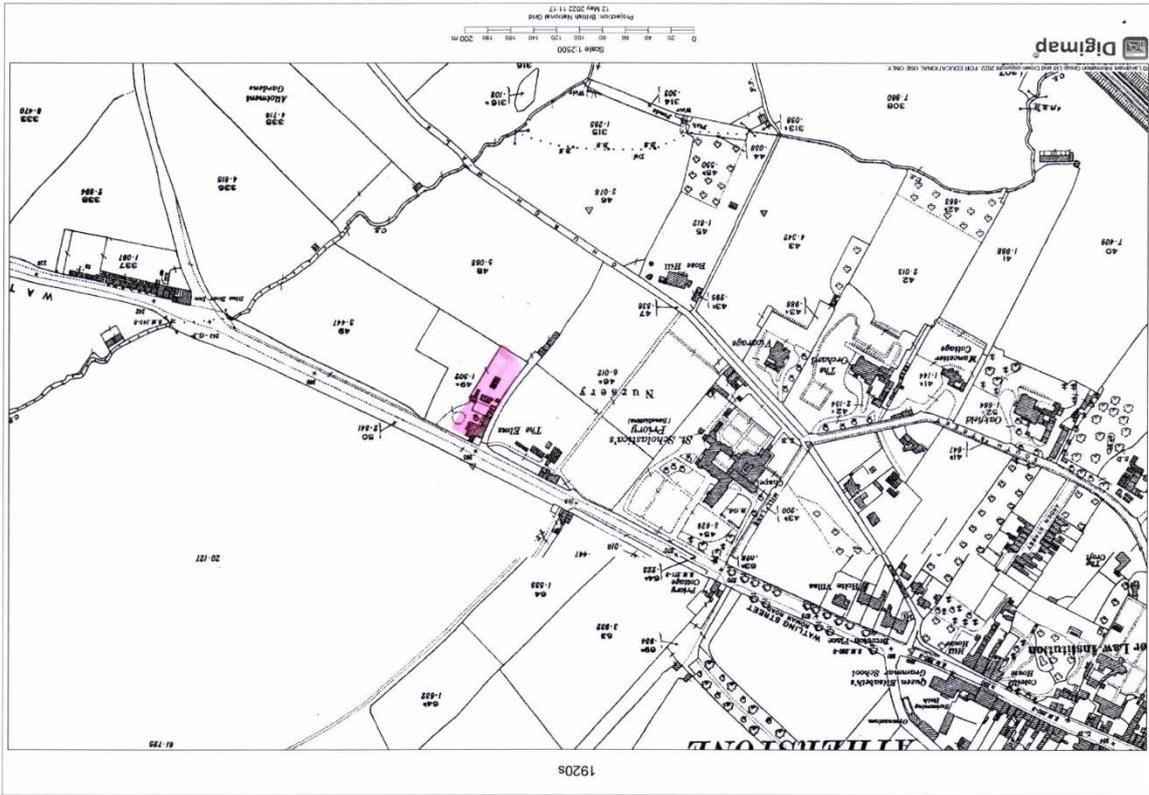
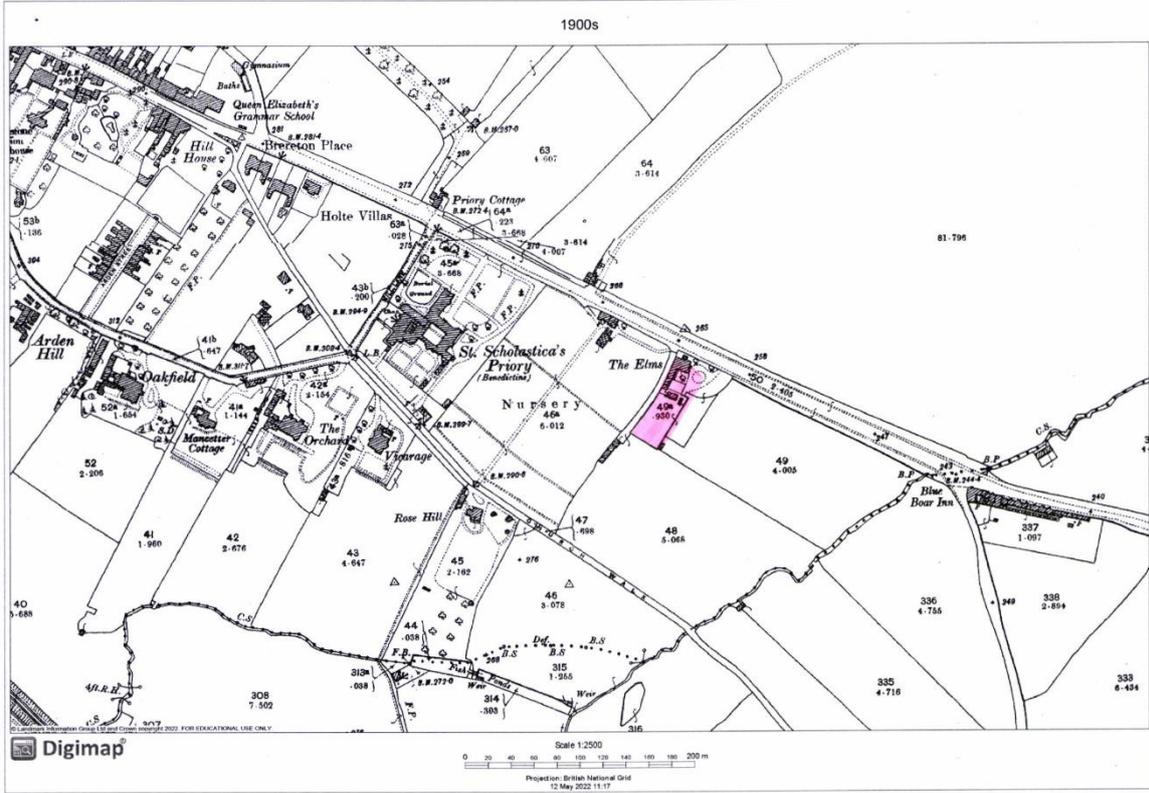


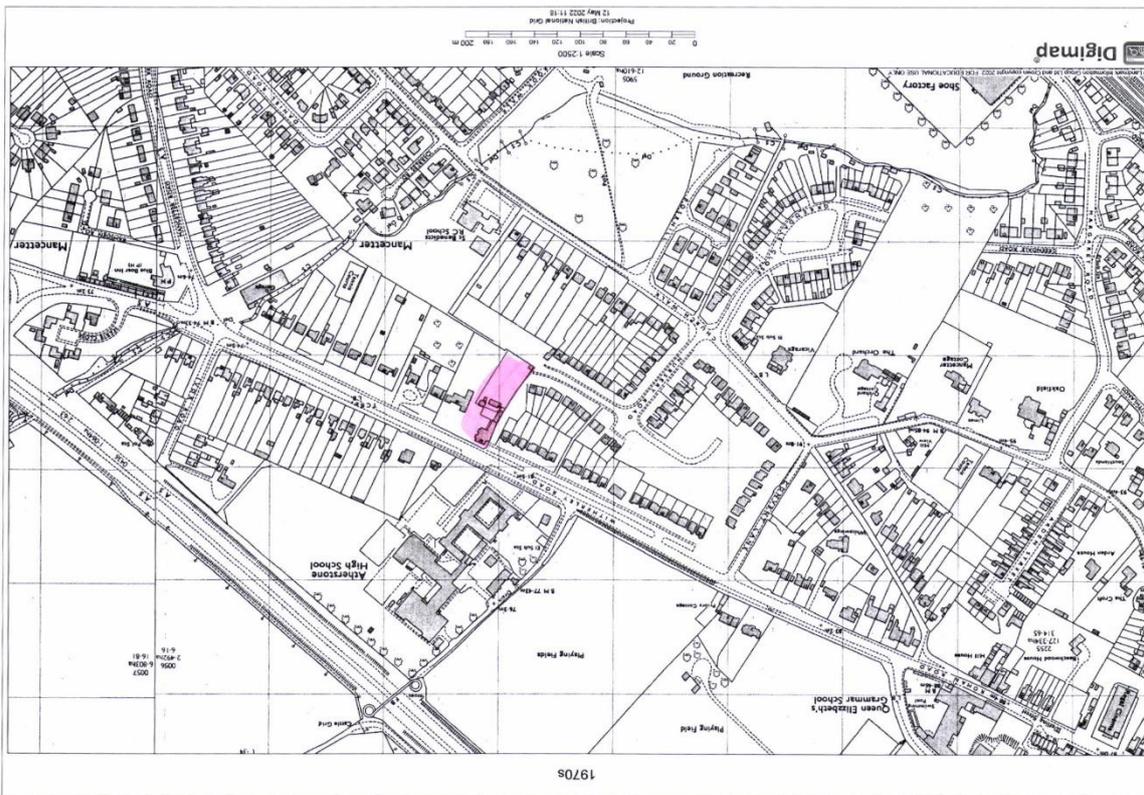
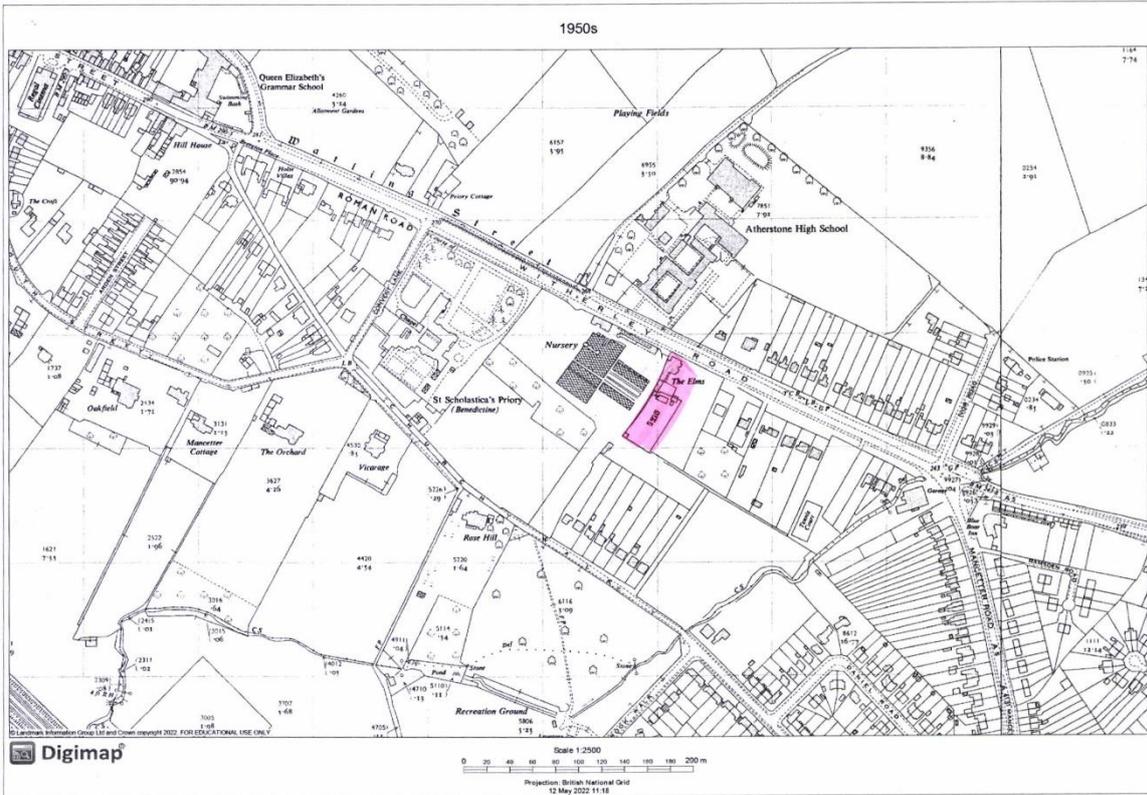
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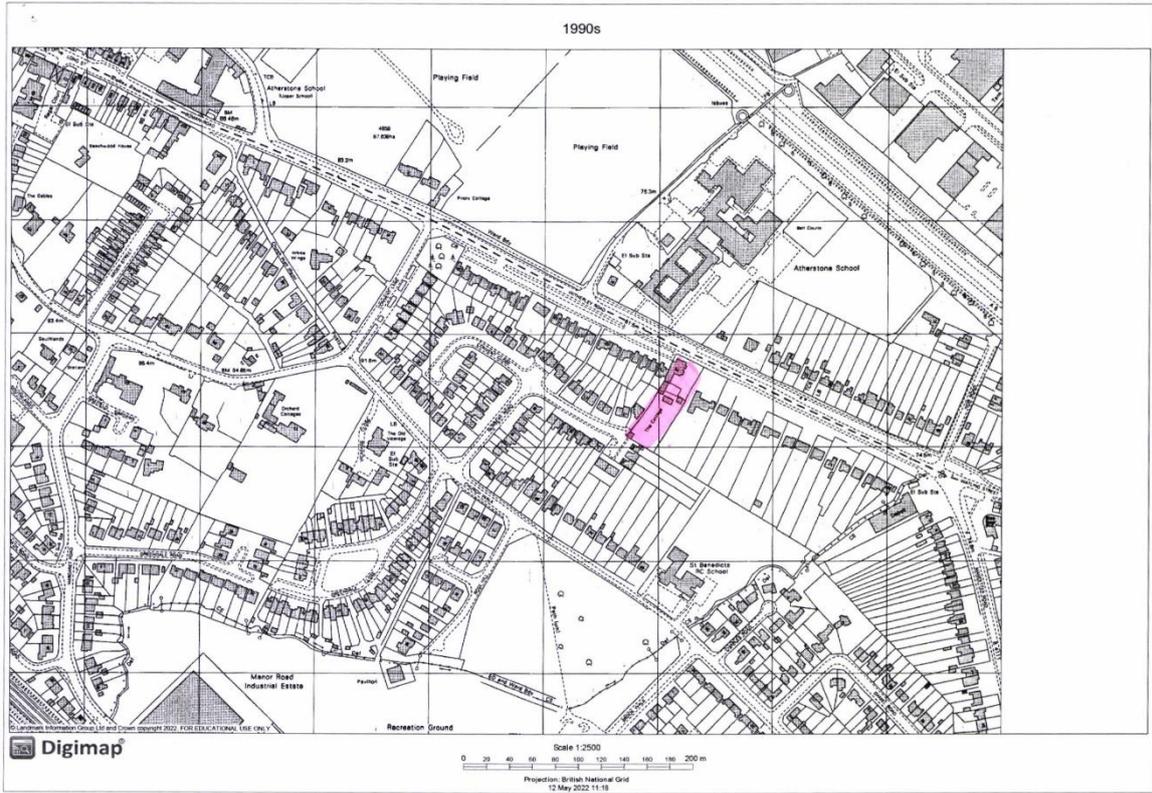
Peel House, Atherstone --- Site Visit----- 20 May at 1400

Present: Cllr's Bell, D and T Clews, Jarvis, Jordan, Parsons, Phillips and Simpson together with Mr King and I Ritchie (the applicant) and J Brown

1. Members met at Peel House and walked past the Cottage into the rear garden.
2. Here they were shown plans which had the position of the new house laid over a survey plan. Members were shown the line of the west and south elevations of the new house in respect of features on the ground. The car parking area was also identified.
3. The adjoining properties were noted at numbers 39 and 40 Nursery Road. In particular, the window openings in the side elevation of number 39 were located
4. Members were also shown the level difference between the road surface on the other side of the wall and the site, in the far south-western corner where the new access would be located. The lengths of wall to be removed were also pointed out.
5. The ground floor level of the new house was illustrated on site with reference to existing levels.
6. Members were also shown plans of various dates between the 1900's and the 1990's illustrating the evolution of this part of the town and in particular the relationship with the former Priory. These plans would be included within the next Board report.
7. Whilst on site, Members were shown the former access through the western wall of the site and also an example of an existing brick pier that would be replicated either side of the proposed new access.
8. The visit concluded at around 1415.
9. Members then walked around into Nursery Road. This part of the visit was not attended by the applicant.
10. In Nursery Road Members were asked to look at on and off-street parking and the width of the road.
11. The close neighbouring properties were identified at the end of the cul-de-sac.
12. At the site Members saw the corner of the wall to be removed.
13. By reference to the submitted plans, the complete width of the proposed access was identified, as well as the angle of entry into Nursery Road.
14. The visit concluded at around 1425.







Your ref: PAP/2021/0155
My ref: 210155



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Mr J Brown BA Dip TP MRTPI
Head of Development Control Service
The Council House
South Street
Atherstone
CV9 1DE

FAO: Andrew Horne

9th May 2022

PROPOSAL: Extension and alterations to existing dwelling and construction of 1 new dwelling with access off nursery Road

LOCATION: Peel House, 79 Witherley Road, Atherstone

Warwickshire County Council, hereby known as the 'Highway Authority', has undertaken a full assessment, of the planning application, at the request of North Warwickshire Borough Council in its capacity as the Local Planning Authority.

Since the previous response the Highway Authority has been in numerous discussions with the applicant/agent to overcome the concerns raised. The original site plan showed an unconventional layout to which the Highway Authority had concerns, following the discussions it was agreed that the existing wall could be removed, and the existing carriageway and kerb lines altered to provide a more conventional dropped kerb crossover. An RSA was carried out as part of the previously withdrawn application, which although showed a slightly altered scheme, was reviewed as the access arrangements were proposed to be similar. The RSA raised no problems however did raise some general observations. These observations were lighting within the access, utility covers and the integration of the access with the existing kerb line. As above further discussions were held to achieve a smoother tie-in to the kerb line, a new footway is now proposed along nursery road to replace the existing wall and a dropped kerb crossover is now proposed. The RSA and the amended plans, showing a dropped kerb crossover with footway, have been reviewed by WCC's Traffic & Road Safety team. Two additional problems were identified relating to the position of gullies resulting in loss of control and localised pooling. These problems have been noted by the design team and the final location of any gullies will be subject to technical approval and further comment at the next RSA stage.

A bin collection point has been provided on-site to allow for the storage of bins on collection days and swept path analysis has been provided to show that a store delivery

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Warwickshire*

vehicle can enter the site and manoeuvre without being required to wait on Nursery Road.

Based on the appraisal of the development proposals and the supporting information in the planning application the Highway Authority submits a response of **no objection**, subject to the following conditions:

1. The proposed vehicular access to the site shall not be used or the development occupied until the access improvements as indicatively shown on drawing No. 7826 160 Rev G have been laid out and constructed in accordance with the Highway Authority's specifications and a public highway footway crossing has been laid out and constructed in accordance with the specifications of the Highway Authority.
2. No gates, barriers or means of enclosure shall be erected across a vehicular access within 5.5 metres of the highway boundary. All such features erected beyond that distance should be hung to open inward away from the highway.
3. No development shall commence until full details of the surfacing, drainage and levels of the access, car parking and manoeuvring areas as shown on the approved plan have been submitted to and approved in writing by the Council. The unit shall not be occupied until the areas have been laid out in accordance with the approved details and such areas shall be permanently retained for the parking and manoeuvring of vehicles. **N.B** – The maximum gradient should not exceed 1 in 20 for at least the first 15 metres as measured from the near edge of the public highway carriageway.
4. The development shall not be occupied until the proposed parking and turning facilities have been laid out and constructed in accordance with the approved plans and thereafter be set aside and retained for those purposes.
5. The development shall not be occupied until pedestrian visibility splays of at least 2.4 meters x 2.4 meters have been provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. These splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6 meters in height above the level of the public highway footway.
6. The development shall not be occupied until the existing boundary wall and pillars have been removed/alterd to provide intervisibility between the site and No.39 & No.40 Nursery Road in accordance with the approved plan 7826 160 Rev G.
7. No development shall commence including any site clearance, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved plan shall be adhered to through the construction period. The approved plan shall provide for:
 - i. The routing and parking of vehicles of HGVs, site operatives and visitors;
 - ii. Hours of work;

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- iii. Loading and unloading of plant/materials.
- iv. Storage of plant and materials used in constructing the development.
- v. The erection and maintenance of security hoarding.
- vi. Wheel washing facilities to prevent mud and debris being passed onto the highway.
- vii. A scheme for recycling/disposing of waste resulting from construction works.
- viii. Emergency contact details that can be used by the Local Planning Authority, Warwickshire County Council and public during the construction period.

Notes:

- a. Condition numbers 1 and 2 require works to be carried out within the limits of the public highway. The applicant / developer must enter into a [Minor] Highway Works Agreement made under the provisions of Section 278 of the Highways Act 1980 for the purposes of completing the works. The applicant / developer should note that feasibility drawings of works to be carried out within the limits of the public highway which may be approved by the grant of this planning permission should *not* be construed as drawings approved by the Highway Authority, but they should be considered as drawings indicating the principles of the works on which more detailed drawings shall be based for the purposes of completing an agreement under Section 278.

An application to enter into a Section 278 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 Streetworks 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.

Applications 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.

- b. 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.
- c. 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

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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.

Yours sincerely

Chris Lancett

Chris Lancett
Development Group

****FOR INFORMATION ONLY****
COUNCILLOR SINGH – ATHERSTONE

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General Development Applications

(5/c) Application No: PAP/2021/0695

Highfield Farm, Farthing Lane, Curdworth, Birmingham, B76 9HE

Change of use from Guest House to C2, residential accommodation for vulnerable children & young people, for

Mr Tashraf Younis

Introduction

This case was deferred at the last meeting in order that Members could visit the site and that the applicant be encouraged to meet local community representatives in order to discuss matters raised during the discussion on the matter.

The previous report is attached at Appendix A.

A note of the site visit is at Appendix B.

Clarification

Some further queries have been raised since the last meeting which require clarification.

- i) The site is in the Green Belt. It has been suggested that the erection of a perimeter fence would affect the openness of the Green Belt. As the written report makes clear, fences have permitted development rights and provided the fence accords with those rights, no planning application would be necessary. This “fall-back” position therefore means that that any impact on the openness of the Green Belt arising from such a fence is of no weight.
- ii) The site is outside of the development boundary of Curdworth as defined by the Local Plan as the written report makes clear. Residents may consider the site as being within Curdworth, but in planning terms it is not.
- iii) The Police Architectural Liaison Officer’s response is attached for information at Appendix C.

At the site meeting, the applicant agreed that meeting any concerned local residents was something that he would welcome – and indeed for that to continue on a regular basis. As such he has agreed to share his contact with local residents.

Recommendation

As set out in Appendix A, but with an additional recommendation that:

A community liaison group be set up between the applicant and local residents prior to the building being brought into use, in order to respond to community concerns and that the group meet on a continuing basis if required.

General Development Applications

(5/b) Application No: PAP/2021/0695

Highfield Farm, Farthing Lane, Curdworth, Birmingham, B76 9HE

Change of use from Guest House to C2, residential accommodation for vulnerable children & young people, for

Mr T Younis

Introduction

This application is referred to the Board at the request of local Members concerned about potential impacts.

The Site

This a large brick built detached house standing on the north side of Farthing Lane on the eastern edge of the village. The closest neighbouring residential property is the west – some 75 metres between the properties themselves but 200 metres by road. The house has been extended in the past and comprises a nine-bedroom property. It is set back from the road and the premises also includes open land to the west as well as some timber sheds Access is onto the lane. There is open countryside around the premises.

The location is illustrated at Appendix A.

The Proposals

The application is to use the whole property for a Class C2 Use. This is defined by the 2021 Use Classes Order as a “residential institution providing residential accommodation and care to people in need of care, residential schools, colleges or training facilities, hospitals and nursing homes”. It is the first of these descriptions that is being proposed here. The applicant says that there would be five children/young people residing here with stays of between a month and ten years. The ages would range from 12 to 25 and they will have emotional, behavioural difficulties with potential mild learning difficulties. At any one time there would be a minimum of 6 carers for the five residents. Care would be provided over the whole of a 24-hour period but in three shifts - 0700 to 1500; 1430 to 2230 and 2200 to 0730 hours. A child psychologist would visit once a month for a period of around three hours and social workers attending every six weeks for around an hour. Maintenance contractors would visit when needed.

There would be no external or internal changes made to the property. Some fencing would be provided along Farthing Lane and parking would be provided in front of the house and by the sheds for up to seven spaces. These spaces are shown at Appendix B.

All management and regulatory matters would be governed by Ofsted and the Care Quality Commission.

The applicant has provided a brochure and this is at Appendix C.

Background

This is a residential property that also benefits from a 1998 permission to use three rooms for bed and breakfast use.

Consultations

Warwickshire County Council as Highway Authority – No objection subject to a condition requiring hard surfacing of the initial section on the access drive.

Warwickshire Police (Architectural Liaison) – No objection

Environmental Health Officer – No objection in principle subject to conditions

Representations

Four letters of objection have been received raising the following matters:

- There are limited if any facilities in the village to provide for young people
- There is limited public transport
- Road safety concerns for pedestrians using the road because of the lack of a footpath
- There are at least 20 residential properties nearby
- There are inconsistencies in the documentation submitted.
- The property is no longer in B and B use and that did not have nine letting rooms, so traffic will be high
- What is the “performance record” of the applicant’s company
- There may be anti-social behaviour
- There are no Risk Assessments included or information about governance and management

Curdworth Parish Council - It had no objection to the application as submitted subject to neighbour comments and to there being no traffic impacts. It did however have a number of detailed points.

Applicant’s Response

The applicant has provided detailed responses to the matters raised in the representations reported above including clarifying some of the “inconsistencies” raised. These are at Appendix D.

Development Plan

The North Warwickshire Local Plan 2021 – LP1 (Sustainable Development); LP2 (Settlement Hierarchy), LP3 (Green Belt), LP7 (Housing Development), LP27 (Walking and Cycling), LP29 (Development Considerations) and LP34 (Parking).

Other Material Planning Considerations

The National Planning Policy Framework

Observations

a) Introduction

There are a number of comments that should be made from the outset, as the Board is aware that the determination here rests on an assessment of planning considerations alone.

Firstly, the proposed use is defined above as a C2 use. Members should be aware that this is distinct from a C2(a) use which relates to “secure residential institutions”. A fresh planning application would be needed to move to a Class C2 (a) use.

Secondly, the fact that the property is no longer in Bed and Breakfast use is not of significant weight. That use was found to be appropriate at this property and at this location. It could be re-used for such a purpose without a fresh planning application.

Thirdly, if that bed and breakfast use became “abandoned”, the lawful use would revert to a Class C3 use – namely as a dwelling house. Members will know that this use is wide-ranging and includes:

- a) A dwelling house lived in by a single person or family. This would include foster families.
- b) Up to six people living as a single household and receiving care. This includes supported housing schemes such as for people with mental health issues or learning disabilities and
- c) Up to six people living as a single household which does not fall within a C4 use (small house in multiple occupation) such as religious communities or for student “digs”.

As such, any of the descriptions identified above would be lawful at this property, with no need to submit a planning application.

Fourthly, there are representations made about the possibility of anti-social behaviour.

This can be a material planning consideration in the determination of an application, but for it to carry weight there needs to be a sound evidential base for that perception.

There is no evidence submitted that this care home would result in a spike of anti-social behaviour in the neighbourhood. Proposals for such care homes are not uncommon within residential areas and planning appeal decisions have concluded that it cannot be assumed that children and young adults living in care would be more likely to behave anti-socially over and above any such activity that might arise from a “traditional” family unit, or indeed any of the descriptions identified above under a C3 use. Inspectors give

weight that in a care home, children will be supervised by specialist supervising staff and care workers who are able to deal with any situation that might arise.

Finally, the governance and management of the care home is not a planning matter. There is a need to register the property under the Care Standards Act 2000 and there are legal requirements under this Act, the Registration Regulations of 2010 and the Children's Homes (England) Regulations 2015. Inspections are undertaken by OFSTED and the Quality Care Commission.

b) Planning Considerations

This site is in the Green Belt and outside of the development boundary defined for Curdworth in the Local Plan. The NPPF says that provided existing buildings are of permanent and substantial construction, their re-use would not be inappropriate in the Green Belt, provided that the new use preserves the openness of the Green Belt and does not conflict with the purposes on including land within it. Here the building is permanent and of substantial construction. There is no additional impact on the openness of the Green Belt as the premises have a lawful residential and bed and breakfast use which means that vehicular and pedestrian activity associated with the proposed use is very unlikely to be materially different to that of the lawful uses. Any boundary fences can be erected under permitted development rights. There is no conflict with the purposes of including land within the Green Belt as the use is confined to an established residential planning unit. As such it is considered that the proposed use is appropriate development in the Green Belt.

The site is however outside of Curdworth which not considered to be a sustainable location. However, in this case an alternative use for the property has been found to be acceptable and the proposed use is appropriate development in the Green Belt. The separation distance to the village is not considered to be unreasonable in terms of distance and the use of the premises for any of the descriptions under a lawful C3 use could still continue even although there is no footway along the road. Moreover, both the NPPF and Local Plan policy supports the need to provide for a wide range of housing requirements and the best interests of children is a material consideration under the duty the Council has, with the Equalities Act. On balance it is considered that the proposal can be supported.

The property is sufficiently distant from other residential property not to cause material adverse impacts bearing in mind too that the lawful use includes different styles of occupation.

It is material that the Highway Authority does not object

c) Other Matters

It is agreed that there have been some inconsistencies in the applicant's documentation as identified by several of the representations. The response from the applicant at Appendix E and the description of the proposal set out in this report provides the relevant material on which the Board should make its determination.

Recommendation

That planning permission be GRANTED subject to the following conditions:

1. Standard three year condition.
2. Standard Plan numbers condition – plan numbers BP2110/PA/01B and 10B both received on 24/1/22
3. The premises shall be used as a children's and young persons' care home run by Envision Care Plus for persons between the ages of 12 and 25 only and for no other purpose, whether or not that purpose falls within Class C2 of Part C of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

REASON

In the interests of the amenities of occupiers in neighbouring property.

4. The use hereby permitted shall accommodate no more than five people at any one time who fall within the terms of condition 3 above.

REASON

To define the scope of the permission in the interests of the amenities of the area.

5. There shall be no occupation of the premises hereby approved until such time as the existing access has been resurfaced with a bound material for a minimum distance of 7.5 metres as measured from the near edge of the public highway carriageway.

REASON

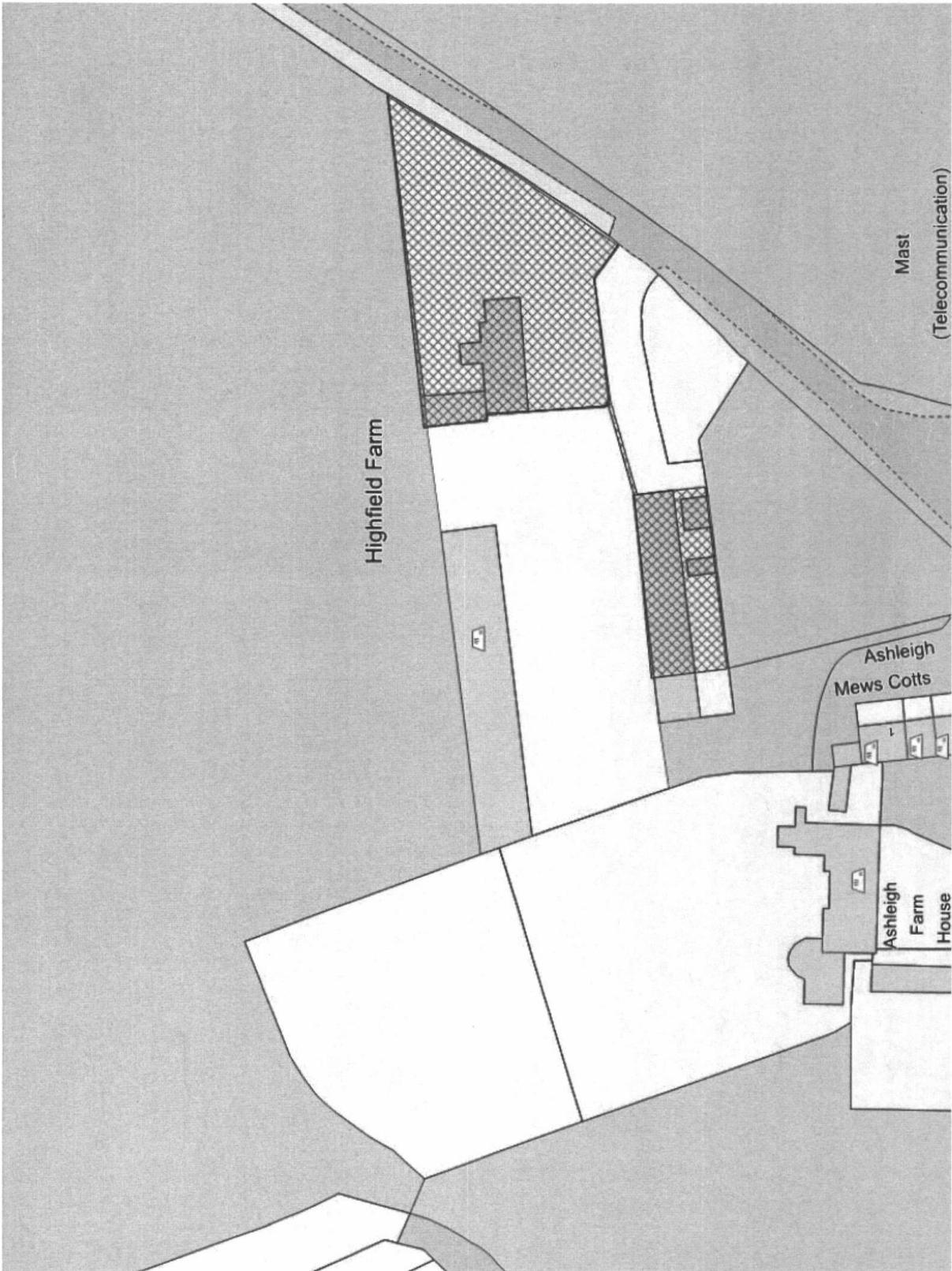
In the interests of highway safety.

6. There shall be no occupation of the premises hereby approved until such time as details have been submitted to the Local Planning Authority showing the provision of Electric Vehicle Charging Points on site and that all of the details that may be subsequently approved in writing, have been satisfactorily installed on site, to the written satisfaction of the Local Planning Authority.

REASON

In the interests of reducing carbon emissions

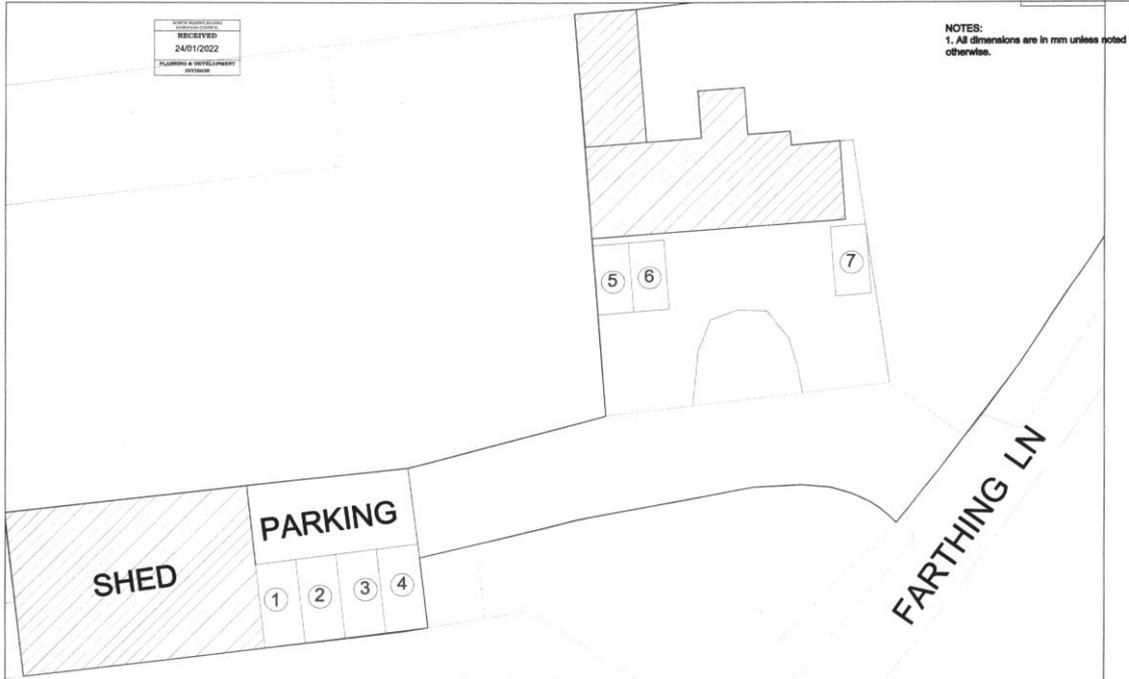
APPENDIX A.



PAP/2021/0695

RECEIVED
24/01/2022
PLANNING & DEVELOPMENT
SERVICES

NOTES:
1. All dimensions are in mm unless noted otherwise.



Location Plan
Scale 1:200

SCALE BAR 1:200



A		Plot Area	Area
B		Footprint	Area
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ENVISION CARE PLUS

THE BEST PATHWAY TO HOPE
RESILIENCE AND WELLBEING



Overview

We provide a safe and therapeutic environment for young people/adults with developmental disorder and co-morbid anorexia nervosa, PTSD and mental health issues. A trauma informed and cognitive behavioral therapy approach is used to support service users to address disorders. It is a specialist intermediate service creating a bridge between the usual tier 4 services and home. This service provides a safe environment to people coming from tier 4 settings, preventing relapse of symptoms, complex mental health and manifested physical health and in the community. This unit also helps service users transition to a robust, intensive therapeutic care treatment environment and allow graded reintegration to the community. Our specialized care model is designed to provide a unique and integrated mental health approach supported in a residential environment.



Aims and Objectives

- Promote independence
- Social inclusion & build resilience
- Support rehabilitation and recovery
- Support engagement in community, educational and vocational activities

Purpose of Care

Highfield House is a children's home for up to 5 children and young people/adults (boys/ girls), from 12-25 years old. We support young people to access education until the completion of their GCSE years and beyond into further education, apprenticeships, training, or employment.

Accommodation

Highfield House is in the village of Curdworth just off the M42 Junction 9. It has individually styled rooms boast cozy decor and en-suite facilities. It is modern build

APPENDIX C

residential home which has been converted to meet the needs. It has appropriate facilities (rear garden, activity/gaming rooms, sensory rooms, etc) to



Activities and Therapies

The young people/adults are encouraged to increase their community presence and attend individual and group activities, such as movie nights, café/restaurant outings, educational trips, library access, gym/leisure centre, swimming, academic and work experience. The users have access to indoor activities including board & card games, puzzles, quizzes, foosball and pool tables. Unit activities also include non-bake cooking sessions, health promotion group, social skills groups, creative writing, expression through art and living together group. Subjected to risk assessment, we also encourage users to visit parks, be involved with general shopping (Minworth ASDA, Sainsbury, Tesco) and to pick fruits from the fruit picking farms; these activities are carried out under staff supervision.



In addition, to engage and promote recovery, individual treatments are provided to service users (following a thorough psychometric assessment) which includes access to:

- Speech/language therapist
- Art & Yoga therapist
- Animal therapist and
- Music/drama therapist

Staffs

Our team has a wide range of experience in ensuring that our young people's long-term care needs are met. Where necessary, partnership working with other specialist professionals is completed to ensure review and maintenance of their quality of life. The needs of each young person will be individually assessed. The requirements of the young person will be met based on this assessment. Any additional unmet need will be sourced and included in the care of the individual.

Our Multi-Disciplinary Team (MDT) consists of:

- psychology
- social support
- psychiatry
- dietitian
- physical health
- nursing and
- occupational therapist

Leadership and Management

The Registered Manager is available from Monday to Friday during office hours. There is flexibility to enable the manager to have some out of hours contact time with service users, evening staff and with waking night staff and to do the occasional waking night shift or day shift, they are also contactable in emergency event and staff are aware of the on-call processes.



Care Planning

The young people who access our service would have experienced previous admission to hospital due to mental ill health. They would not be able to return to their home address at this point, either requiring additional support

for their mental health or that they do not have a suitable social setting to be discharged to. The service is designed to care for children and young people with previous complex mental health problems who are unable to be cared for within their own family home; we aim to replicate the nurture that a loving family home provides. Review of placement would take place every 6 to 8 weeks.

The focus of the service is on increasing participation in activities of daily living; to give support with mental health recovery, to integrate the young person back to the community, including mainstream education and encouraging independence for each young person. A package of care will be developed with the young person that meets their individual needs.

All young people will have the following care plans in place with a regular assessment as shown below:

- Positive Behavioural Support Care Plan
- Communication Care plan
- Discharge Care plan



Assurance

We are determined to assure a high quality and responsive service working within a multi-disciplinary framework with our community partners. In particular, we make the following pledges:

- Full child protection procedures and adherence to the Children Act
- Clearly defined Wellness and Recovery Plans
- Education and recreation activities
- Close liaison with Social, Health services
- Discharge exploration on a regular basis
- Focus on returning the young person to mainstream education or work
- High quality education and training for staff to maintain and develop clinical excellence.

Contact Us

Highfield House,
Farthing Ln, Curdworth, Sutton Coldfield.
Birmingham
B76 9HE
Tel +44 (0) 798 933 2786
Email – info@envisioncareplus.co.uk



Response to queries raised by Curdworth Parish Council: 03 March 2022

1) Regarding shift patterns of staff and also visitors, deliveries etc, what is the increase in vehicle movement likely to look like :

Our service would be registered for 5 Young people, however it would be running on a capacity of 60-80 percent. Based on full capacity of 100 percent, we would have a maximum of 5-6 staff at any one time who will be working in shifts. As we don't want to incur additional traffic, we are flexible to arrange shift patterns which will not have any adverse impacts in the area. Shift pattern can be 7am-7.00 pm or 8.00 am-8.00pm. We would also encourage our staff to share cars where possible and for any local staff we would promote for them to use bicycle; this would work towards Reduce Carbon Footprint & Go Green agenda.

We would be happy to work with Curdworth Parish Council on existing schemes they promote and are open for suggestions.

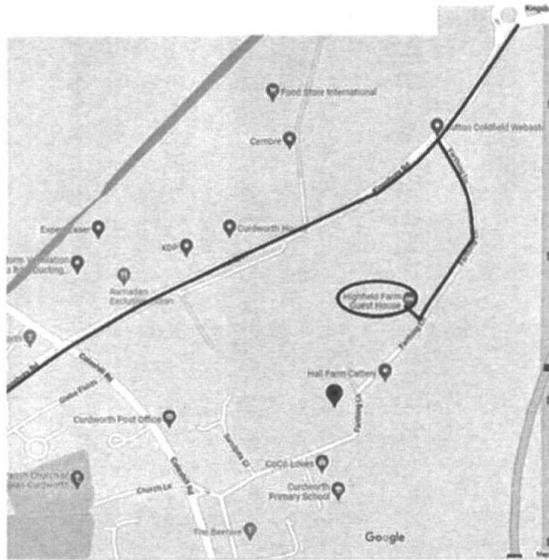
2) Is there any indication of any particular times of the day when movements might Peak.

We are flexible in our shift patterns/timings and would be happy to arrange for change in shift at 7am-7.00pm or 8.00am-8.00 pm. For distant activities, for the young people, we intend to use a mini-bus; this would avoid multiple drives to and from the Highfield farm.

As you know, Highfield Farm is at the end of the village, the staff would be instructed to use north-east roads to access the site; this would subsequently eliminate imposing additional traffic flow entering the village. As there will be a small number of young people in the service, we don't envisage numerous deliveries as even the food shopping will be done staff for kitchen. Please note, this was previously a B&B for 9 bedrooms which suggests the traffic for the proposed application would be far less than what it was used for previously.

3) This was taking into account there is a school around the corner – with a very blind bend – which has been of concern to the Council for a while.

As mentioned previously, staff would be instructed to use north-east road to enter the village (as shown below) and as Highfield Farm is located at the north-east edge of the village no additional traffic is going to be within the village. This also confirms that there will be no traffic interface with our proposal with Farthing Lane (beyond the south of Highfield Farm) near the school. Hence there would be no issues regarding traffic near school or inside the village.



4) There was a query regarding ownership of some of the land where the parking is located if that could be clarified

Please find the attached map of the land registry and plan outline submitted with the planning application. We don't believe there has been any incursion of land beyond our right.

5) Any further information available about the operation of the service to be provided.

This would be specialist service to Young people who have autism with comorbid illness like anorexia and would be providing specialist service to meet their needs associated with their diagnoses. This service would be registered with regulators Ofsted/CQC.

We reassure the council that there would be no change in traffic flow on the roads of the village and we are happy to arrange a meeting with the Parish council (or attend their meeting whenever there is a slot available) to go through our draft model of care/statement of purpose. Feel free if you have any further concerns our would like to discuss any of our previous responses.

Document1

PUBLISHED WITH EXPRESS CONSENT

NORTH WARWICKSHIRE BOROUGH COUNCIL
RECEIVED
15/02/2022
PLANNING & DEVELOPMENT DIVISION

Thank you for your email below; please find our response to the concerns raised by the local resident:

1. *As residents of Farthing Lane we are concerned that we have only today heard about this application via the letter from North Warwick Borough Council.*

Currently, it's a 9-bedroom property which was used as Guesthouse by the previous owner. We would like to reduce this to a permanent residence for 5/6 people providing adequate space allowing us to better occupy the time of the young people in the house.

We will be delighted to meet in person with the residents of the village and talk them through how we would like to upgrade the property for the intended purpose. This will not only allow residents of the village to raise their concerns, but it will also give us an opportunity to present our concept and convey our intentions of integrating with the surrounding culture/community.

2. *We would be interested to know where the vulnerable young children and young people would be spending their leisure time. This is a one pub, one shop village made up of mostly elderly residents. The public transport is limited eg. village bus that runs 4 times a day at 2 hourly intervals, 3 times on a Saturday, no evening service and not at all on Sundays and Bank Holidays.*

As described in Statement of purpose, this would be young people with developmental disorder and co-morbid anorexia Nervosa. There would one member of staff allocated to every child throughout 24-hours a day; this is to ensure their needs are met and to provide them with the necessary support.

We intend to provide in-house activity room and sensory rooms to keep them occupied. In the activity room, there would be sound-proof cinema/movie night facility, pool table, table tennis, air hockey, etc.

We would also provide them with yoga therapy, music therapy (sound proof, if necessary), dance therapy, animal therapy and art therapy. In addition, there would be various in-house recreational activities including board games, puzzles, quiz night etc. Occasionally, the service users would also go to ASDA Minworth with staff for general shopping.

We would not be reliant on shopping from local shops and young people would need to be completely abstained from any alcohol hence would be not accessing local pub or local shop. In addition, we will use our own transport to commute for appointments and other activities. i.e. there will be zero reliance on public transport within the village.

Document1

3. *Mr Younis obviously will have taken all this into consideration and still thinks it would be a good idea. We object to this planning application as we do not think this village is the right place for it.*

Given the fact, it is in the last end of the village (isolated from the crowd) in a semi countryside area, it makes this place ideal for such service users to regulate their emotions and provide a low stimulus environment.

It is of our highest priority to maintain the calm atmosphere and surrounding aesthetics as this will be in our personal interest when assisting the young people with their well-being.

As mentioned above, we are happy to arrange a session with local residents to talk them through our concept and address their concerns.

Feel free to raise any concerns if you are not content with the response and I will provide you with further details.

Again, many thanks for your time and I look forward to hearing back from you

Regards

Tashraf Younis

Sent: 14 February 2022 09:13

Subject: RE: PAP/2021/0695 - Highfield Farm, Farthing Lane, Curdworth, Birmingham, B76 9HE
Change of Use to C2 use

Mr Kazemi

Further to your planning application for Highfield Farm.

I have received a response from a neighbour as follows, I am offering you the opportunity to respond if you wish to do so, please be aware that there is no obligation to respond to objections.

Comments: "As residents of Farthing Lane we are concerned that we have only today heard about this application via the letter from North Warwick Borough Council. We would be interested to know where the vulnerable young children and young people would be spending their leisure time. This is a one pub, one shop village made up of mostly elderly residents. The public transport is limited eg. village bus that runs 4 times a day at 2 hourly intervals, 3 times on a Saturday, no evening service and not at all on Sundays and Bank Holidays. Mr Younis obviously will have taken all this into consideration and still thinks it would be a good idea. We object to this planning application as we do not think this village is the right place for it."

Document1

Please read the below responses in conjunction with the supporting 'Rep07a_Farthing Lane_redacted – Markups' file.

1. It is correct that the property has not been used as guest house for the past few years. However, reason for this is not based on any of the concerns raised in this objection. The actual reason is as follows: due to death of one of the owners, it became increasingly challenging for the other partner to operate the guest house. In addition, old age, other family commitments and unnecessary expenses for a 9-bedroom property made it unpractical to keep the place running as usual. This was also the reason for the previous owner to sell the property and move into a relatively smaller house as it would be economically viable and comfortably maintained.
2. There has been a slight misinterpretation when the application states that there is foot access to the farm. It is proposed, as included in the planning application, to park the cars near the existing shed and walk into the main property; the Planning Statement was written in that context. With hindsight, limited foot access suggests that there will be less interface with general public which means there will be less impact on the village with our presence.
3. It is correct that there are some discrepancies in the planning application and some of the documents submitted at latter stage. This is because our process with planning has been iterative as with each phase of the application and questioning; as a result of this we have gone back to work on changing or incorporating things to work collaboratively with the LA and the Parish council. In addition, there have been some reconsiderations of the concept and it was decided to proceed the application with integrity and adapt an honest approach with the general public. For those reasons, revised Planning Statement and Company Brochure were resubmitted to North Warwickshire Borough Council on 25/03/2022 (attached with this response) which was before the concerns raised in this objection. As a result of this, all the discrepancies were addressed in the resubmitted documents. Following are responses to the discrepancies/concerns raised in this objection:
 - B1 - Changes in the age group – it has been decided to operate the place for 12-25years olds (please see the revised Planning Statement and/or Brochure). This is necessary to allow for continuity of care for children and not to reject them on basis of them turning 18 as they would be very vulnerable to leave and live independently or live with older adults. There are national guidelines in regard to developing service that extends to 25years as this provides robust and safe transition to adult services.
 - B2 - Number of children - there will be maximum of 5 children at any one time (please see the revised Planning Statement and/or Brochure). We want to create more space for activities hence looking for maximum 5 service users at one time. This was decided following previous objections made in regard to activities.
 - B3 - Length of placement – It is necessary to specify a short term stay as an individual may not settle in this place or would like to move closer to home if an opportunity arises. Similarly, for the long term stay, with our experiences of working on services we understand that transitions are some of the most important times for the types of YP (Young people/person) we intend to be looking after; creating arbitrary cut off points, like asking YP to leave on their 18th birthday, can create traumas of rejection. This would be a great setback not only to us and our staff but also to that YP who could have improved significantly and returned to normal day-to-day activities.
 - B4 - Number of staff - there will be 6 carers for 5 children at any one time. In terms of shift patterns, currently we are aiming to have 8-12 hours shifts where the hours would be adjusted to avoid any peak time/school time. We are also flexible and happy to work with locals to minimise impact on the village as well as our patients.
 - B5 - Disabilities/needs – It is important to understand how/when the information is being provided.
 - For the Planning statement, the examples in the form were 'learning difficulties, physical disabilities, behavioural issue'. This suggested we keep it simple and understandable for general public and for that reason we decided to only mention 'children or YP will have emotional and behavioural difficulties with potential mild learning difficulties.'

- For the response to Curdworth Parish Council, the impression was to provide more details about the state of the patients and therefore we tried to further clarify the state of the YP in our response.
 - The brochure is prepared for our organizational instruction (to more informed people within this field) and that was the reason we included more details/background which are also in line with our Statement of Purpose. Again, the brochure was shared on request and not to cause any confusion.
 - B6 - Staff/specialist expertise – Again, it is important to understand the purpose of Planning Statement and Company Brochure. From impression, it was considered that the Planning Statement requires a simplified approach where basic care was outlined along with the input from specialists such as psychologist. For the company brochure, more details were included where attempt was made to outline inhouse expertise that the staff would require (such as social support and physical health) as well as external support from the experts.
 - B7 - I would like to take this opportunity to again clarify that the Company Brochure does not claim or try to give an impression that planning application is a tick box exercise. We acknowledge its relevance and have tried to be proactive with our responses and communication with the general public and local council. The brochure was intended for latter stage and was only shared on request to give an understanding of our intent of use. It is correct that the company has been registered recently but the partners involved possesses years of experience in managing businesses and dealing with such individuals that would be cared for in the property. In additional, to our understanding, planning application is independent of our personal credentials as this will be independently assessed by CQC and Ofsted inspections once the application is submitted to them for review.
4. Further to our previous responses, we will not be dependent on any of the amenities of the Curdworth Village. We will provide our own transport and inhouse activities/education. As mentioned in the Company Brochure, there will be numerous activities planned for daily basis which will not only keep Young People occupied but also educate them which will help them to deal with normal day-to-day challenges. In addition, there will also be gaming rooms to encourage dealing with socializing challenges. The documents submitted tries to outline that we are not dealing with children/YP from chaotic upbringings or dysfunctional families but development disorder. Developmental disorder is terminology used in CAMHS for YP with autism, ADHD, learning difficulties. We are aiming to look after children having developmental disorder with comorbid conditions mainly Complex PTSD and anorexia nervosa and disordered eating associated with trauma symptomology. Again, these details are shared to clarify and not to introduce discrepancies with our planning statement.
5. a/b - Our YP will be monitored on 1-2-1 basis 24/7 i.e. there will be no interface with strangers. Regarding the existing criminal activities, with presence of our staff 24/7 at Highfield farm and shift transfer on daily basis, it suggests that any inappropriate activities in the near vicinity would be discouraged and make the surroundings a safer environment. We strongly believe that the mere occupation of that space for that purpose with 24/7 staff presence and the planned use of CCTV around the property will be enough of a deterrent.

Please note, we are trying to respond to a range of people with a wide spectrum of knowledge and experience of the type of challenges these YP will have. We acknowledge that it means we are always walking on tight rope of over-simplifying or over complicating the narrative for various groups of people. But we are happy to sit down with individuals to clarify issues that might not be clear to them.

Overall, we are looking help build a resilience and support YO with acquisition of skills in the wider community. This can be easier achieved by providing a calm environment (which is at Highfield Farm) with right physical/ mental support to get YP back to their friends and families. As mentioned above all the discrepancies/ concerns raised in this objection have been addressed in the previous responses and the documents that were resubmitted; I have attached them again for your convenience.

PAP/2021/0695

Highfield Farm Curdworth --- Site Visit ---- 20 May at 1500

Present: Cllrs Bell, D and T Clews, Jarvis, Jordan, Parsons, Phillips and Simpson together with Mr Younis (the applicant) and J Brown

1. Members met at the site.
2. They were shown the house on the site together with the sheds and parking provision as well as the space around the house.
3. Whilst here they were shown the location of the nearest residential properties to the west and the nature of the intervening paddock.
4. Members then walked to the access noting the visibility and the width of the Lane.
5. The group walked down Farthing Lane into the edge of Curdworth to the first set of sharp bends. Here they were able to look back down the Lane.
6. Whilst returning to the house the group saw the line of residential cottages that are closest to the application site.
7. Back at the site, Members went into the house and walked around the various rooms at ground and first floor level.
8. The visit concluded at around 1520

Christina Fortune

From: English, Mark 5617 <Mark.English@warwickshire.police.uk>
Sent: 24 February 2022 12:00
To: Christina Fortune
Cc: tashraf.younis@hotmail.co.uk; tayeb.kazemi@stskconsulting.co.uk; Sears, Lisa 0569; Skeath, Hayley 6211
Subject: Planning application PAP/2021/0695 Change of use from guest house to childrens home - Highfield Farm, Farthing Lane, Curdworth

Dear Christina

I am responding to this planning application on behalf of Warwickshire Police in relation to Crime Reduction and Community Safety matters as the assigned Design Out Crime Officer for Warwickshire. I have examined the plans submitted. I have examined the planning application, together with the plans submitted. This has been done with reference to the advice contained within National Planning Policy Framework para 91(b) and para 95(a)(b) the security requirements for dwellings as set out in Part Q of Schedule 1 to the Building Regulations however I would recommend that all doors meet PAS 24:2016 standard and are third party certified such as companies that achieve 'secured by design' accreditation.

Warwickshire Police have no objections to this application however I would ask that the applicant make s contact with Strategic Vulnerability and Safeguarding for Children team within Warwickshire Police to discuss the proposed children's home.

VulnerabilityandSafeguarding@warwickshire.police.uk

Regards

Mark English
Design Out Crime Officer (5617)
Warwickshire Police
Nuneaton WJC, Vicarage Street, Nuneaton Warwickshire CV11 4JU
(02476) 483150
07799525411
mark.english@warwickshire.police.uk

"Changes to the English Planning and Building Control Regulations, following in-depth reviews by the Department for Communities and Local Government (DCLG), have underlined the importance of the Police advice delivered over the past 25 years, specifically in the form of the Secured by Design (SBD) initiative. Secured by Design welcomes the introduction of a security element within the Building Regulation. Approved Document Q goes some way to improving security in the residential built environment, but does not include many of the elements that have contributed to the improvements in security that Secured by Design has delivered in communities around the country."

Visit the 'Secured By Design' web site for DOCO contact details, design guides, licence holders & application forms: www.securedbydesign.com <<http://www.securedbydesign.com>>

General Development Applications

(5/d) Application No: PAP/2021/0698

Arden View, Tamworth Road, Fillongley, CV7 8DY

Roof extension, loft conversion, single storey rear extension, re-roof at front and rear over existing extensions to bungalow. Detached garage/ garden house at rear and extension to dropped kerb, for

Mr Steven Dann

Introduction

This application is referred to the Board because the recommendation is contrary to the response from a statutory consultee.

The Site

The application site is a single story detached property located on the south-east side of Tamworth Road within a frontage of similar property, and close to the bends on the approach to the Meriden Road cross-roads junction. It is within the 30mph speed limit of the village. The street scene is characterised by a mix of two storey and single storey properties on spacious plots with boundary treatments and gates of various styles at the front of the properties.

A location plan is at Appendix A

The Proposals

Planning permission is sought to extend the existing roof space to provide further living accommodation in the loft space; a single storey rear extension, a detached garden house consisting of a games room and replacement garage, boundary treatments and gates at the front of the property together with a dropped kerb extension.

Amended plans have been submitted during the course of this application in order to address access matters raised by Highway Authority. The most recent ones illustrating the frontage treatment and gates are at Appendix B. These show a 1.6 metre brick wall at the back of the pavement with a dwarf wall and railings either side of the access as well as on the returns into the access. The access would be 4.2 metres wide, with sliding gates set back 2 metres from the rear edge of the pavement and 5.5 metres from the edge of the carriageway. The arrangements as illustrated here, have already been implemented and thus this application is partially retrospective.

Plans illustrating the existing and proposed building works are at Appendices B and C.

Development Plan

North Warwickshire Local Plan 2021 - LP29(Development Considerations); LP30 (Built Form) and LP34 (Parking)

Other Relevant Material Considerations

National Planning Policy Framework 2021- (the “NPPF”).

A Guide to the Design of Householder Developments - 2003.

Consultations

Warwickshire County Council as Highway Authority – Objection as it requires the proposed gates to be set back 5.5 metres from the rear of the pavement. A further set back is thus required. It is also concerned about visibility for pedestrians as there are no splays either side of the access – see Appendix D

Representations

One letter of support has been received.

Observations

The property is within the Fillongley settlement boundary as defined by the Local Plan and thus the principle of the proposed extensions is agreed. In terms of their detail then there is no objection. Whilst they will materially alter the character of the existing building in terms of height and its appearance, there are other larger properties in the vicinity and being set back it will not be unduly prominent in the street-scene. There are no issues to do with a loss of residential amenity in respect of neighbouring occupiers. It is noteworthy that there have been no objections received.

The main issue for consideration here is the impact of the proposed gates and boundary treatment on highway safety.

Firstly, the proposed works are in keeping with similar properties nearby, as many have gates and boundary treatments similar to that proposed here.

The main issue is one of highway safety as expressed through the Highway Authority’s objection to the latest plans. Local Plan policy LP29 (6) states that new development should provide for safe and suitable access for all users. These policies reflect the content of the NPPF where paragraph 110 says that safe and suitable access is to be ensured and in paragraph 111 it says that development should be refused on highway grounds if there would be unacceptable impact on highway safety. The issue is thus whether the arrangements here would be “safe and suitable” and thus not cause an unacceptable impact on highway safety.

The Highway Authority has stated that it would not support the proposed gate and boundary walls as they were originally submitted. It required any gates to be setback a minimum of 5.5 metres from the back of the pavement. This is to ensure that vehicles can completely stand clear of the highway (road and pavement) when they enter or exit the site whilst the gates are opened, or if they are closed. Additionally, there were no splays either side which helps with pedestrian visibility. The applicant has submitted amended plans in order to attempt to overcome these matters. The latest amendment

sets the gates back; has sliding gates and introduces railings on the front wall and on its returns in the access – see Appendix B. However, this still does not satisfy the Highway Authority, as there is only a 2 metre setback from the rear of the pavement. The Authority has agreed that the railings are a betterment in respect of pedestrian visibility and no longer objects on these grounds.

This is thus a continuing objection from a Statutory Authority and this should be given significant weight, as it would appear to accord with Planning policy as expressed above.

However, in this case, the particular site conditions make for an almost impractical arrangement if the Highway Authority requirement is actioned. This is because the full set back would mean that it would be impossible for a car to enter the gates and park behind them. That car too would not be able to turn and leave in a forward direction. The plan at Appendix B illustrates the shortage of available space behind the gates if they were further set back. Because of this it is considered that greater weight has to be given to the compromise that is set out in Appendix B. There would be some betterment to partially meet the County's position and there would be some achievement of the applicant's wishes. A refusal would be difficult to defend if the action needed to overcome it, would make for a "worse" situation with no on-site parking being made available.

Unusually therefore, and because of the very particular site conditions here, it is considered that the current proposed compromise carries greater weight than the highway objection.

Recommendation

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 the plans numbered 4538/C-SH1, 4538/C-SH2 and 4538/C-SH3 received by the Local Planning Authority on 17th May 2022.

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 painted render, slate tiles and roofing tiles to match the existing building.

REASON

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

4. The garden house hereby approved shall not be used for any purpose other than for purposes incidental to the enjoyment of the dwelling known as Arden View, Tamworth Road, Filongley, CV7 8DY as such.

REASON

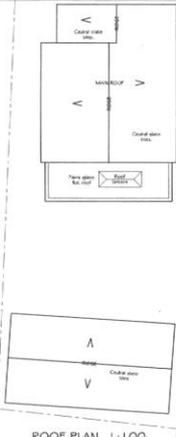
To prevent unauthorised use of the property.

Notes

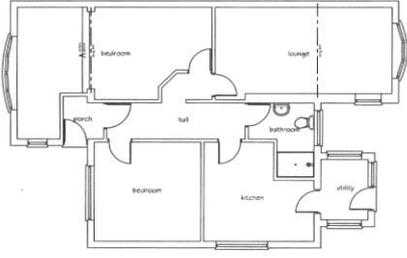
1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions, seeking to resolve planning objections and issues, suggesting amendments to improve the quality of the proposal, meetings and negotiations and 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.



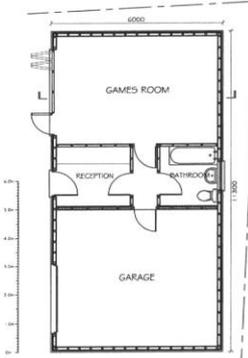
SECTION 1:50
(Stubbed eaves attic trusses)



ROOF PLAN 1:100



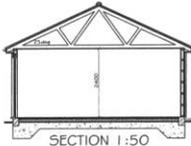
EXISTING PLAN 1:50



PROPOSED GARDEN HOUSE 1:100



FRONT
REAR
SIDE
END
PROPOSED GARDEN HOUSE 1:100



SECTION 1:50

Garden house notes:

1. All work to be done in accordance with the Building Regulations 2010.

2. All work to be done in accordance with the Building Regulations 2010.

3. All work to be done in accordance with the Building Regulations 2010.

4. All work to be done in accordance with the Building Regulations 2010.

5. All work to be done in accordance with the Building Regulations 2010.

6. All work to be done in accordance with the Building Regulations 2010.

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17. All work to be done in accordance with the Building Regulations 2010.

18. All work to be done in accordance with the Building Regulations 2010.

19. All work to be done in accordance with the Building Regulations 2010.

20. All work to be done in accordance with the Building Regulations 2010.

YourPlans
024 7676 9799 07981 874481
nuoyh@ips2d@gmail.com

Project: Proposed garden house, 100m x 100m, single storey structure at the rear of the site, to be used as a games room and garage.

Scale: 1:50 & 1:100

Dwn: P.P. 10/2021

Drawn No: 45360-012

Your ref: PAP/2021/0698
My ref: 210698



Communities

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Mr J Brown BA Dip TP MRTPI
Head of Development Control Service
The Council House
South Street
Atherstone
CV9 1DE

FAO: Ben Dowker

9th March 2022

**PROPOSAL: Roof extension, loft conversion, single storey rear extension, re-roof at front and rear over existing extensions to bungalow.
Detached garage/ garden house at rear.**

LOCATION: Arden View, Tamworth Road, Fillongley

Warwickshire County Council, hereby known as the 'Highway Authority', has undertaken a full assessment, of the planning application, at the request of North Warwickshire Borough Council in its capacity as the Local Planning Authority.

The Highway Authority has no objection in principle to the development, the proposed extensions and loft conversion would result in larger rooms rather than additional rooms. The development should therefore not result in an intensified use of the access.

However, the Highway Authority would not support the proposed gate and boundary walls as they are currently shown. The Highway Authority requires gates to be setback a minimum of 5.5 metres from the back of the footway, this is to ensure vehicles can completely exit the highway whilst the gates are opened or closed. With the current setback shown, vehicles waiting whilst the gates are opened or closed would overhang into the carriageway, creating an obstruction on the footway and carriageway, to the possible detriment of highway safety.

Large pillars and walls are proposed on either side of the access, obstructing pedestrian visibility. The pillars and walls on either side of the access should be reduced in height to a maximum of 0.6 metres for 2.4 metres on either side of the access to provide pedestrian visibility splays of 2.4 metres by 2.4 metres.

Based on the appraisal of the development proposals and the supporting information in the planning application the Highway Authority submits a response of **OBJECTION**, for the following reasons:

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*Working for
Warwickshire*

1. Gates should be setback a minimum of 5.5 metres as measured from the back of the public highway footway.
2. Pedestrian visibility splays of 2.4 metres by 2.4 metres should be provided.

Yours sincerely

Chris Lancett

Chris Lancett
Development Group

****FOR INFORMATION ONLY****
COUNCILLOR HUMPHREYS – COLESHILL SOUTH & ARLEY

OFFICIAL

General Development Applications

(5/e) Application No: PAP/2022/0161

Land 100 Metres West Of Hams Garden Cottage, Church Lane, Lea Marston, Warwickshire,

Temporary permission for the siting of four storage containers, erection of entrance gates and posts, and change of use of land for storage purposes, for

Lea Marston Parish Council

Introduction

This application is referred to the Board as it has been submitted by a Member of the Council on behalf of the Parish Council.

The Site

The application site is a currently some disused tennis courts located approximately around 800 metres south of Lea Marston and approximately 45 metres from the Church of Saint John the Baptist at the end of Church Lane.

The site is located off a track and is surrounded by trees giving the site a degree of concealment. A single container and portable cabin are presently on the site, but they appear to have been here for some time.

Location Plans are at Appendices A and B.

The Proposal

Planning permission is sought for a temporary consent for the erection of 4 shipping containers and the change of use of the tennis courts for storage purposes with the erection of a gate at the entrance to the site. It is proposed by the applicant that the change of use is for "less than ten years".

It is proposed that the containers will be used to store reclaimed building materials to be gifted to Lea Marston Parish Council by HS2 Ltd as a consequence of that development so that they can be re-used on local projects.

Development Plan

The North Warwickshire Adopted Local Plan - LP1(Sustainable Development); LP2 (Settlement Hierarchy), LP3 (Green Belt), LP15 (Historic Environment) and LP29 (Development Considerations)

Other Relevant Material Considerations

National Planning Policy Framework 2021 – (the "NPPF")

Consultations

Warwickshire County Council as Highway Authority - No objection

Representations

None received

Observations

a) Green Belt

The site is in the Green Belt. Inappropriate development within the Green Belt is harmful to the Green Belt and should not be approved except in “very special circumstances” as set out in the NPPF. A material change in the use of land as is proposed here, may not be inappropriate development according to the NPPF provided that it preserves the openness of the Green Belt and does not conflict with the purposes on including land within it. As a consequence, it is necessary to assess the proposal against these two conditions.

As Members are aware there is no definition of “openness” in the Green Belt in the NPPF, but it is generally taken to be an “absence of development” in planning terms. National Planning Guidance however does provide four matters which need to be assessed when considering the impact of a proposal on openness. The first is a spatial element. Here the proposal will involve the placement of containers on the land for a reasonable period of time together with some outside storage. There will thus be a spatial impact as the open character of the site would change. However, that change is proposed to be temporary without complete coverage of the site, the containers are not tall and the site itself is well screened with significant surrounding woodland. The spatial impact would thus be very local in impact and thus limited. In respect of the visual element then the same analysis would apply. The site is not generally visible to the general public and the surrounding woodland and particularly the Hams Hall Estate just to the south will substantially screen visibility. The visual impact is again local in impact. The third matter is the activity associated with the proposal. Here there would activity – vehicular and human. Also, this would be different to that associated with the former use of the site as tennis courts – e.g. - larger vehicles and more regular use. There would thus again be an adverse impact but only local in extent. The final matter is whether the proposal is permanent or not. Here a temporary permission is being sought. When all of the matters are put together it is considered that the proposal would not preserve the openness of the Green Belt, but that the actual harm would be “limited”.

In respect of the second condition then there will be some conflict with one of the purposes of including land within the Green Belt – namely the “safeguarding of the countryside from encroachment”. Whilst the site is presently not in agricultural use, it is within the countryside and because of the nature of the surrounding development – Hams Hall and HS2 – there would be some cumulative loss of countryside as a consequence of this proposal. However, this would be limited in extent because of all of the matters raised above.

As a consequence, the proposal is inappropriate development in the Green Belt. This carries substantial weight as it is harmful to the Green Belt by definition and thus carries a presumption of refusal. The actual Green Belt harm is considered to be limited.

b) Other Harms

It is also necessary to identify any other harms caused by the proposal.

Due to the remoteness of the site; its sheltered location and setting and because the containers would be coloured dark green, there is not considered to be an unacceptable visual of landscape impact, with harms being local in extent.

There are no neighbouring residential properties and thus there would be no harm to the amenity of occupiers. However, there would be some increased use of the lane from Lea Marston and through the village, but this is not considered to be a material increase in overall traffic movements. It is noteworthy too that the Highway Authority has not objected.

There is no evidence submitted to suggest that there would be any ecological or drainage harm caused.

The main “other harm” however is the establish the impact of the proposal on the heritage assets – St John’s Church and a free-standing stone cross – just to the north-east of the site. The cross being around 20 metres from the site. These are Grade 2 Listed Buildings. The Council is under a Statutory Duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. In this case there is no direct impact on the fabric of either asset or the church yard. It is the potential impact on the setting that is important here. The two assets should be treated together as their significance lies in their historic, architectural and community value within the local area. Of particular value are the isolated and sheltered location and the retention of the features following the loss of its historic association with the village and the former Hams Hall. There will be an impact on the setting of these assets because of their proximity, the nature of the development and potentially the loss of peaceful ambience of the area. This impact is considered to amount to “less than substantial harm” because of the temporary nature of the proposal, it being reversible and because the site would not be in continuous use. Nevertheless, this degree of harm does still carry significant weight in the final planning balance and should only be outweighed if there are “public benefits” arising from the proposal.

As a consequence, therefore the only other harm identified is the less than substantial heritage harm which still carries significant weight.

c) The Harm Side of the Balance

The harm side of the planning balance here comprises the significant definitional Green Belt harm, the limited actual Green Belt harm and the less than substantial heritage harm

d) The Applicant's Case

Members are aware that the applicant has to identify those planning considerations which he sees as being of such weight that they would amount to the very special circumstances necessary to clearly outweigh the cumulative harms caused.

In this case the applicant considers that those considerations are the temporary nature of the proposal and that it arises solely as a consequence of the HS2 project. In particular it provides an opportunity to retain and re-use materials from buildings that are to be demolished by that project with a specific focus on the storage of materials from heritage assets that have had to be removed. In effect the site becomes a conservation materials repository. The applicant in particular sees these materials being used locally. It is considered that these considerations carry significant weight.

e) The Final Planning Balance

The final planning balance is thus to determine whether the considerations put forward by the applicant are of sufficient weight to "clearly" outweigh the cumulative harms caused.

It is considered that on balance they are. There are several reasons for this:

- the use is temporary and reversible;
- it will enable the retention and re-use of conservation materials that would otherwise have been recycled,
- the materials will be re-used locally and
- these materials only arise from a particular development project.

It is considered too that these are the public benefits which will outweigh the less than substantial heritage harm caused, because of the heritage "bias" of the proposal.

Whilst it is acknowledged that the time period being sought is ten years, Members should be aware that there is Green Belt harm caused and that as a consequence a five-year period is recommended which will enable review of the use.

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 change of use and associated works hereby approved shall cease with associated works removed no later than 5 years from the date of this permission, and the land restored to its former condition. The restoration shall be in accordance with a scheme which shall first be submitted to and approved by the Local Planning Authority in writing.

REASON

To prevent the permanent establishment of the building on the site, and to improve the amenities of the area.

3. For the avoidance of doubt, the site shall only be used for the storage of conservation materials directly resulting from the construction of the HS2 rail line and from no other source.

REASON

In recognition of the particular circumstances of this development.

4. No more than four containers shall be placed on the site and each shall be painted dark green and retained as such during the life-time of the proposal.

REASON

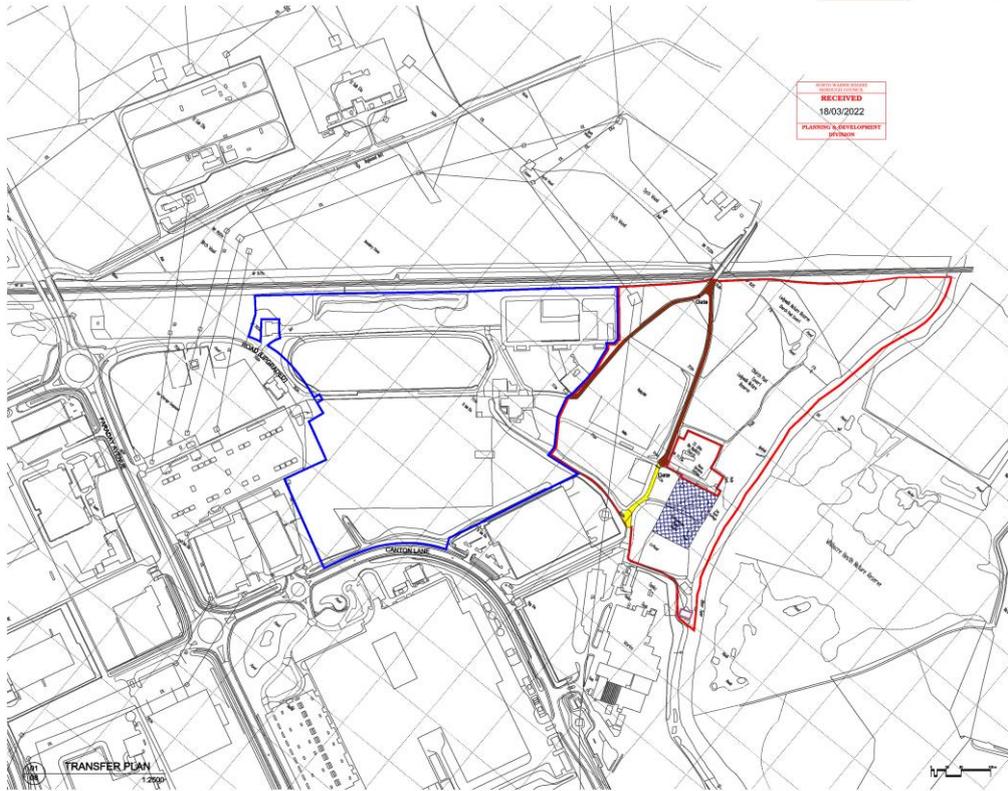
In the interests of the visual amenities of the area.

Notes

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through 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.

APPENDIX A

PAP/2022/0161



RECEIVED
18/03/2022
PLANNING & DEVELOPMENT DIVISION

NOTES

READER TO EXERCISE CARE
THIS DRAWING ASSUMES ALL ESTATE RIGHTS ARE IDENTIFIED AND MARKED BY WARWICKSHIRE COUNTY COUNCIL

1	12/01/2022	Final site layout & title block	A	AM
2	16/01/2022	Issue for comment	A	AM
3	17/01/2022	Issue for comment	A	AM
4	18/01/2022	Issue for comment	A	AM
5	19/01/2022	Issue for comment	A	AM
6	20/01/2022	Issue for comment	A	AM
7	21/01/2022	Issue for comment	A	AM
8	22/01/2022	Issue for comment	A	AM
9	23/01/2022	Issue for comment	A	AM
10	24/01/2022	Issue for comment	A	AM
11	25/01/2022	Issue for comment	A	AM
12	26/01/2022	Issue for comment	A	AM
13	27/01/2022	Issue for comment	A	AM
14	28/01/2022	Issue for comment	A	AM
15	29/01/2022	Issue for comment	A	AM
16	30/01/2022	Issue for comment	A	AM
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48	02/03/2022	Issue for comment	A	AM
49	03/03/2022	Issue for comment	A	AM
50	04/03/2022	Issue for comment	A	AM

MICHAEL SPARKS
LAND TRANSFER PLAN 1
PROLOGIS UK LTD

DATE: NOV 2018
SCALE: 1:2000 @ A1
DRAWN: PWW
CHECKED: JAW

30659-LE-08F

APPENDIX B

PAP/2022/0161

Lea Marston Parish Council

NORTH WARWICKSHIRE
BOROUGH COUNCIL
RECEIVED
18/03/2022
PLANNING & DEVELOPMENT
DIVISION



Plan Produced for: Lea Marston Parish Council
Date Produced: 04 Mar 2022
Plan Reference Number: TQFRM22063172630659
Scale: 1:1250 @ A4
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