

**(2) Application No: PAP/2015/0679**

**Land north-east of The Beanstalk, Gypsy Lane, Birch Coppice Distribution Park, Dordon**

**Erection of an industrial/warehouse unit (Use classes B1c/B2/B8) with ancillary offices and plant, associated infrastructure including service yard, access, parking, landscaping and associated works for**

**IM Properties Development Ltd**

**Application No: PAP/2015/0745**

**Land South of Berry House Farm, Gypsy Lane, Dordon**

**Residential development (14 houses) with an improved access and new road for**

**Mr and Mrs Kerrigan**

**Introduction**

These two applications were referred to the last Board meeting but determinations were deferred in order that Members could visit the sites in order to better understand their impact on the surrounding residential development and the inter-relationship between the two proposals. For convenience that report is attached at Appendix A. It provides a substantial amount of information and should be read in conjunction with this present updated report.

The visits have now taken place.

**Additional Information**

**a) The residential application**

It was reported verbally at the April meeting that the Warwickshire County Council as Highway Authority has no objection to the proposed residential access subject to standard conditions. It has now responded in writing to this effect.

Following the discussion at the meeting the applicant has re-affirmed the policy background here whereby Policy NW2 of the Core Strategy explicitly states that new development will be provided in or adjacent to the Borough's Market Towns such as Dordon. The development in his view is sustainable development under the NPPF and meets this policy objective.

In respect of the impact on the frontage properties along the Watling Street then he has submitted an amended plan for the residential proposal which involves lengthening the rear gardens of plots 3 to 8 – those that back onto the Watling Street frontage. This he says satisfies the Council's guidance on separation distances and allows for further new and more appropriate planting to be added once the conifers are removed. In respect of the suggestion that access be provided to the frontage properties, then he stresses that this is not a requirement of the highway authorities, neither is it required to

overcome a planning issue arising from the proposal and nor is it required as a consequence of any legal obligation.

### **b) The commercial application**

In response to the questions raised by Members about the prospective occupier of the new unit then the applicant provided a letter attached here at Appendix B. This describes in some detail the nature of the occupier's business and operations referring to types and numbers of jobs as well as to projected traffic movements.

Additionally the applicant has amended the proposed elevation facing east – over Gypsy Lane – to include some additional windows. The northern elevation facing Watling Street remains unchanged with no openings.

### **c) Other Matters**

There have been no changes to the Development Plan or to any other material planning considerations since the April meeting.

### **Observations**

There were two main issues arising from the discussion at the April meeting – the impact of the residential proposals on the residential amenity of the existing occupiers of the Watling Street properties and the prospective use of the commercial unit by a B8 tenant and its likely traffic and employment characteristics.

In respect of the first, then the amended plan does offer some betterment over the original submission. The separation distances here are in excess of the guidance that this Authority uses and the line of conifer trees is to be removed. This presently causes significant over-shadowing, but its replacement will provide an opportunity for more appropriate planting. As indicated in the previous report the applicant is under no highway, planning or legal obligation to offer vehicular access or parking to the frontage residents.

In respect of the second, then the additional information provided provides comfort that the HGV generation from the unit would be around 4 HGV movements a day and overall some 200 movements a day; that employment provision would rise to some 125 jobs and cover a wide range of activity. The additional windows in the east elevation have no impact on the existing Watling Street properties.

The change to the layout of the residential proposal does not materially affect its relationship with the proposed commercial unit.

### **Recommendations**

That the recommendations as set out in Appendix A be agreed but with the most up to date plan numbers being substituted and the highway authority conditions in respect of the residential application being added.

## BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2015/0679 and PAP/2015/0745

Background Paper No	Author	Nature of Background Paper	Date
1	WCC Highways	Consultation	6/4/16
2	Agent	Amended plans	18/4/16
3	Agent	Letter	8/4/16
4	Agent	Letter	4/5/16
5	Agent	Amended plans	22/4/16

*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.*

**General Development Applications**

(6) a) Application No: PAP/2015/0679

Land north east of, The Beanstalk, Gypsy Lane, Birch Coppice Distribution Park, Dordon,

Erection of an industrial/warehouse unit (Use classes B1c/B2/B8) with ancillary offices and plant, associated infrastructure including service yard, access, parking, landscaping and associated works, for

IM Properties Development Ltd.

b) Application No: PAP/2015/0745

Land south of Berry House, Gypsy Lane, Dordon.

Residential Development (14 houses) with an improved access and new road for

Mr and Mrs Kerrigan

**Introduction**

Both of these applications are referred to the Board at the discretion of the Head of Development Control given that they are located on adjoining sites and because given the nature of the different proposals, they will have impacts on each other. Because of the need to cross-reference between the proposals, they are dealt with here in one covering report, but as two separate applications.

In these circumstances, Members will have to determine each application separately but they should be aware of the juxtaposition of the two sites and the planning impacts that will arise in taking each decision.

**The Sites**

In general terms both sites are located south of the Watling Street – the A5 – in Dordon and west of Gypsy Lane. The plan at Appendix A illustrates the overall position and identifies the two sites.

The application site for housing development is a paddock at the rear – the south – of a residential terrace of properties fronting the Watling Street in Dordon with a larger detached property at its eastern end. It amounts to around half a hectare in area. There is an existing access off Gypsy Lane about 50 metres to the south of its roundabout junction with the A5. This provides access to a hard-standing and parking area for staff cars in connection with the applicant's offices which are located at the eastern end of the ribbon of residential development referred to above. The paddock then extends beyond with a slight upward slope towards the west. The site itself is bounded by mature hedgerows and trees. To the north are the rear gardens of the Watling Street frontage; to the west is a bowling green and playing fields of the Social Club and to the south is Phase Three of the Birch Coppice Distribution Park.

The application site for the new commercial building lies immediately to the south of the above site and this common boundary has tree cover. The site itself amounts to 2.2 hectares in extent and has a frontage with Gypsy Lane which has trees and a hedgerow. To the south and the west is Phase 3 of the Birch Coppice estate and two other large commercial buildings are presently being constructed on these sides. An emergency access into the larger Birch Coppice estate forms its southern boundary. The adjoining land within Phase Three is in the process of being levelled in order to align with the approved Phase Three section of the Birch Coppice estate and top soils are being temporarily stored at the northern end of the application site such that this is visible from the land to the north.

## **The Proposals**

### **a) The Residential Proposal**

In respect of the residential proposal then the existing access would be improved so as to enable the development of the site as a cul-de-sac of fourteen houses – six semi-detached at the far western end and four pairs of semi-detached running parallel to the Watling Street frontage. One pair would front Gypsy Lane. Car parking would be provided such that the provision is for just over 200%. The existing car parking area serving the applicant's current business would be retained as would that business.

It is proposed to remove the lines of conifers along the northern boundary of the site and along the site frontage with Gypsy Lane. Other boundary vegetation would be managed through removing and cutting back and additional landscaping would then be provided.

The applicant proposes to extend the footpath along Gypsy Lane into the site entrance linking with the new road.

A Section 106 Undertaking is proposed with an off-site affordable housing contribution. The value of this is presently not known given that land values are uncertain until the position in respect of the commercial proposal is concluded.

A number of supporting documents are also submitted.

A Design and Access Statement describes the site and its setting explaining how the layout and appearance of the proposed houses has been arrived at.

A Tree Survey concludes that there would be little impact as the majority of the surrounding trees are of low quality with low life expectancy. Trees along the southern boundary should be retained where possible and supplemented by new planting.

An Ecological Study concludes that the site is of low ecological value as it comprises semi-improved mechanically managed grassland. The removal of the conifers along the boundaries is not considered to be a loss in bio-diversity terms. No protected species were recorded in the vicinity of the site and there are no designated or potential designated sites nearby. The report concludes that there would be no loss here but that a selection of bat and bird boxes should be provided.

A Ground Conditions Report concludes that there is little potential here for land contamination and that there is very little risk arising from gas emissions from nearby former landfill sites because of the separation distances and the time periods involved. An intrusive ground investigation is recommended however so as to enable foundations to be designed together with a limited programme of ground gas monitoring undertaken.

A Noise Assessment was provided as a consequence of a request from the Council's Environmental Health Officer. This concludes that with appropriate mitigation there would be no adverse noise impacts sufficient to lead to a refusal.

The proposed layout is shown at Appendix B.

#### **b) The Commercial Building**

The proposal here is for a similar building to those on the established Birch Coppice site. It would amount to some 7500 square metres of space including offices. The building would be oriented so as to face east towards Gypsy Lane where the offices would be located. The main unit would then extend westwards running parallel with the common boundary of the application site to the north. The existing ground level of the site would be lowered by a maximum of three metres in the north-west corner so as to align with those of the two plots to be developed as referred to above within Phase 3. In order to create a level base the ground level at the north-east corner would rise by 1.5 metres.

Access would be achieved internally from within the existing Birch Coppice estate partly upgrading the emergency access at its western end. This would provide separate car and HGV access points into the site. Associated parking and turning areas would be to the south and east of the building. The loading and unloading docking bays would all thus be in the south facing elevation. The remaining length of the emergency access would remain as such, but also double as an alternative bus access into the Birch Coppice estate. At present, bus services into the estate both enter and leave via the main access onto the A5. The proposal here is to enable the opportunity of through access if required by the bus companies – entry via Gypsy Lane and exit via the main entrance. A new footpath would be added through the site frontage to Gypsy Lane so as to link with the pavement to the north providing safe pedestrian access to the A5. The building's height to its ridge would be 14 metres and it would be designed such that it appears very similar to the other units on the estate.

The applicant is seeking a flexible permission here as throughout the remainder of the estate, with the use being either in the light, general industrial or warehouse use classes.

The application is supported by other documentation.

A Design and Access Statement describes the setting of the site and sets out how the design of the building and the layout of the plot have been developed.

A Landscape Appraisal concludes that the unit is unlikely to be visible from the A5 east of the Dordon roundabout and when viewed from the south, the site will be seen in the context of the established Birch Coppice estate. With regard to the existing residential properties on the Watling Street frontage then the Appraisal concludes that there will be moderate adverse impact as the building will be visible, although this would depend on the additional landscaping being proposed.

A Tree survey identifies the main trees on the site as being along the northern and eastern boundaries. The northern trees are generally of moderate quality. These are to be retained. Those along the eastern boundary are of poorer quality due to their age. They are however to be retained because of their amenity and screening value.

A Transport Assessment concludes that as all access is to be via the established internal estate layout, the generation from one additional unit would not cause adverse highway impacts on the capacity of the surrounding highway network.

An archaeological report concludes that there is unlikely to be any significant interest given investigatory work already undertaken in connection with the Phase 3 development.

An Ecology Statement concludes that the site is not of high ecological value but that enhancement measures should be incorporated into the landscaping proposals.

A Construction Method and Management Statement sets out a series of measures including proposed construction hours of 0700 to 1900 during the week and 0800 to 1300 on Saturdays. Minimisation of mud on the roads and dust suppression measures are also included.

A Flood Risk Assessment points out that the site was included in the Assessment that was undertaken for the Phase Three development at Birch Coppice. This was approved at that time and therefore there is no additional assessment required. The proposed attenuation measures for Phase 3 feed into the established lakes on the site and thence into the Penmire Brook.

A Noise Assessment concludes that there is unlikely to be adverse noise impacts on the residential amenity of the occupiers of the Watling Street residential property.

A Daylight and Sunlight Impact Assessment is also submitted. This uses the nationally accepted Building Research Establishment's guidance dating from 2011. The assessment concludes that because of the southern aspect of the rear windows in the residential frontage and the separation distances, there would be no adverse impact.

This assessment particularly looked at the closest of these properties - the one at the far eastern end at the road junction - because of the proximity to the proposal and because that building would stand higher here because of the associated ground levels. A Planning Statement draws together all of the matters covered by the supporting documentation. It also concludes that it meets relevant Development Plan policies as well as national planning policy guidance.

The proposed layout is at Appendix C and the elevations are at Appendix D.

The plan used in the light impact assessment is at Appendix E.

### **Representations Received**

#### **a) The Residential Proposal**

Dordon Parish Council – The Council has concerns about increased traffic volumes and that the site is not within an allocation of either the Core Strategy of the Site Allocations Plan.

Two letters of objection from local residents in the Watling Street frontage have been received referring to the following matters:

- There is concern about the potential misuse of the extended pavement as cars are likely to be parked on it as this already happens closer to the Watling Street.
- Loss of visibility from other private access points as a consequence
- There will be difficulties for existing residents to access the rear walls of the properties if there are new back gardens adjoining the wall.
- There is a lost opportunity here for off-street car parking and access to be provided to the Watling Street houses.

An objection has also been received from the applicant of the land the subject of the commercial application referring to the following matters:

- Whilst he has shown that his application would not have an adverse noise impact on existing residential occupiers, this does not apply to the occupiers of the proposed houses. Amended plans may be needed.
- The proximity of the closest proposed residential property to the proposed unit is inappropriate and would lead to loss of residential amenity because the commercial building would be too dominant.

#### **b) The Commercial Proposal**

Five letters of objection have been received – four from local residents in the nearby residential frontage of Watling Street. The matters referred to are:

- The building is too close to the northern boundary and there will be resultant adverse impacts – drainage; noise, impact on existing trees and overshadowing.
- Loss of view
- Light pollution
- Increased traffic onto Gypsy Lane

### **Consultations**

#### **a) The Residential Proposal**

Highways England – No objection

Warwickshire County Council as Highway Authority – A final response is still awaited.

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Warwickshire County Council as Local Lead Flood Authority – No objection subject to a standard condition

Environmental Health Officer – A Noise Assessment was requested and upon its receipt there is no objection subject to conditions.

Warwickshire Museum – No objection subject to a standard condition

Warwickshire Police – No objections

**b) The Commercial Proposal**

Warwickshire County Council as Highway Authority – No objection subject to conditions

Warwickshire County Council as Local Lead Flood Authority – No objection subject to conditions

Environmental Health Officer – No objection subject to the construction hours being reduced to 0800 to 1800 hours on weekdays because of the proximity of housing development and full details being submitted of all of the associated plant prior to occupation. There are no comments in respect of potential contaminated land.

Fire Services Authority – No objection subject to a standard condition

Warwickshire Museum – No objection subject to a standard condition

Severn Trent Water Ltd – No objection subject to a standard condition

**Development Plan Policies Relevant to Both Applications**

The Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW5 (Split of Housing Numbers), NW6 (Affordable Housing Provision), NW9 (Employment), NW10 (Development Considerations), NW11 (renewable Energy and Energy Efficiency), NW12 (Quality of Development), NW13 (Natural Environment), NW14 (Historic Environment), NW15 (Nature Conservation) and NW17 (Economic Regeneration)

Saved Policies of the North Warwickshire Local Plan 2006 – ENV4 (Trees and Hedgerows); ENV6 (Land Resources); ENV8 (Water Resources), ENV12 (Urban Design), ENV13 (Building Design), ENV14 (Access Design), ECON1 (Industrial Estates) and TPT6 (Vehicle Parking)

**Other Material Planning Considerations**

The National Planning Policy Framework 2012 – (the “NPPF”)

The Council’s Preferred Options for Site Allocations – Pre-draft Submission 2014.

## **Observations**

### **a) Introduction**

As indicated above, both applications should be determined separately on their own merits and Members should therefore avoid expressing preferences. However as the sites neighbour each other, Members will have to be aware of the possible impacts of the proposals on each other. These will need to be taken into account as material planning considerations. In order to guide Members, it is proposed to first look at the planning policy background to each application in principle. If there is found to be general support for both, then the more detailed impacts will need to be explored. If not, then those impacts may not need to be considered.

### **b) The Principle of the Commercial Proposal**

The Birch Coppice Estate has expanded through three phases via the grant of planning permissions. This particular site falls outside the scope of those permissions. However the site is adjacent to Phase 3. The Core Strategy at Policy NW9 says that there is a requirement for a further 60 hectares of employment land in the plan period. With current commitments and allocations, that still leaves a shortfall of 29 hectares. The policy continues by saying that this requirement will be directed towards existing settlements, appropriate to their size and position in the local hierarchy. Policy NW2 identifies Dordon as a suitable settlement for employment growth and that this should be located within or adjacent to it. Indeed the Council's preferred options for such site allocations include this application site as it is adjacent to both the Birch Coppice estate and to Dordon. Members will also be aware of the current on-going studies into employment growth and the expected need to identify further land. In all of these circumstances it is considered that there is support in principle for this proposal.

### **c) The Principle of the Residential Proposal**

This site is outside of the Development boundary for Dordon as defined by the Development Plan but it does adjoin it along the whole length of its northern boundary.

Dordon itself is identified as a Category One settlement in the Core Strategy where new development is to be promoted. Policy NW2 states that the majority of the Borough's growth is expected to take place "in or adjacent to" such settlements. This site is adjacent to the settlement. Policy NW5 states that Dordon with Polesworth, is expected to take a minimum of 440 dwellings in the plan period. Moreover as the applicant points out, the settlement has a wide range of services and facilities and is well linked to public transport routes. The overall view therefore is that this proposal does constitute sustainable development and that it aligns with the Development Plan. The presumption is thus in favour of the grant of a planning permission here.

### **d) Initial Conclusion**

These two assessments therefore point strongly to support for both applications in principle. It is therefore highly likely that two recommendations of approval would follow.

Before this position is reached it is necessary to look at the various development considerations relevant to each of the proposals – highways and drainage etc. It is proposed to do this first for each application, as if it was a stand-alone application irrespective the other. This will establish if there are any adverse impacts arising from the individual applications of sufficient weight to warrant refusal in their own right. If not, it will then be necessary to establish if there are any impacts arising from each of the applications as a consequence of them being neighbours and then finally, there is a need to look at the cumulative impacts of both applications.

#### **e) Details of the Commercial Application**

It is significant that the Highway Authority has not raised an objection. All operational movements associated with this unit would use the internal Birch Coppice road layout and not the existing emergency/secondary access onto Gypsy Lane. Comments from objectors that there would be highway and safety concerns about increased traffic in Gypsy Lane are thus misplaced and carry no weight here. It is encouraging that the possibility of using this access as only a bus route has been explored and a resolution found. Whilst the access should not be used as an egress for buses it can be used as an entry point into the estate and this would enable the possibility of a through route. The Highway Authority is supportive of this arrangement provided that the emergency access is properly controlled. This would be achieved by condition and also through the inclusion of a turning area so that any vehicle which enters and cannot continue, can then turn and return to Gypsy Lane. The arrangements as now proposed will enable the bus operators to review their routes allowing for greater linkage to more of the estate.

The relevant Authority too has not raised an objection in respect of drainage. Members are very aware of the flooding issues downstream of Birch Coppice and thus this issue is of significance. However the drainage details are already approved and installed as a consequence of Phase 3 of Birch Coppice which did include allowances for this additional site. The surface water from this additional plot will therefore discharge into a system approved with that capacity. As such the Local Lead Flood Authority has not objected and it would now be unreasonable to consider this matter further.

The design and appearance of the unit follows the approach already approved throughout the three phases of the estate and this is welcome.

The existing boundary trees are to be retained and additional landscaping is included in the proposals. This will benefit both the visual amenities of the area and enhance the bio-diversity of the locality.

The Environmental Health Officer has assessed the noise impacts that might arise from this new unit. He is recommending that construction hours are slightly reduced from between 0700 to 1900 hours to 0800 and 1800 hours on weekdays. Additionally he would wish to see no additional openings in the north elevation given that this faces the rear of the Watling Street residential properties. A safeguarding condition requiring full details and specifications of all fixed plant to be installed is also recommended. With these matters dealt with, he has no objection confirming that the potential noise impact on existing occupiers on the Watling Street would be within the ranges as set out in Government guidance.

The objections received other than those concerned with traffic are to do with potential impacts on residential amenity. Given the full assessment that the Environmental Health Officer has given to the proposal it is not considered that a refusal reason based on adverse noise pollution could be sustained. The conditions recommended reinforce this conclusion. Lighting on the north elevation of the unit is to be provided by "down lit" security lights and light sources would not be visible. In any event, over time, the landscaping would help filter any impact. The new unit will be visible from the rear of the Watling Street properties but as Members are aware the loss of a view is not a planning consideration. However where that loss of view would cause a significant shadowing effect or dominate the setting of a residential is such consideration. The Assessment undertaken by the applicant in this respect concludes that there would not be such an adverse impact to warrant refusal here. This is agreed because that Assessment has been undertaken in full accord with standard accepted national guidance.

As such therefore it is considered that the matters raised here would not alter the initial conclusion reached above, that the application is capable of support.

**f) Details of the Residential Application**

Looking at the development considerations here, then neither the County Highway Authority nor Highways England has objected to the proposal in respect of the design of the access and road layout; the visibility at the junction or the capacity of the highway network. Given this position it would be difficult to advance a refusal when the National Planning Policy Framework states that a highway refusal should only be used when traffic and highway impacts are likely to be "severe". The objections received refer to highway issues. The general concern about increased traffic generation using the access close to the roundabout would carry little weight here, given that both relevant Highway Authorities have raised no objections. The inclusion of a completed footpath extending from the A5 to the new improved access is a benefit that is welcomed. One representor supports this but queries whether or not cars will end up parking on the new pavement thus restricting visibility and obstructing the path. This would be a matter for the Highway Authority to follow through. The Council's remit here goes as far as ensuring that the path is provided.

Similarly with looking at the impact from surface water disposal, neither the Local Lead Flooding Authority nor Severn Trent Water Ltd has raised an objection subject to a planning condition requiring the design of the disposal system to be first agreed by them. There is concern on this issue as the natural land drainage from this site is into the Penmire Brook which is known to flood at times of heavy and sustained rainfall. The relevant Authorities are satisfied that the site can be self-contained in respect of surface water discharge. The County Council is very aware of the flooding issues of the Penmire Brook further down-stream from here and the need to assess all new developments within its catchment. It however is satisfied that the site can be sustainably drained and thus it has no objection.

It is agreed that there is unlikely to be any adverse bio-diversity impact given the conclusions of the Ecological Survey and it is also agreed that many of the trees here are poor in quality and that with new planting and the removal of much of the overgrown and poor quality areas, there would be a significant improvement. The loss of the conifers along the northern boundary is not considered to be material as it would lead to more appropriate landscaping being added and indeed to less overshadowing of existing rear gardens.

The design of the houses is appropriate and not of such poor quality to lead to a refusal.

The one area that does require further assessment is the likely impact of the new houses on the residential amenity of existing neighbouring occupiers. However this is unlikely to cause adverse impacts because the separation distances are on average 25 metres, within normal guidance. The closest new house would have a gable at the end of an existing rear garden – plot 9. Again the separation distance is 15 metres within normal guidance.

In respect of the other matters raised by objectors then there is no evidence submitted that the applicant is under any obligation to provide rear vehicular access or parking provision for the existing Watling Street residents. Whilst this might be desirable, it is not a matter that can be required. Similarly the maintenance of walls along the common boundary is a private matter between respective owners. It is not a material planning consideration. There is no evidence submitted to show that the existing owner has to provide access for maintenance purposes such that this would need to be replicated in the current proposals.

As a consequence of all of these matters it is concluded that the application is still capable of support.

#### **g) Interim Conclusions**

As a consequence of these assessments, it would appear that there should not be a case for refusal of either of the applications on consideration of their detailed impacts.

As stand-alone applications therefore, they should both be recommended for approval.

It is now necessary to consider the relationship between the two applications to see if there might be adverse impacts on either arising from the other. In this regard and given the assessments described above it is considered that there are two issues to review – noise impacts from the commercial unit on the proposed residential development and the loss of light arising from the proposed unit on the new houses. These two however clearly assume that there would be no impacts arising from the residential development on the commercial unit. This will need to be addressed too.

#### **h) The relationship between the two proposals**

The first issue to assess here is whether there is likely to be an adverse noise impact on the occupiers of the proposed houses. It has been concluded that there is unlikely to be such an impact on existing houses, but the proposed houses lie between the existing houses and the commercial unit. The Environmental Health Officer's advice on this has been sought. He concludes that there should be no material adverse impact, but that he would recommend additional specifications for the windows and openings of the

proposed houses in terms of acoustic glazing as a precaution. He bases this overall conclusion very largely on the grounds that the commercial unit itself acts a barrier to the service yard on its southern side with no adjoining circulation or operative use on its northern side; that its north elevation has no openings other than emergency doors and that the building itself would be insulated. His recommendation that any additional fixed plant associated with the building is reserved for assessment is also material here as the specification for that, can take account of the new houses if a planning permission is granted. As a consequence on the basis of the evidence available and subject to conditions, it is concluded that from a noise impact perspective both applications can still be supported.

The next issue is to assess whether there is likely to be an adverse impact in terms of over-shadowing and loss of light to the occupiers of the proposed houses. The conclusion in respect of this matter on existing buildings was that there would not be. However the proposed houses would lie between these and the new commercial unit. Whilst there are no openings proposed in the gables of the proposed houses that are closest to the new unit, the main concern is that the many of the proposed houses would lose sunlight in the winter months particularly in the early morning and late afternoon. To some extent this would happen in any event if houses were constructed here without the new unit, because of the existing boundary tree cover. The introduction of the unit would however increase the shadow effect because it would extend along the whole of the site boundary and this would tend to mask the filtering effect of tree cover. The houses most affected would be the ones closest to this boundary, as the majority are to be on the slightly higher ground to the north-west of the site. On balance it is considered that whilst the relationship here is not ideal, the overall impact is not significantly harmful. Moreover prospective occupiers will have the opportunity to make their own decisions. This issue has led to discussions with the applicant of the commercial unit throughout the process. The proposed building has as a consequence, been reduced in height and the roof slope reduced too. The ground levels cannot really be altered further because of the infrastructure constraints on Phase Three. As such there is no further room for re-design of this unit. The applicant for the proposed houses is aware of this and has agreed that the relationship between the two proposals is acceptable.

In these respects it is concluded that there is still support for both applications

It is unlikely that there would be impacts arising from the residential proposals on the commercial unit. However there is the possibility that the occupier of that unit might receive complaints concerning noise or other matters as a consequence of operations in the unit. This cannot be prevented, but in terms of the Council's remit then clearly it has considered this through assessment of these two applications together by the relevant officers and been advised of the need for conditions to be attached to any approval of the unit. The Council also has powers under the Environmental Protection Act that it can follow if needed. Prospective occupiers of the residential properties too will be fully aware of the proposal on the adjoining site. As a consequence there is not considered to be an issue here.

### **i) Cumulative Impacts**

It is still necessary to look at the cumulative impacts of these proposals particularly on existing residential occupiers. As indicated above there is no adverse highway or drainage impact arising from either development and there is no cumulative impact because they are both self-contained in these respects. There is also unlikely to be a cumulative noise issue as only one of the proposals is likely to generate noise and this has been addressed as indicated above. The one cumulative impact that does combine both proposals is that of their combined visual impact. The two sites however are largely not in open land because of the local topography and surrounding tree cover. The most impact will be on the outlook from existing occupiers of the Watling Street frontage. That will change but the existing conifer trees along here will be replaced by other planting and thus this impact will be mitigated. Overall therefore there is unlikely to be a significant adverse cumulative impact if both applications are granted consents.

### **j) Overall Conclusions**

The situation described in this report is unusual, not because the two sites adjoin each other, but more significantly because the proposed uses are different with one likely to have greater impacts outside of its site, than the other. Moreover the two applications were submitted almost together and as such one could not really be dealt with in advance of the other and thus be treated as a commitment. The report does however conclude that on balance, it is possible to support both applications. Both applicants have worked with officers in this respect. The proposals for the commercial unit have been amended so as to reduce the building's height and the roof slope and the proposals for the residential development have involved re-design of the layout so as to move the proposed houses further away from the common boundary. It is this working relationship that has very much led to the balance of the issues as described above in this report.

As a consequence recommendations are set out below. Members should be mindful that if alternatives are moved they should be aware of the consequences on each application because of the relationship between the two cases and because both are still outstanding.

### **Recommendations**

#### **A) PAP/2015/0679 – The Commercial Unit**

That planning permission be **GRANTED** subject to the following conditions:

1. Standard Three year condition
2. Standard Plan numbers condition – plan numbers 15/25/01B; 15/062/03(00)01B, 15/062/03(GF) 01B, 15/062/04(ML)01A, 15/062/04(RF)01, 15/062/05(ML)02, 15/06(00)01B, 15/105/03RevC, 15/105/04, 15/105/14, 15/105/15, 15/105/16, 15/6326/002cGA, 15/6326/SK006p4, 17356/03a, E502/P2, E601/P2 and ME/002/P2 all received on 4/4/16 together with the Flood Risk Assessment reference PCB/JWH/12371/3.3 – Issue 2 of June 2012 and the Construction Method Statement received on 3/11/15.

### **Defining Conditions**

3. For the avoidance of doubt the building hereby approved shall not be taller than 14 metres as measured from the ground levels as shown on the approved plan.

#### **REASON**

In order to minimise the visual and amenity impacts arising from the building

4. For the avoidance of doubt there shall be no additional openings or new ventilation measures installed within the north elevation beyond those shown on the approved plan.

#### **REASON**

In order to minimise any adverse noise impacts arising from the building.

5. Notwithstanding the Construction Method Statement as approved above, the construction hours shall be between 0800 and 1800 hours on weekdays, that is Mondays to Fridays inclusive

#### **REASON**

In the interests of the residential amenity of neighbouring occupiers

### **Pre-Commencement Conditions**

6. No development shall take place until a Written Scheme of Investigation for a programme of archaeological evaluation work has been submitted to and approved in writing by the Local Planning Authority and that programme, together with post-excavation analysis, report production and archive deposition has been fully undertaken again to the written satisfaction of the Local Planning Authority

#### **REASON**

In the interests of the likely archaeological potential of the site.

7. No development shall commence on site until a scheme for the provision of adequate water supplies and fire hydrants necessary fire-fighting purposes at the site has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall then be installed on the site.

REASON

In the interests of public safety

8. No development shall commence on site until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) Infiltration testing in accordance with BRE 365 guidance;
- b) Evidence to demonstrate compliance with the Suds Manual; CIRIA Reports C753, C697 and 687 together with the National SUDS Standards,
- c) Evidence to show that the discharge rate generated by all rainfall events up to and including the 100 year plus 30% critical rain storm is limited to green field run off rates.
- d) Evidence to demonstrate the provision of surface water run-off attenuation storage in accordance with the requirements of "Science Report SC030219 Rainfall Management for Developments",
- e) Evidence to demonstrate detailed design in support of the surface water drainage scheme including the attenuation system and outfall arrangements. Calculations should demonstrate the performance of the design for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 100 year and 1 in 100 year plus climate change return periods,
- f) Confirmation of how the on-site surface water drainage systems will be adopted and maintained in perpetuity.

REASON

To reduce the risks of flooding and pollution; to protect water quality and to ensure the long term maintenance of the sustainable drainage structures.

**Pre-Occupation Conditions**

9. The development hereby approved shall not be occupied for business purposes until a visibility splay has been provided adjacent to the bus access in accordance with drawing number 17356/01A in Appendix A of the Transport Statement. No structure, tree or shrub shall be erected, planted or retained within this splay impinging the vertical plane of this splay

REASON

In the interests of highway safety

10. The development hereby approved shall not be occupied for business purposes until the public highway, C7 Gypsy Lane, has been improved so as to provide a footway between the site and the existing footway adjacent to the property known as Coppice Corner in accordance with a scheme to be approved in writing by the Local Planning Authority.

REASON

In the interests of highway safety

11. There shall be no vehicular access or egress between the completed development and the public highway, C7 Gypsy Lane, until a Vehicular Access Strategy has been submitted to and approved in writing by the Local Planning Authority. Vehicular access or egress between the completed development and the public highway, C7 Gypsy Lane, shall thereafter only take place in accordance with the approved Strategy.

REASON

In the interests of highway safety

12. No vehicular access or egress shall be permitted between the completed development and the public highway, C7 Gypsy Lane, unto gates or barriers to control access and egress have been installed in accordance with a scheme approved in writing by the Local Planning Authority. The gates or barriers shall thereafter be maintained at all times in accordance with the approved scheme.

REASON

In the interests of highway safety

13. There shall be no occupation of the building hereby approved for business purposes until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan as approved shall remain in operation at all times.

REASON

In the interests of reducing the risk of noise emissions

**On-Going Conditions**

14. There shall be no refrigeration, air conditioning, or other fixed plant installed until such time as full details of the location of this plant and detailed specifications of noise emissions are first submitted to and approved in writing by the Local Planning Authority. Only the approved plant shall then be installed at the site.

REASON

In the interests of reducing the risk of noise emissions

15. The Root Protection Measures as set out in the approved plan shall be installed prior to commencement of the development and shall only be removed on completion of the development

REASON

In the interests of securing retention of the surrounding tree cover

**Notes**

1. The Local Planning Authority has worked positively with the applicant in this case to address the planning issues arising from this development through seeking amended plans and requesting additional impact studies thus meeting the requirements of the National Planning Framework
2. Attention is drawn to Section 278 of the Highways Act 1980 in respect of conditions (ix) and (x) together with the Traffic Management Act 2004; the New Roads and Street Works Act 1991 and all relevant Codes of Practice.
3. Warwickshire County Council as Lead Local Flood Authority does not recognise oversized pipes or box culverts to be sustainable drainage. Surface water run-off should be controlled as near to its source as possible. Advice on sustainable drainage systems can be sought from the Flood Authority
4. Standard UK Coal Advice
5. Standard Radon Advice

## **B) PAP/2015/0745 – The Residential Development**

That subject to there being no further objection from the Highway Authority, planning permission be **GRANTED** subject to the following conditions and others as may be recommended by that Authority and completion of a Section 106 Agreement for an off-site affordable housing contribution:

1. Standard Three year condition
2. Standard Plan Numbers – the location plan 2116/01 received on 7/12/15; the site layout plan 2116/03/10/Refuse received on 10/3/16 and plan numbers 2116/D Type 01; E Type 01, C Type 01, C Type 02 and AB Type 01 received on 7/12/15.

### **Defining Conditions**

3. All construction work shall take place only between 0800 and 1800 hours on weekdays (Mondays to Fridays inclusive); 0800 to 1300 hours on Saturdays and with no work at all Sundays and Bank Holidays

REASON

In the interests of the amenities of the area

4. There shall be no openings whatsoever made in the side south facing gables to plot number 14 or plot numbers 1 and 2 as shown on the approved plan.

REASON

In the interests of the amenities of the area.

### **Pre-commencement Conditions**

5. No development shall commence on site until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
  - a) Infiltration testing in accordance with BRE 365 guidance;
  - b) Evidence to demonstrate compliance with the Suds Manual; CIRIA Reports C753, C697 and 687 together with the National SUDS Standards,
  - c) Evidence to show that the discharge rate generated by all rainfall events up to and including the 100 year plus 30% critical rain storm is limited to green field run off rates.

- d) Evidence to demonstrate the provision of surface water run-off attenuation storage in accordance with the requirements of "Science Report SC030219 Rainfall Management for Developments",
- e) Evidence to demonstrate detailed design in support of the surface water drainage scheme including the attenuation system and outfall arrangements. Calculations should demonstrate the performance of the design for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 100 year and 1 in 100 year plus climate change return periods,
- f) Confirmation of how the on-site surface water drainage systems will be adopted and maintained in perpetuity.

REASON

To reduce the risks of flooding and pollution; to protect water quality and to ensure the long term maintenance of the sustainable drainage structures.

- 6. No development shall take place until a Written Scheme of Investigation for a programme of archaeological evaluation work has been submitted to and approved in writing by the Local Planning Authority and that programme, together with post-excavation analysis, report production and archive deposition has been fully undertaken again to the written satisfaction of the Local Planning Authority

REASON

In the interests of the likely archaeological potential of the site.

- 7. No development shall commence on site until full details of acoustically treated glazing and ventilation for all of the windows in the front elevations of plots 3 to 14 inclusive have first been submitted to and approved in writing by the Local Planning Authority. Only the approved glazing and ventilation shall then be installed.

REASON

In the interests of reducing the likelihood of noise ingress.

8. No development shall commence on site until full details of all of the facing and surface materials to be used and all of the boundary treatments to be installed have all been submitted to and approved in writing by the Local Planning Authority. Only the approved materials and treatments shall be used on the site.

REASON

In the interests of the visual amenities of the area.

9. No development shall commence on site until full details of the landscaping for the site have first been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall then be implemented on site.

REASON

In the interests of the visual amenities of the area

10. No development shall take place until full details of the root protection measures to be installed during construction have first been submitted to and approved in writing by the Local Planning Authority. Only the approved measures shall then be installed on site. These shall be provided prior to development commencing and only removed on completion of the development.

REASON

In the interests of the retaining existing tree cover

11. No development shall commence on site until full details of the location and specification for new bird and bat nesting boxes have been submitted to and approved in writing by the Local Planning Authority. The boxes as approved shall then be installed prior to first occupation of any of the houses hereby approved.

REASON

In the interests of enhancing bio-diversity in the area

**Pre-Occupation Conditions**

12. None of the plots numbered 3 to 14 inclusive as shown on the approved plan shall be occupied for residential purposes until each has first been fitted with the glazing and ventilation measures approved under condition (7) above.

REASON

In the interests of residential amenity

4/127

## Notes

1. The Council has worked positively with the applicant in this case to address the planning issues arising from the proposal through seeking amended plans and through the request for further assessments thus meeting the requirements of the National Planning Policy Framework
2. Attention is drawn to Section 278 of the Highways Act 1980 together with the Traffic Management Act 2004, the New Roads and Street Works Act 1991 and all relevant Codes of Practice.
3. Warwickshire County Council as the Flood Authority does not recognise oversized pipes or box culverts as sustainable drainage solutions. Surface water run-off should be controlled as near to its source as possible. The Flood Authority can offer advice and guidance on best practice in respect of sustainable drainage systems.
4. Standard UK Coal Authority advice
5. Standard Radon gas advice

## BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2015/0745

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	7/12/15
2	Highways England	Consultation	11/12/15
3	Warwickshire Police	Consultation	22/12/15
4	Turley	Letter	23/12/15
5	WCC Flooding	Consultation	29/12/15
6	Mr & Mrs Taylor	Representation	3/1/16
7	Case Officer	Letter	4/1/16
8	R George	Objection	4/1/16
9	Warwickshire Museum	Consultation	5/1/16
10	Environmental Health Officer	Consultation	6/1/16
11	Agent	E-mail	14/1/16
12	WCC Highways	Consultation	22/1/16
13	Dordon Parish Council	Representation	15/1/16
14	Agent	E-mail	3/2/16
15	Case Officer	E-mail	3/2/16
16	Agent	E-mail	8/2/16
17	Environmental Health Officer	Consultation	9/2/16
18	Case Officer	E-mail	10/2/16
19	Turley	Representation	19/2/16
20	Environmental Health Officer	Consultation	23/2/16
21	Agent	E-mail	23/2/16
22	WCC Highways	Consultation	25/2/16
23	Agent	E-mail	8/3/16
24	Agent	E-mail	29/3/16

*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.*

## BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2015/0679

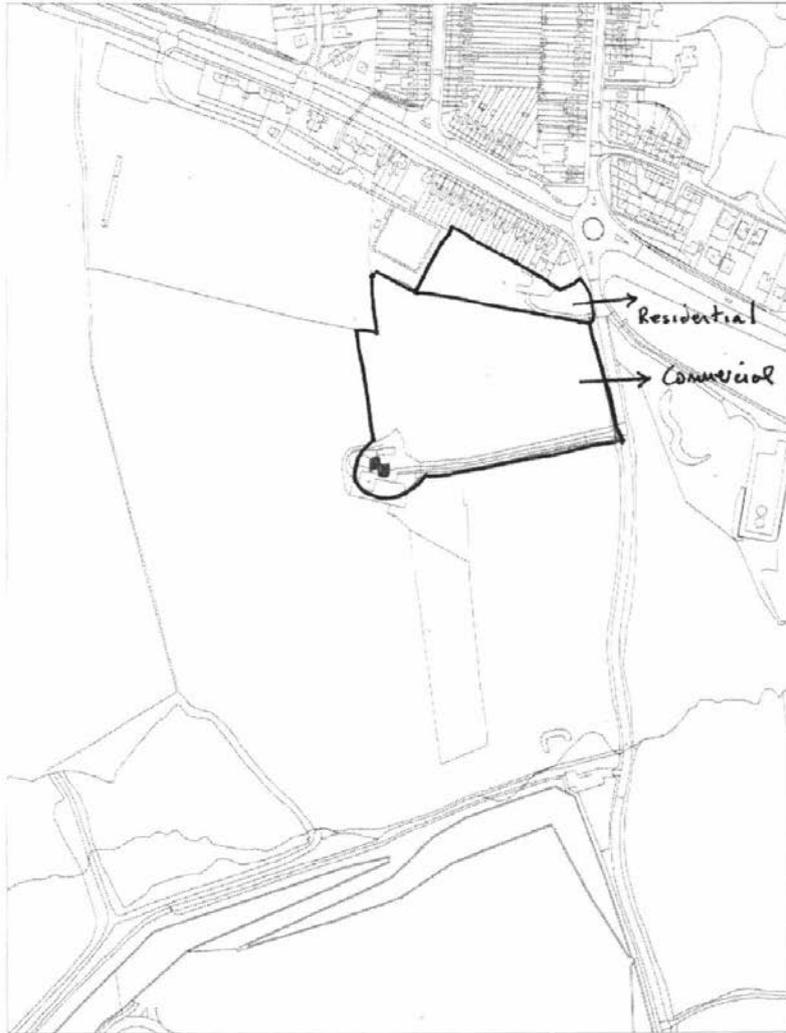
Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	11/11/15
2	L Carter	Objection	14/11/15
3	D Kerrigan	Objection	16/11/15
4	J Kerrigan	Objection	27/11/15
5	Mr & Mrs Taylor	Objection	27/11/15
6	Environmental Health Officer	Consultation	24/11/15
7	Environmental Health Officer	Consultation	26/11/15
8	Agent	E-mail	1/12/15
9	Agent	E-mail	21/12/15
10	Agent	E-mail	8/1/16
11	Agent	E-mail	11/1/16
12	Warwickshire Museum	Consultation	5/1/16
13	Mr & Mrs Taylor	Objection	20/1/16
14	Severn Trent Water Ltd	Consultation	27/1/16
15	D Savage	Objection	9/3/16
16	Agent	E-mail	7/3/16
17	Agent	E-mail	10/3/16
18	WCC Highways	Consultation	18/3/16
19	WCC Flooding	Consultation	22/2/16
20	Agent	E-mail	24/3/16
21	WCC Highways	Consultation	31/3/16
22	Agent	E-mail	1/4/16

*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.*

Map Title

APPENDIX A.

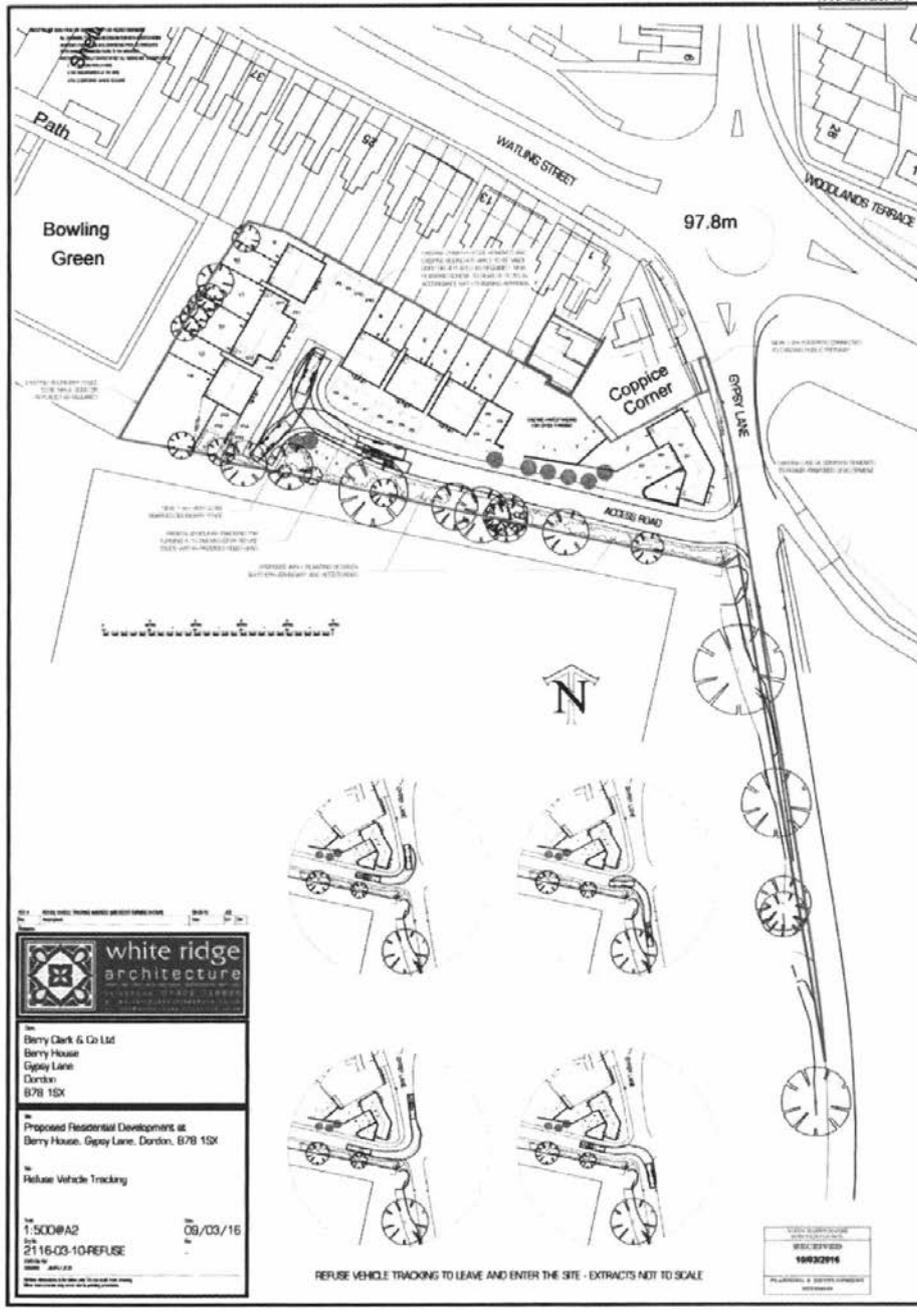


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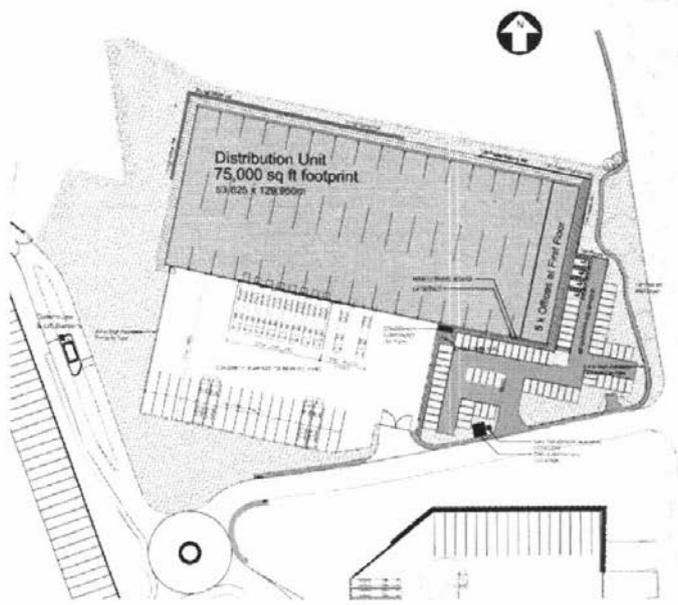
Slating Court  
North Road  
Oxvease  
Herts SG1 2JY  
UK  
Tel: +44 (0)1438 747096  
Fax: +44 (0)1438 619197  
E-mail: info@cadcorp.com

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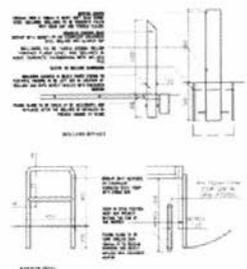
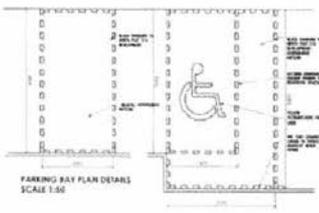
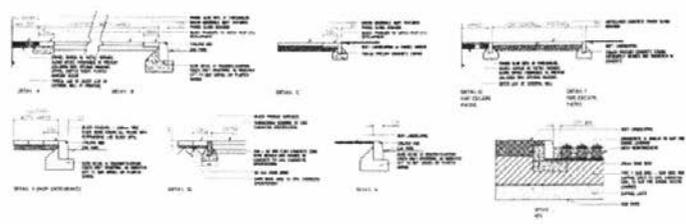
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APPENDIX C



- ROCK PAVERS
- GARION RETAINING WALL
- FLANKING ISLANDS
- TARMAC SUBSTRATE
- GREY CONCRETE TREATED PARKING LANES
- BLACK ASPHALT WITH TREATED PARKING LANES
- GRAVEL MARKING
- ASPHALT INTERLOCKING WITH ON-STREET PARKING FOOTPRINTS

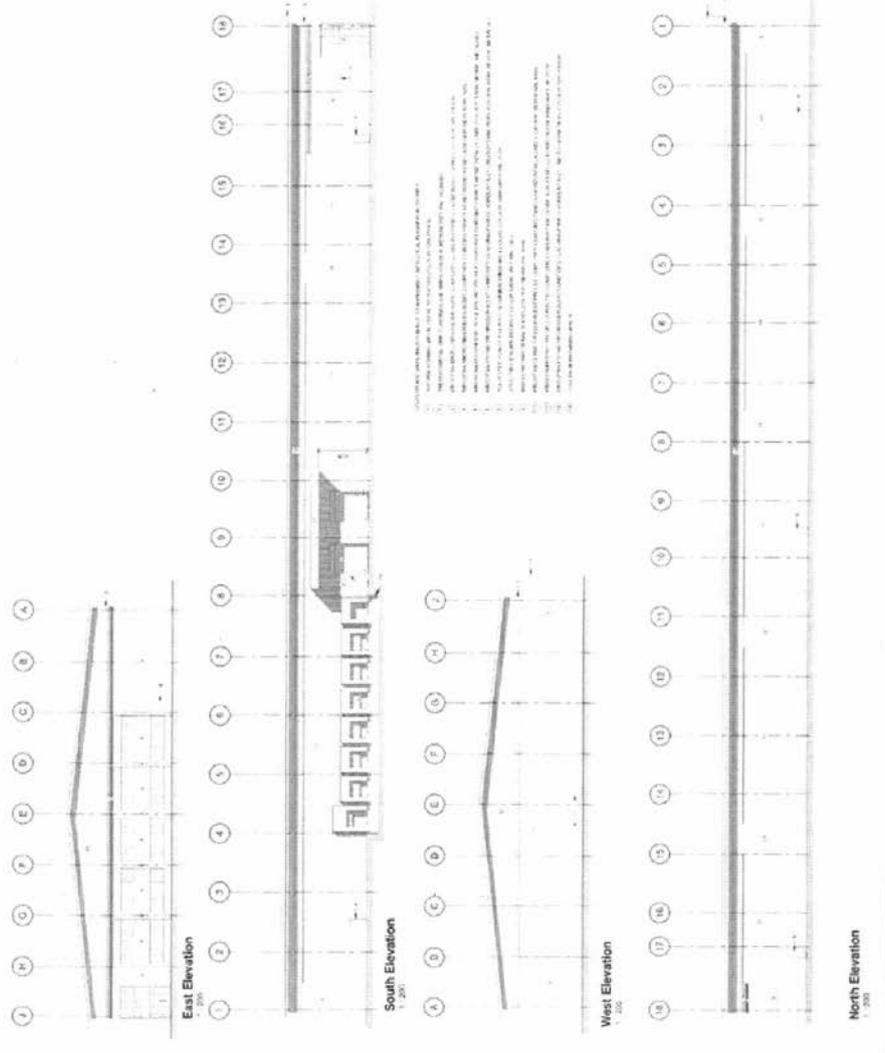


NO.	DESCRIPTION	DATE	BY	CHECKED
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APPENDIX D

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
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Client	...
Architect	...
Scale	1:200
Date	...
Sheet No.	...



PAP/2015/0679





4 May 2016  
Delivered by email

Planning and Development Board  
c/o Jeff Brown  
North Warwickshire Borough Council  
South Street  
Atherstone  
Warwickshire  
CV9 1DE

Dear Councillor

**PLOT 7, BIRCH COPPICE BUSINESS PARK: FULL PLANNING APPLICATION FOR INDUSTRIAL / WAREHOUSE UNIT AND ASSOCIATED DEVELOPMENT – PAP/2015/0679.**

We write in relation to the above planning application which was taken to the Planning and Development Board meeting on 11 April 2016 with a recommendation to approve. The application was deferred at committee for members to undertake a site visit, which is now scheduled for the 5 May 2016.

As set out in my letter to Planning and Development Board dated 8 April 2016, during the application process we have been in discussions with HiB Ltd regarding an agreement to lease the proposed unit. We can confirm that we have now entered into legal discussions with HiB Ltd.

A number of queries were raised at the meeting on 11 April regarding the proposed operation of the unit, specifically:

- More details of proposed operation of the facility, including details of the types of jobs which will be located here;
- Vehicle movements associated with HiB Ltd's existing unit at Birch Coppice Business Park and proposed operation for Plot 7, and how this relates to what has been assessed through the planning application;

**Existing and Proposed Operation**

As set out previously, HiB Ltd manufactures and distributes bathrooms, and currently occupies a smaller unit on Birch Coppice Business Park (Plot E1b). The business wishes to

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remain at Birch Coppice, and require a larger facility to allow for expansion over the next 15 years.

HiB currently employs 45 people and projects staggered growth, expanding to up to 125 people. Of the proposed workforce this would be split as follows:

- 20 van drivers
- 30 working in the warehouse
- 75 people working in the offices doing Marketing, Product Design, Graphic Design, General Administration and Quality Assurance

The proposed operation of the unit is not simply a distribution centre. Processes in the warehouse area will involve the following:

- 1) Assembling products
- 2) Reprocessing products
- 3) Quality testing products

These activities currently account for approximately 10% of the floorspace at HiB Ltd's existing unit, and this is expected to increase over the next 5-10 years to towards 20%.

All of these activities require technical expertise as many of the products include electrical components. The business is looking to increase the amount of assembly of products in the future (reflecting trends in the wider logistics sector) and this may lead to a degree of further manufacturing as a result.

HiB Ltd have confirmed that they anticipate the following roles to be created:

- Purchasing department – 4 jobs, at least one in a managerial capacity;
- Fleet – 13 jobs, 10 drivers and 3 fleet admin;
- Operations administration – 5 jobs;
- Quality control – 3 QC inspectors;
- Stock management team – 4 jobs;
- Goods in – 3 jobs;
- Despatch (pickers / packers) – 10 jobs;
- Installation engineers / customer service agents – 4 jobs;
- Sales – 3 jobs, 2 of which will be managerial;
- Marketing department – 9 jobs including product designers and Engineers, Graphic designers, and marketing assistants, some of which will be at graduate level;
- Quality Assurance administration and facilities maintenance – at least 3 new roles;

HiB Ltd have also confirmed that they are keen to explore the potential for apprenticeships alongside work experience opportunities working with local schools which they have done previously.

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The business' existing staff is predominantly drawn from Tamworth, but they also have staff based in Dordon, Mancetter, Nuneaton, Atherstone, and Birmingham and Black Country.

#### **Vehicle Movements**

The Transport Statement provided with the application sets out an assessment of the traffic generation associated with the proposed development. It includes an assessment of the peak hour traffic from the site based on higher B1c/B2 trip rates, and an assessment based on observed traffic generation from Birch Coppice (i.e. more typical B8 users).

Overall, the B1c/B2 use would generate slightly higher flows in total, and less HGV movements than the typical Birch Coppice user.

The traffic generation in both scenarios is demonstrated to be insignificant in the context of existing flows with Birch Coppice and on the A5.

#### ***HiB Ltd Vehicle Movements***

Information has been provided by HiB Ltd in relation to the company's existing and predicted vehicle movements.

The existing operation at Birch Coppice has 2 HGV movements (one HGV in and out of the site) per day, and 20 van movements (10 vans doing one trip in and out per day).

The proposed operation will increase to around 4 HGV movements (2 in and 2 out) per day, and 40 van movements per day (20 vans each doing one trip in and out).

HiB Ltd run 2 shifts: 6.00am – 2.30 pm and 11.00am – 7.30 pm. Staff movements will be split across these shifts, and therefore very little traffic would be generated in the peak hours.

Overall daily staff movements are expected to be 200 movements per day (100 in and 100 out), when applying the 79% car drive mode share for Birch Coppice, reflecting the relative intensive operation of the facility in terms of employee numbers.

Notwithstanding this, the traffic impact associated with HiB Ltd would be less in both the peak hours and across the day than were forecast and assessed in the planning application. The application assesses 248 movements per day, and the HiB Ltd operation would generate 242 movements.

A summary note setting out the vehicle movements has been prepared by David Tucker Associates and is enclosed with this letter.

We trust that this responds to the queries raised and respectfully request your support for the application in line with your officers' recommendation.

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Yours sincerely

A handwritten signature in black ink that reads 'Kevin Ashfield'.

Kevin Ashfield  
UK Development Director  
IM Properties Plc

Enc. Birch Coppice Plot 7: Traffic Briefing Note

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REGISTERED IN ENGLAND 3456022



- 1.0 Prior to the current application, work was undertaken for the Beanstalk Land which resulted in agreed trip rates with Highways England and WCC to assess the implications of scale B1c / B2 and B8 units.
- 2.0 For robustness, the Transport Statement for Plot 7 adopted the higher B1c / B2 trip rates and resulted in the following level of peak hour traffic from the site.

	In			Out			Total		
	Lights	OGV	Total	Lights	OGV	Total	Lights	OGV	Total
AM Peak 0800-0900	31	2	33	5	2	7	36	3	39
PM Peak 1700-1800	3	0	3	24	2	26	27	2	29

- 3.0 In addition, the assessment of traffic forecasts were also based on those observed from overall traffic generation of Birch Coppice as derived from recent surveys. On a pro-rata basis (i.e. assuming a typical Birch Coppice operator), Plot 7 will generate the following traffic movements:

	In			Out			Total		
	Lights	OGV	Total	Lights	OGV	Total	Lights	OGV	Total
AM Peak 0800-0900	13	2	15	4	3	7	17	5	22
PM Peak 1700-1800	6	3	9	15	2	17	21	5	26
Daily	89	34	123	94	30	124	184	64	248

- 4.0 Overall, the B1c / B2 would generate slightly higher flows in total and less HGVs. In the context of existing flows both within Birch Coppice and on the A5 these changes are well within daily variations and are not significant.
- 5.0 Consideration of the use of the building by an individual occupier has been discussed. HIB provide a mix of distribution including assembly, office and support staff roles as follows:



- 
- 20 van drivers
  - 30 working in the warehouse area. These jobs include:
    - Assembling products
    - Reprocessing products
    - Quality testing of products
  - 75 people working in the offices doing Marketing, Product Design, Graphic Design, General Administration and Quality Assurance.
- 6.0 The company would generate around 4 HGV movements (2 in and 2 out) per day and 20 vans each doing one trip per day (i.e. 40 trips in total).
- 7.0 Staff movements would be split across 2 shifts (6.00 a.m. – 2.30 pm and 11.00 – 7.30 pm.) and therefore very little traffic would be generated in the peak hours. Over the day and adopting the 79% car drive mode share recorded on the site would give circa 50 inbound movements per shift and 50 outbound movements at the end of each shift.
- 8.0 Overall this would generate less traffic in both the peak hours and across the day than were forecast and assessed in the planning application.
- 9.0 The application assessed 248 movements per day, the HIB operation would generate 242 movements.

**(3) Application No: PAP/2015/0680**

**Atherstone College, Ratcliffe Road, Atherstone, CV9 1LF**

**Outline - Change of use of existing college to residential including conversion of existing building and erection of new block, for**

**North Warwickshire & Hinckley College**

**Introduction**

This application was referred to the last Board meeting but determination was deferred. Members considered that a firm decision was required from the Health Organisations as to whether they would be interested in expanding the adjoining Surgery onto the site given the future growth anticipated in Atherstone. The Board made it clear that the deferral was for one month only.

The previous report is attached at Appendix A.

**Additional Information**

A response has been received from NHS England. This is attached at Appendix B. It can be seen here that the NHS is not in a position to declare an interest in the site.

**Observations**

In light of the response from NHS, it is now quite clear that the application should be determined and the previous report explains that the proposal can be supported.

**Recommendation**

That subject to the completion of a Section 106 Agreement relating to the provision of an off-site housing contribution as set out in Appendix A and subject to the conditions also set out therein, that planning permission be **GRANTED**.

## BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2015/0680

<b>Background Paper No</b>	<b>Author</b>	<b>Nature of Background Paper</b>	<b>Date</b>
1	Case Officer	E-mail	12/4/16
2	Case Officer	E-mail	15/4/16
3	NHS England	E-mail	27/4/16

*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.*

(4) Application No: PAP/2015/0680

Atherstone College, Ratcliffe Road, Atherstone, CV9 1LF

**Outline - Change of use of existing college to residential including conversion of existing building and erection of new block for**

**North Warwickshire & Hinckley College**

**Introduction**

The application is reported to Board at the discretion of the Assistant Chief Executive give the issues involved.

**The Site**

The existing building at the site is a relatively modern, two storey structure (see image below) situated on the south side of Ratcliffe Street, 50 metres north east of its junction with Long Street. The site includes a car park and some amenity space.

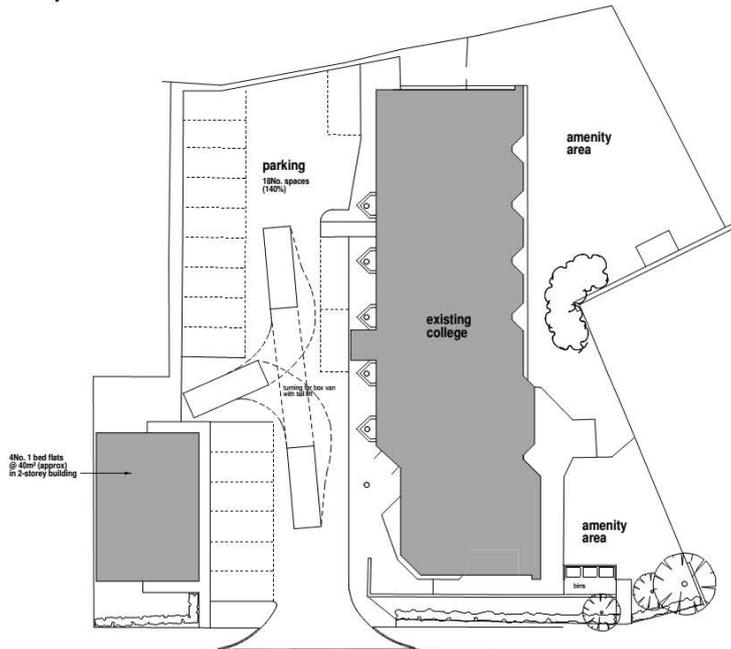


It is situated adjacent to a Youth and Community Centre and a doctors surgery. Residential development lies on the opposite side of Ratcliffe Road and to the rear of the site.

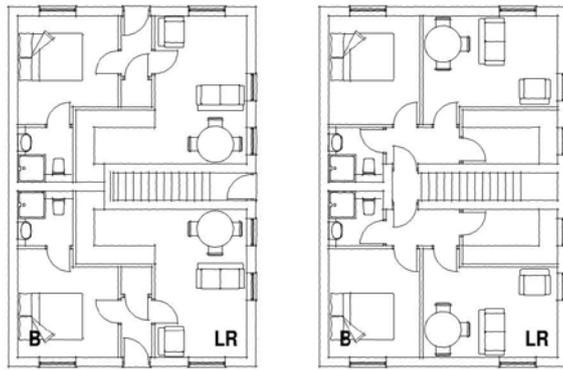
### The Proposal

The application seeks outline planning permission for the conversion of the existing college building to residential flats and the erection of a residential new block. The application form indicates that the development would comprise 13 units of accommodation, 4 of which would be one bed units and the remainder of which would be two bedroom units. The application seeks approval of access arrangements and layout and reserves the appearance, landscaping and scale to a reserved matters application.

The new block would comprise 4 one bedroom flats over two storeys. The proposed site layout is as shown below.

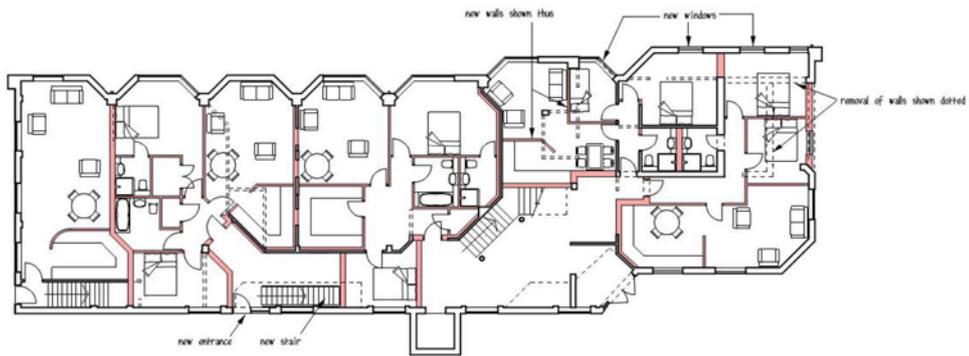


Illustrative layouts of the proposed accommodation are set out below:

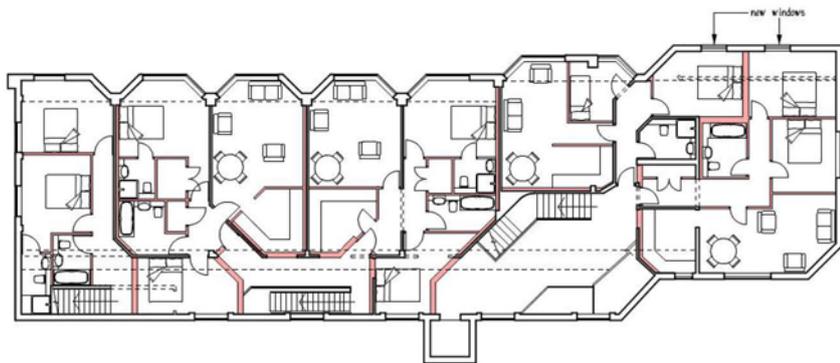


ground floor

first floor



ground floor plan



first floor plan

The new block would be positioned to the left hand side of the access, adjacent to the boundary with the doctor's surgery car park, at the position shown in the photograph below.



4/88

4/145

## Background

The application is accompanied by a Planning Viability Report on the loss of the building from social and community use ('Local Services and Community Facilities Statement'). Key facts and conclusions drawn by the applicant in this report are set out below:

Key Facts presented by the Applicant:

- The property was used from the date of construction some 20 years ago as an educational use facility and is therefore classed as D1 use. It was primarily used for 19+ adult learning but latterly also for 16-18 year old education.
- In total the area of the property previously occupied by North Warwickshire and Hinckley College (NHWC) for educational use is 834sq.m (8977sq.ft).
- The property is currently vacant but the main services to the building have remained and it is centrally heated by a gas fired boiler to a wet heating system.
- The Group Director, Facilities and Estates of the NHWC that estimate of running costs excluding decorating years is in excess of £50,000 per annum.
- The college indicates that the day to day running costs and regular maintenance and renewals have proved to be prohibitive and beyond its means given the current take up for courses and income derived from letting the space.
- From inspection, the building appears in a very good state of repair with no noted areas that will require significant expenditure in the near future save for a regular schedule of maintenance and redecoration.
- In the last financial year before the college relocated they had on average only 40 visitors per week, with only enough take up to run 2 groups a week. The property at its height was at full capacity having 176 visitors on a daily basis. The dramatic decline in number has in part due to cuts in government funding over the last 10 years of 43% which has caused greatly reduced demand for adult education. From 2013 the utilisation figures for the property have not been above 7% with government guidance having a lowest figure of 30%. Due to this the college concluded that it is not a viable site.
- The majority of learners came from outside of Atherstone in order to attend the course(s) that had been at Atherstone. There are only c.10% of students (379) out of a total student numbers of c.3000 that give a CV9 address as their permanent residence.
- The report considers alternative community uses for a GP surgery, a dentist, a children's day nursery and a school or other education only. It considers these to be the most obvious alternative social and community uses.
- To use the building as a GP surgery would incur refurbishment/remodelling costs, estimated to be circa £1,000/m<sup>2</sup> and therefore equating to .£800,000/900,000.
- There are 2 GP practices within 0.2 miles of the subject property which serve 19,000 patients. There are a further 6 practices in the surrounding area (up to 3.5miles) serving just over 25,500 patients.
- There are 2 practices within 0.3 miles of the subject property and a further 4 dental practices within 5 miles.

- A Needs Assessment for Primary Care Dental Services in Warwickshire Improving Access to NHS Dentistry did not give recommendations for any further Dental practices in Atherstone (Note - date of report not given).
- Within a 3 mile radius, there are at least 7 nurseries providing 275 places, which includes Willow Nursery/Atherstone Early Years Centre (0.1 miles), Ashleigh Nursery School (0.4 miles), Bradley Green and Banana Moon Nurseries (circa 2 miles). The applicant is not aware of any formula to assist in calculating whether supply and demand are in balance in respect of childcare provision.
- Commercial nurseries were specifically targeted in the marketing of the property and did not provide an offer either to purchase or lease the property.
- A review of the Government website in respect of schools shows that there are 5 secondary schools in the Borough. The Infrastructure Delivery Plan 2014 states that the 'Borough has an adequate supply of primary, infant and junior schools'.
- A comprehensive marketing campaign was carried out.

Conclusions Drawn by the Applicant:

- The size of the property limits the audience of occupiers.
- Alternative college facilities located in Nuneaton and Hinckley are all easily accessible from Atherstone by public and private transport.
- The majority of students came from outside CV9 and thus there would therefore be no significant loss to the Atherstone community.
- Within 5 miles of the subject property there are 6 sixth-form centres/colleges the local community can access. There is no substantial evidence that the local community will be unable to access education facilities.
- All alternative uses would incur reconfiguration costs and significant investment would be required.
- The area is not an 'under doctored area'
- There are a large number of nurseries in the area and those in the immediate area appear of sufficient capacity to be sustainable.
- The layout would not work well for a children's nursery given staffing ratio requirements and would require significant investment to meet Ofsted requirements.
- Car parking and congestion would be an issue for such an extensive nursery or for a school.
- Other uses have not been considered, such as petrol stations, blue light services and sports facilities, given these would be wholly unsuitable for the property, site and surrounding area.
- The existing supply of other services, investment required to the property, compliance and registration with regulatory authorities, fit out costs, lack of external space and potential traffic/parking concerns combine to mean the property is not suitable for other community uses.

## **Development Plan**

The Core Strategy 2014 - (Sustainable Development); NW2 (Settlement Hierarchy), NW4 (Housing Development), NW6 (Affordable Housing Provision), NW10 (Development Considerations), NW11 (Renewable Energy and Energy Efficiency), NW12 (Quality of Development), NW18 (Atherstone), NW20 (Services and Facilities) and NW22 (Infrastructure)

## **Other Relevant Material Considerations**

National Planning Policy Framework 2012 - (the "NPPF").

Local Finance Considerations: - The New Homes Bonus applies.

## **Consultations**

Environmental Health Officer – No comments to make

Warwickshire County Council as Lead Local Flood Authority – No objection.

The Council's Housing Strategy and Development Officer – Identifies a need for affordable housing and points out that the site is in one of the Borough's biggest areas of housing need.

Warwickshire County Council Infrastructure Delivery Manager – Confirms that no departments have expressed an interest in any possible community use of the building, including the Education Authority. It cannot therefore foresee a potential alternative uses for the site/premises, or identify an unmet current or future need.

Warwickshire County Council as Highway Authority – No objection subject to conditions.

Contracts and Projects Manager, Primary Care, Midlands and East Region/West Midlands, NHS England - In view of the anticipated housing development, as described in the local plan, a health interest in this site needs be declared. This would allow the current GP surgery to expand to cope with the increase in population in that area.

Director of Partnerships and Engagement, Warwickshire North Clinical Commissioning Group - Indicates that it will raise this matter through the CCG internal governance but that at this time it cannot make any decisions or response that implies or makes any commitment to any capital or revenue funding at this stage. However its draft estates strategy and direction of travel for out of hospital care in community settings and its draft primary care sustainability plan recognises the need for primary care to be responsive to demographic growth and new housing developments and it will be discussing this internally as part of its primary care and estates developments . It also recognises the important role for primary care in North Warwickshire and for rural communities. Therefore whilst it concurs with the Primary Care Contracts and Projects Manager's, response in principal, it advises that it cannot make any commitments in respect to financial implications and it will need raise this through its governance and Primary Care Joint Commissioning Committee going forward.

## **Representations**

Councillor Jarvis - Indicates an awareness that the adjacent doctor's surgery would like to expand but is constrained by the current size of its site. It advises that the practice has made approaches to other neighbouring land owners in the recent past about the prospect of buying additional land, but has been unable to secure any so far. Atherstone is a location that is expected to accommodate a large volume of housebuilding in the near future and the Council is aware that improvements to health facilities will be a requirement. It is suggested that this site represents an opportunity to address the matter.

Atherstone Town Council - No objection to this application, but seeks a section 106 Agreement to address increasing parking at the adjoining doctor's surgery.

Partners of Atherstone Surgery – They indicate that they see the development at the Atherstone College as an opportunity to improve the practice service. The recent increase in the number of housing developments within the area has resulted in an increase in the practice list size. The Partners understand there are potential further large developments planned and anticipate that practice list size will go up by a further 2,000 patients in the near future. They indicate that they are currently operating close to capacity and limited car parking is a hurdle for future expansion. To respond to the needs of planned new housing the practice is looking to employ further partners and this will require extra rooms, the restricted parking will hamper such expansion. In the history of Atherstone Surgery it has never had to consider the very difficult decision to close its lists, however it is currently near this point. The Partners request co-operation between the Surgery, the Developers and the Council to release some of the existing college land, in order to enable the surgery to increase its parking and permit development to satisfy the health provision needs. The Practice invites members to visit the surgery so that they can see the constraints.

Patient Participation Group – The Group indicates its unanimous support for the letter sent to the Council from the Partners of The Atherstone Surgery.

Two residents from Ratcliffe Road have written raising the following matters:

- The additional traffic will be a hazard, particularly given the proximity of the surgery, nursery and fire station.
- Construction traffic will be unsafe and noisy.
- The use would lead to problems with car parking.
- Additional traffic would adversely affect the character of the neighbourhood.
- 

## **Observations**

The site lies within the development boundary identified for Atherstone. It is in a very sustainable central location close to the town centre with all of the services on offer in Atherstone, including good public transport road and rail links. It is a desirable location for both its current community use and for the proposed residential use.

However, there are two principal aspects to this application. The first is whether the building should be lost from its present community based use and assuming it is established that the building can be lost from such use, the second is whether the site is suitable for residential use comprising a conversion and a new build unit.

**a) The Loss of Land and a Building from Community Use**

The NPPF identifies that sustainable development should provide for accessible local services that reflect the community's needs and support its health, social and cultural well-being. It sets out that, as a core planning principle, planning authorities should take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs. To promote healthy communities it guards against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

The Council's adopted Core Strategy takes the same stance. Policy NW10 identifies that development should maintain and improve the provision of accessible local and community services, unless it can be demonstrated that they are no longer needed by the community they serve; not needed for any other community use, or that the facility is being relocated and improved to meet the needs of the new, existing and future community. Policy NW20 indicates that proposals that would have a detrimental impact on the viability and vitality of town centres will not be permitted and that the loss of existing services or facilities which contribute to the functioning of a settlement will only be supported where the facility is replaced elsewhere or it is proven that its loss would harm the vitality of the settlement.

The application proposes the total loss of the building from its current use, or any other alternative community use, followed by the redevelopment of the site with housing. The case for this is made by the applicant in a 'Local Services and Community Facilities Statement' document. The statement offers information about the site and the building and gives the applicant's assessment of the need for alternative community uses of the building, including his assessment of the need for provision of some health services, albeit limited only to general practitioner and dental services.

The claims made by the applicant have been explored.

The County Council identifies no continuing need for the building to remain in community use, including no continuing need for it to remain in use for education purposes.

No interested parties who wish to use the building for ongoing community purposes have been identified either through the marketing of the property for sale/lease or as a result of the publication of this application for consultative purposes.

The main interest expressed in the use of the site for community purposes is for use for the provision of health facilities. This takes the form of an interest in part of the land for car parking for use in association with the adjoining doctors surgery, but also, an 'in principle' interest from the Primary Care and Clinical Commissioning Groups of the Health Authority in light of the need to accommodate needs that will likely arise from the future growth of the settlement.

Given that Atherstone is a location that is expected to accommodate a large volume of housebuilding in the near future, it is fully expected that improved health facilities will be a necessity in due course. Given that Atherstone is the main town in the Borough, and that it is beyond the Green Belt, a substantial part of housing need will be likely to be met in the Atherstone/Mancetter area. A planning application is currently submitted which proposes 620 new dwellings in Atherstone. Furthermore, the anticipated requirement to allocate land to meet the shortfall in housing land from neighbouring authorities is likely to result in an upwards lift in the scale of housing land allocated in North Warwickshire.

The applicant advises that Dr Samir Purnell-Mullick of the adjoining surgery confirmed that the practice has no current plans to further expand as 3 partner doctors are nearing retirement, and due to the fact that only recently they have extended to provide a new pharmacy. The applicant acknowledges that the doctor confirmed that they would be interested in some additional parking but he advises that the doctor confirmed that he would not wish to buy the land necessary. The applicant, reasonably, should not be expected to dispose of land to the adjacent surgery on such a free of charge basis.

The Health Authority has been asked to consider whether there is any potential need for, or prospect of, a multi-purpose facility incorporating a variety of medical services, either on the college site as a stand-alone development or as part of a larger redevelopment with the adjacent doctor's surgery site. If a potential alternative use for the site/premises, or identify an unmet current or future need could be foreseen, the Health Authority has been asked to offer an estimate of the timeframes involved in the delivery of such.

Whilst it is regrettable that it has taken some time to establish the Health Authority's position, in the best interests of the forward planning of the town, it is considered that it is important that a definitive position is established ahead of reaching a decision on this application. Once this site is lost to redevelopment it would be a challenge to find a comparably central site for ongoing and future health provisions. Only when consultees advise of a more definitive position will it be possible to assess the likely or potential fit of the application premises with current and anticipated need for medical services in the settlement of Atherstone, and make an assessment of whether there are reasonable prospects of the delivery of the alternative use. Given the key importance of this matter it is proposed that a definitive decision on this application is deferred at this stage to explore this issue further.

#### **b) Change of Use to Residential**

Notwithstanding the consideration of the possibility of continuing use for community purposes, it is necessary to consider whether the proposed change of use is appropriate in the event that a continuing community use is not established.

As stated above, the site is in a main settlement and in a sustainable location within that settlement, and thus there is no objection in principle to redevelopment for residential purposes.

The site is in a mixed commercial, community and residential area. It is not considered that any near neighbouring uses would cause harm to the amenity of future occupiers of the site or that future occupiers of the site would adversely affect

the amenity or operation of the adjacent uses. This is with one potential exception. The neighbouring Youth and Community Centre contains an outdoor 'play' space used by youths in the day and evenings (see photograph below). There is some potential for noise and disturbance to potential residents. The site boundary contains planting which presently forms a good screen for privacy and for some noise reduction. It would be desirable to retain this. There is however, a suggestion on the illustrative layouts that new windows would be proposed to be formed in the elevation of the existing building closest to the community centre. It would be precautionary to require the use of acoustic glazing in any new window openings. This could be secured by condition.



The site contains adequate car parking for the proposed number of dwellings given the location of the site close to the town centre. It would achieve 18 spaces for 13 dwellings. It is not considered that the proposed development would result in on street car parking difficulties. The use is unlikely to lead to any greater pedestrian safety issues than the current lawful use of the site as a college. The Highway Authority offers no objection following a demonstration that large service vehicles can safely access the site and turn within it.

Though in outline, the erection of a new building is proposed. The building would contain four relatively small one bedroom flats. It is considered that a building at the location shown could be accommodated without detriment to the street scene. The development in this vicinity is predominantly two storey. It would be appropriate to limit the scale of the new build unit to this height by condition.

The application is accompanied with a calculation for an off-site affordable housing contribution. The value attributed to the units has been justified by a comparison to the existing market. This can now be secured through a Section 106 Agreement to accord with the requirements of Policy NW6 of the Core Strategy.

### **Conclusion**

Without a more definitive response from the Health Authorities and in particular, the Clinical Commissioning Group, it is presently not possible to make a reliable assessment of whether there are reasonable prospects for the delivery of alternative medical/health use. The consultee has identified an intention to take the matter to a

Primary Care Joint Commissioning Committee. It is proposed to await the findings of this committee before making a final recommendation on this application. However, in the event that it is established there is no reasonable prospect for the delivery of alternative medical/health use, members are invited to give the applicant the greater certainty that the Council is minded to support the alternative residential use.

### **Recommendation**

That, subject to the clarification of the consultation response from the NHS Clinical Commissioning Group and confirmation that there is no reasonable prospect of it securing the site for community health purposes, the Council is minded to support the application, subject to a Section 106 Agreement relating to the provision of off-site affordable housing and subject to conditions covering the following matters:

- Standard Outline Conditions
- Specified approved plans
- The new block shall contain no more than 4 units of accommodation and shall be no more than two storeys in height.
- Acoustic glazing shall be used in the event of the insertion of any new window openings in the converted building.
- Renewable energy generation and energy efficiency measures shall be incorporated in order to meet the requirements of the North Warwickshire Core Strategy Adopted October 2014 Policy NW11.
- Conditions recommended by the Highway Authority in respect of access and parking.
- The submission, approval and implementation of a landscaping scheme, including a scheme for the retention and protection of existing trees and shrubs.

## BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2015/0680

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	4 11 15 18 12 15 24 2 16 2 3 16
2	Environmental Health Officer	Consultation Response	5 1 16
3	Warwickshire County Council Highways Authority	Consultation Response	8 1 16 10 3 16
4	Forward Planning Manager	Consultation Response	19 1 16
5	Warwickshire County Council Infrastructure Delivery Manager	Consultation Response	1 2 16
6	Primary Care, Midlands & East Region/West Midlands, NHS England	Consultation Response	24 3 16
7	Clinical Commissioning Group	Consultation Response	25 3 15
8	Cllr Jarvis	Representation	3 1 16
9	S Conroy	Representation	5 1 16
10	Mr & Mrs Heap	Representation	8 1 16
11	Atherstone Town Council	Representation	21 1 16
12	Partners of Atherstone Surgery	Representation	27 1 16
13	Patient Participation Group	Representation	1 2 16

*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.*

**Brown, Jeff**

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**From:** Rosling David (NHS ENGLAND) <d.rosling@nhs.net>  
**Sent:** 27 April 2016 09:56  
**To:** Levy, Erica  
**Cc:** Brown, Jeff; Northcote Jenni (05HN) Warwickshire North CCG (Jenni.Northcote@warwickshirenorthccg.nhs.uk); Johnson Margaret (NHS ENGLAND)  
**Subject:** RE: Planning Application - PAP/2015/0680 Atherstone College, Ratcliffe Road, Atherstone

Erica,

I have consulted with Warwickshire North CCG and the Atherstone Surgery and we are not in a position to confirm that this site will definitely be used for healthcare facilities. We understand that it is likely that the planning application will therefore be granted and consequently the site will not be available.

David Rosling  
 Contracts & Projects Manager, Primary Care  
 Midlands & East Region/West Midlands  
 NHS England  
 0113 825 3141

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**From:** Levy, Erica [mailto:EricaLevy@NorthWarks.gov.uk]  
**Sent:** 12 April 2016 12:30  
**To:** Northcote Jenni (05HN) Warwickshire North CCG (Jenni.Northcote@warwickshirenorthccg.nhs.uk); Rosling David (NHS ENGLAND)  
**Cc:** Brown, Jeff  
**Subject:** Planning Application - PAP/2015/0680 Atherstone College, Ratcliffe Road, Atherstone  
**Importance:** High

Dear Jenni and David,

The planning application at Atherstone College was considered by the Planning and Development Board at its meeting last night. For your information I have attached a copy of the written report that was presented to the Board.

The resolution of the Board was in accord with the recommendation:

That, subject to the clarification of the consultation response from the NHS Clinical Commissioning Group and confirmation that there is no reasonable prospect of it securing the site for community health purposes, the Council is minded to support the application, subject to a Section 106 Agreement relating to the provision of off-site affordable housing and subject to conditions.

The Board has indicated that it wishes to defer the determination of the application for one meeting only and it indicates that it will make a decision at its next meeting. The next meeting will be on 16 May 2016. The Board has indicated that if it receives nothing affirmative from the bodies representing Health Authority interests it will be minded to support the alternative residential use of the site.

I write to you now firstly to appraise you of the up to date position, but most importantly to urge you to give me a united, definitive position in respect of this property and the Health Service requirement for it.

The Council is mindful that it is in the best interests of the forward planning of the town to clearly establish whether there is a prospect for the use of the building/site for health purposes. We are further mindful that once this site is lost to redevelopment it would be a challenge to find a comparably central site for ongoing

and future health provisions and that it is potentially the loss of a valuable opportunity. However, if we proposed to refuse planning permission for the residential development of the site, we would need to have confidence that there was a reasonable prospect of the delivery of the alternative use.

I appreciate that you work within a decision making structure and that decisions are taken across different agencies within the health service, and that consequently the decision making can take some time, but I would appreciate it if you could work together to expedite this matter within my required timescale. I must now report back to the Board on 16<sup>th</sup> May. In order to do so, and publish the report appropriately, I will need to have written it by a deadline of 3 May 2016.

If you feel that it would be helpful to meet to discuss this property then I would be happy to facilitate a meeting.

I hope that you can help and I look forward to hearing from you.

Regards,  
Erica

Mrs Erica Levy  
Senior Planning Control Officer  
(01827) 719294



Atherstone, start of the Warwickshire stage of the Aviva Women's professional cycle Tour,  
16th June  
[www.northwarks.gov.uk/awt](http://www.northwarks.gov.uk/awt)

**Website - [www.northwarks.gov.uk](http://www.northwarks.gov.uk)**  
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