

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 17th October 2006

Report Title **Seven Trent Water, Stratford Road, Warwick - Extensions and Alterations to Longbridge Offices**

Summary This application is for the enlargement of the main building entrance and reception area, the construction of a new Disability Discrimination Act compliant link between two existing buildings, the erection of a new enclosed building to house plant, and minor building modifications.

For further information please contact Sue Broomhead
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Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers Planning application registered 14th August 2006.
Warwick District Council Response.
Environment Agency Response.
Email from Councillor R Randev.

CONSULTATION ALREADY UNDERTAKEN:-

Details to be specified

- Other Committees
- Local Member(s) Councillor R Randev – No objections.
(With brief comments, if appropriate)
- Other Elected Members
- Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive

- Legal I Marriott – comments incorporated.
- Finance
- Other Chief Officers
- District Councils Warwick District Council – No objection
- Health Authority
- Police
- Other Bodies/Individuals Environment Agency– No objection

FINAL DECISION **YES/NO** *(If 'No' complete Suggested Next Steps)*

SUGGESTED NEXT STEPS :

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

Regulatory Committee - 17th October 2006

**Seven Trent Water Stratford Road, Warwick
Extensions and Alterations to Longbridge Offices**

**Report of the Strategic Director for
Environment and Economy**

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the enlargement of the main building entrance and reception area, the construction of a new Disability Discrimination Act compliant link, the erection of a new enclosure to house plant, and minor building modifications at Seven Trent Water, Longbridge Office, Stratford Road, Warwick, subject to the conditions and reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No: W435/06CM024

Submitted By: Entec UK Ltd.

Received By: Strategic Director for Environment and Economy on 14th August 2006.

The Proposal: The enlargement of the main building entrance and reception area, the construction of a new Disability Discrimination Act compliant link, the erection of a new enclosure to house plant, and minor building modifications.

Site and Location: Seven Trent Water, Longbridge Office, Stratford Road, Warwick, CV34 6QW (grid ref: 427250.262650).

See plan at **Appendix A**.

1. Application Details

- 1.1 The proposed development is for the enlargement of the entrance and reception area to the front elevation of the building, the construction of a link between two of the main buildings, a new enclosure to accommodate cable and air services plant and minor modifications to the existing buildings. All works are proposed to ensure the building meets the requirements of the Disability Discrimination Act (DDA).

2. Consultations

- 2.1 **Councillor R Randev** – No objections.
- 2.2 **Environment Agency** – No objections.
- 2.3 **Warwick District Council** – No objections.
- 2.4 **Warwick Town Council** – No comments received.
- 2.5 **Libraries, Adult Learning and Culture** – No objections.

3. Representations

- 3.1 There have been no representations received relating to this application.

4. Observations

- 4.1 The Longbridge offices are located at the end of a private road which serves a limited number of properties. The proposed extensions and alterations to the offices incorporates three extensions to the existing buildings, which in total will add an additional 100m² of floor space to the accommodation. In addition to the extensions, minor modifications to the buildings and land immediately surrounding the accommodation are proposed. All extensions and alterations are proposed to ensure that the building meets the requirements as stated within the DDA and are in accordance with Policy DP14 of the Warwick District Local Plan.
- 4.2 The proposed development includes a small extension to the front elevation of the property allowing for an enlarged glazed reception area to enable improved access to the building, an enclosed link between two of the existing buildings to provide a lift and ramped access allowing for ease of movement between the buildings and a new enclosure for the plant to be sited adjacent to and within the main compound of office buildings. This plant is currently based on site but the applicant wishes to locate it all within one building. The proposed siting, design and layout of the extensions are considered to be appropriate, with the design matching that of the existing buildings on site. It is considered that the proposal accords with Policy DP1 of the Warwick District Local Plan.
- 4.3 It is proposed that all extensions and alterations will be constructed using materials to match the existing building, with all windows and doors to match the existing finishes and colours. It is therefore considered that the proposed materials would be acceptable, however a condition should be placed on any planning permission to ensure that the materials match the existing building as closely as possible to ensure a satisfactory visual appearance.
- 4.4 Additional works relating to the site include the construction of a new doorway in the northern elevation of building 5, the formation of an emergency refuge area and a new footpath and steps, and the creation of parking bays to be

constructed to disability standard. It is also proposed that an existing doorway and steps will be removed.

- 4.5 The proposed development will not increase the number of personnel working at the site and should therefore not have any adverse impacts on the local highway network. It is however proposed to designate four disability standard parking bays and implement six cycle hoops. The proposed development at the site will not impact on the current parking provision at the site and is in accordance with policy DP8 of Warwick District Local Plan.
- 4.6 The extensions and alterations are located on a site currently used as offices. It is not considered that the development will have any adverse impact on the environment or surrounding area and will not have a detrimental impact on any surrounding properties. The development is located out of the flood plain and will not require the felling of any trees, the site is however covered by the Rural Area policies as specified in the Warwick District Local Plan.

5. Planning Policies

- 5.1 It is considered that the proposed development accords with Policy ER.1 of the Warwickshire Structure Plan 1996 - 2011 and Policies DP1, DP8, DP14 and RAP1 of the Warwick District Local Plan 1996 – 2011 (Revised Deposit Version) May 2005.

6. Conclusions

- 6.1 The proposed development is considered to be in accordance with development plan policies and would not have an unacceptable adverse impact on the amenity of the locality as a whole. The proposed extensions are considered to be in keeping with the existing development on site and will not impact on the highway network. The proposed extensions and alterations will provide increased facilities, and ease of movement throughout the complex in accordance with the DDA.

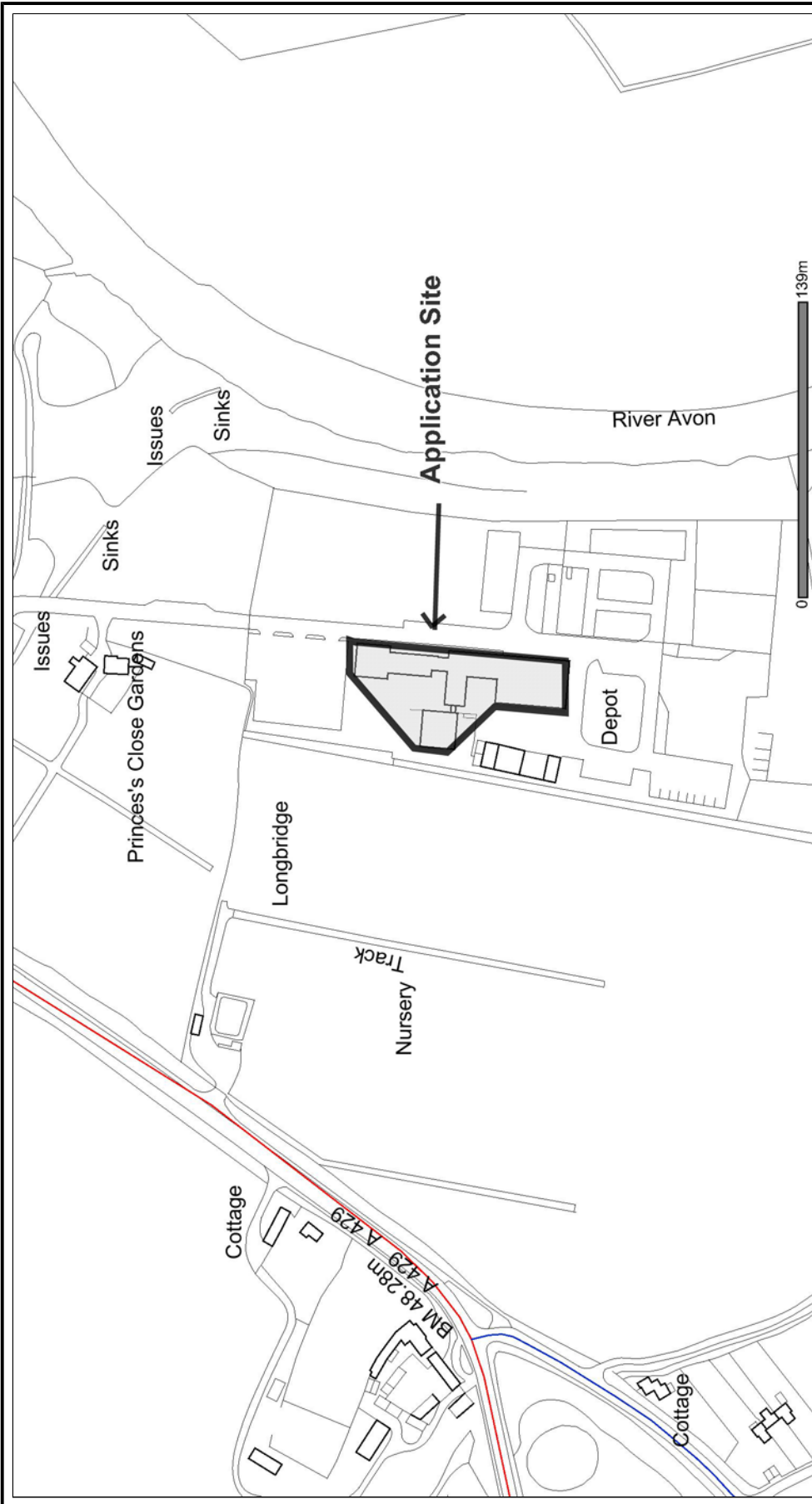
7. Environmental Considerations

- 7.1 It is considered that there are no significant adverse environmental considerations associated with the proposed development.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

29th September 2006

APPENDIX A OF AGENDA NO.



Scale 1: 2972 Ref No. W435/06CM024 Drawn Sue Broomhead

Regulatory Committee 17th October 2006

Subject **Extensions & Alteration at Longbridge Office, Stratford Rd**

Warwickshire County Council

John Deegan
Strategic Director for
Environment and Economy
Shire Hall, Warwick, CV34 4SX

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Regulatory Committee – 17th October 2006

**Seven Trent Water, Stratford Road, Warwick -
Extensions and Alterations to Longbridge Offices**

Application No. W435/06CM024

Commencement Date

1. The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

Reason: To comply with the provisions of section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-Commencement

2. The development hereby permitted shall be carried in accordance with the details submitted with application reference W435/06CM024 and the details shown on plan references '050407/A/100 rev F, 050407/A/052 rev B, 050407/A/051 rev B, 050407/A/150 rev F and 050407/A/151 rev E', unless the County Planning Authority agrees to any modification.

Reason: To ensure a satisfactory standard of development.

3. All facing and roof materials shall match the existing buildings as closely as possible unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interest of visual appearance.

Development Plan Policies Relevant to this Decision:

Warwickshire Structure Plan 1996 – 2011:

- (i) Policy ER.1.

Warwick District Local Plan 1996 – 2011 (Revised Deposit Version) May 2005:

- (ii) Policies DP1, DP8, DP14 and RAP1

Reasons for the Decision to Grant Permission

The proposed development is considered to be in accordance with development plan policies and would not have an unacceptable adverse impact on the amenity of the locality as a whole. The proposed extensions are considered to be in keeping with the existing development on site and will not impact on the highway network. The proposed extensions and alterations will provide increased facilities, and ease of movement throughout the complex in accordance with the Disability Discrimination Act.

Note:-The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.