

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 23rd January 2007

Report Title Warwickshire Fire and Rescue Service Training Centre, Leicester Road, Bedworth - Dismantling of Chimney Stacks

Summary This report recommends the grant of planning permission for the dismantling of chimney stacks at Warwickshire Fire and Rescue Service Training Centre, Leicester Road, Bedworth.

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Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers Planning application and letter from Nuneaton and Bedworth Borough Council dated 23rd November 2006.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s) Councillor J Haynes – no comments received as at
(With brief comments, if appropriate) 8/1/2007.
- Other Elected Members
- Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive
- Legal I Marriott – agreed.

- Finance
- Other Chief Officers
- District Councils Nuneaton and Bedworth Borough Council – objection
see paragraph 2.1
- Health Authority
- Police
- Other Bodies/Individuals

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 - 23rd January 2007

Warwickshire Fire and Rescue Service Training Centre, Leicester Road, Bedworth - Dismantling of Chimney Stacks

Report of the Strategic Director for Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the dismantling of chimney stacks at Warwickshire Fire and Rescue Service Training Centre, Leicester Road, Bedworth, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No : N383/06CC035.

Received by County : 25/10/2006.

Applicant : Cabinet of Warwickshire County Council.

Advertised Date : 8/11/2006

The Proposal : Provision for the dismantling of chimney stacks. [Submitted under Regulation 3 of the Town and Country Planning Regulations 1992.]

Site & Location : 0.13 ha of land at Warwickshire Fire and Rescue Service Training Centre, Leicester Road, Bedworth. [Grid ref: 357.874].

See plan in **Appendix A**.

1. Application Details

- 1.1 The application proposes the removal of the three roof mounted chimneys on the roof of the former police house that now forms part of the Fire and Rescue Service Training Centre. A planning statement has been submitted with the application.

- 1.2 This explains that the chimney stacks are leaning and redundant due to probable sulphate attack which has resulted in openings in the roof that have required maintenance. The removal of the chimneys would eliminate long term maintenance issues and prevent the occurrence of an accident.

2. Consultations

- 2.1 **Nuneaton and Bedworth Borough Council** – Objection - detrimental impact on the visual appearance of the building and associated roofscape on a building which is located in a prominent location along a primary route into Bedworth.
- 2.2 **Councillor J Haynes** – no comments received as at 8/1/07.

3. Representations

- 3.1 None.

4. Observations

Site and Situation

- 4.1 The training centre is made up of three buildings and is bounded by a larger complex of County Council buildings to the rear incorporating the Griff school complex and other former police buildings. The building concerned fronts onto the Leicester Road (B4113), this is the primary route connecting Bedworth with Nuneaton.
- 4.2 The building concerned is the northernmost out of the three that form the training centre. It is of a pre war design, finished in red brick that matches the two neighbouring properties. The building itself is a relatively small two-storey, detached property of a domestic scale and appearance.
- 4.3 The main design features incorporate a front protruding two-storey main gable with bow window at ground floor level to the right of front elevation. The remainder of first floor accommodation is accommodated within the roof space with the provision of a small flat roofed front dormer. The main front gable results in a hipped roof to the right of the front elevation only, resulting in an asymmetrical roof design.
- 4.4 Of the other two buildings the neighbouring building is of a similar period and design, whilst the other building is of a more recent construction being two-storey with a brick built flat roof design typical of the 1960/1970s period. The area is characterised by a number of uses and building styles including residential properties, retail premises and County Council uses including sheltered housing, schools and the training centre of varying design.

Impact on Visual Amenity

- 4.5 The main issue would relate to the impact of the removal of the chimney stacks on the visual amenities of the streetscene and the general character of the area.

If the property were viewed in isolation then the chimneys make a positive contribution to the overall design of the building and are a typical feature of the period. However, it also needs to be assessed in relation to the neighbouring buildings and the general area. The site does not lie within or adjacent to a designated Conservation Area and the building itself is not subject to any listing, statutory or local, which would require more stringent protection of architectural features.

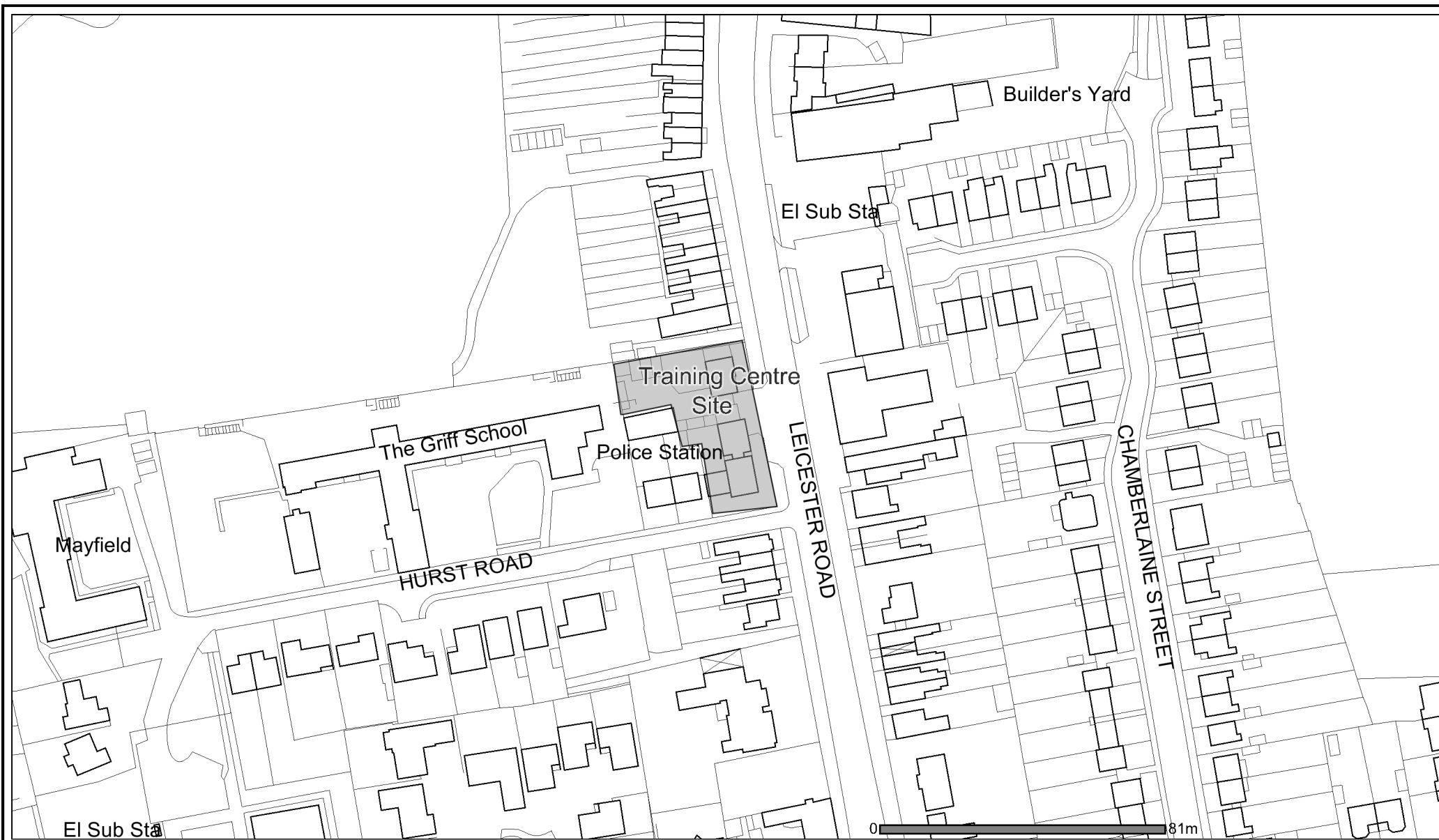
- 4.6 The two immediate neighbouring properties show some similar characteristics with brick constructions, pitched roofs as well as chimneys. They appear to be of a similar age to the building with which we are concerned. However, the other building within the training centre complex is a more modern flat roof design with no prominent chimneys when viewed from the front elevation. On the opposite side of the Leicester Road there are a number of commercial buildings, including a single storey flat roofed motorcycle garage and single storey convenience store directly opposite the site. These premises have been constructed using more modern methods and materials to give the area a mixed character with various building styles.
- 4.7 In addition, Leicester Road is busy with car traffic being the principal route between Nuneaton and Bedworth. It is largely devoid of trees and landscaping along the main frontage with off-street car parking around the buildings. This gives the area a cluttered urban appearance which does lower the visual quality of the area to some extent. Also the building itself has a number of detailed design features, as well as the chimneys, such as the front protruding gable, bay and dormer window that all help to retain some of it's original character.
- 4.8 Consequently, the removal of the chimneys would be acceptable in terms of the impact on the visual amenities of the streetscene. This ensures that the proposal is in accordance with policy ENV31 of the adopted local plan.

5. Environmental Implications

- 5.1 As the proposal relates to the removal of relatively small parts of a building, with an acceptable visual impact the impact on the environment would be limited.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

5th January 2007



Scale 1: 1500

Ref No. N383/06CC035

Drawn Richard Forbes

Regulatory Committee - 23rd January 2007

Subject

Warwickshire Fire Training Centre-Dismantling of chimneys



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APPENDIX A OF AGENDA NO.

Regulatory Committee – 23rd January 2007

**Warwickshire Fire and Rescue Service Training Centre,
Leicester Road, Bedworth - Dismantling of Chimney Stacks**

Application No: N383/06CC035

Conditions

1. The development hereby approved 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.

2. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref: N383/06CC035, the attached planning statement and drawing numbers 10370101 6/72/1 Revision A unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure development is carried out in accordance with the planning permission hereby granted.

3. The development hereby permitted shall not be commenced until further details, regarding the finishing and final treatment of the removed stack areas, have been submitted to and approved in writing by the County Planning Authority. The development shall then be carried out in accordance with the said approved schedule within 1 month of the date of the removal of the final stack.

Reason: To ensure a satisfactory standard of development in the interest of the visual amenities of the area.

Development Plan Policies and Proposals Relevant to the Decision to Grant Permission

Nuneaton and Bedworth Local Plan, adopted June 2006:

ENV31 – Other Development.

Reasons for the Decision to Grant Permission

In terms of the impact of the development in terms of visual amenity, the harm caused would not be sufficiently detrimental to reject the proposal when the character of the surrounding area and variation of building types within the area is considered.

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.