



The Town Council of Royal Leamington Spa

PLANNING DETERMINATIONS 11TH JUNE 2020

Planning Permission has been **REFUSED** by the Planning Authority in respect of the following applications:

W/20/0466 WM Morrisons Supermarkets PLC Retrospective
application for the erection of 3no. structures comprising MOT test pod, wheel repair
pod and car body repair centre (re-submission of W/19/2163) Morrisons Old
Warwick Road CV31 3NT

RESOLVED that no objection is raised

WDC Reason for Decision

Policy EC1 of the Warwick District Local Plan 2011-2029 stipulates where, within the District, new employment development (within use classes B1(b) and (c), B2 and B8) will be permitted. Three appropriate locations where such development will be permitted are listed as:-

- i. Within the employment land allocated in Policy DS9;
- ii. Within established and committed employment areas in Policy EC3;
- iii. Within town centres, subject to the town centre policies or any subsequent area action plan coming into effect after this plan.

The application site is not within the employment land allocated in Policy DS9 nor is it within an established and committed employment area in Policy EC3. The site lies outside the town centre and therefore none of the above criteria are applicable in this case. The provision of new B2 uses in this location, is therefore unacceptable in principle and contrary to the aforementioned policy.

Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. Furthermore, Policy NE4 states that new development will be permitted that positively contributes to landscape character. One such way through which this can be achieved is for development proposals to demonstrate that they have considered their landscape context; relating well to local topography and enhancing key landscape features, ensuring their long term management and maintenance and aiming to either conserve, enhance or restore important landscape features.

The development, which is retrospective, places a number of pod-like structures in close proximity to the entrance to the supermarket car park where they are prominent and highly visible to all users of the supermarket. Moreover, they are orientated such that their rear elevations face towards the entrance into the site so that patrons of the supermarket are welcomed by blank walls and external plant housing.

The negative visual impacts of the development are further compounded by the fact that an area of structural landscaping which formed part of the approved planning permission for the supermarket development has

been removed to facilitate the development for which permission is now sought. This prominent and visible entry point into the site, which should be characterised by the approved soft landscaping scheme and associated tree planting, is instead now dominated by steel structures, with little in the way of soft landscaping to mitigate the visual impacts. Moreover, the extent to which this area of the site has been developed leaves no room for a replacement planting scheme to be conditioned, to adequately mitigate the loss of the former structural landscaping, and in any case, the provision of landscaping elsewhere within the site would not compensate for the loss of the landscaping from this prominent part of the site.

W/20/0467 WM Morrison Supermarkets PLC Part retrospective application for signage comprising 3no. internally illuminated fascia signs, 3no. hoarding signs (non-illuminated) and external vinyls on side and rear facing elevations of pod structures (re-submission of W/19/2164) Morrisons Old Warwick Road CV31 3NT

RESOLVED that no objection is raised

Split decision on this application - Advertisement Consent was refused for proposed external vinyls on side and rear facing elevations

Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. One such way through which this can be achieved is for development to harmonise with, or enhance, the existing settlement in terms of physical form and for it to adopt appropriate materials and details.

The application site occupies an area of an established supermarket car park and the already erected pods on which it is proposed to fix external vinyls occupy a highly prominent and visible location within the car park in close proximity of the entrance into the site. Vinyl graphics are proposed on three of the main elevations (both sides and rear) of the smaller of the two pods on the east side of the application site. The proposed vinyls would cover the full extent of each elevation and would comprise a mix of colourful and over-sized graphics which, in the opinion of the Local Planning Authority, are neither characteristic of the surrounding area, nor do they reflect appropriate materials and details having regard to the existing settlement in terms of physical form.

Advertisement Consent was granted for retrospective application for signage comprising 3no. internally illuminated fascia signs, and external vinyls to 'Wheel A&E' pod (re-submission of W/19/2164)

W/20/0512 Mrs Angela Dainty Erection of first floor front extension and external alterations 2 Wheathill Close CV32 6PL

RESOLVED that no objection is raised

Local Plan Policy BE1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design. The adopted Residential Design Guide SPD also sets out design principles which development proposals should comply with. In addition, paragraph 130 of the National Planning Policy Framework

(NPPF) states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

The proposed first floor extension with a large gable feature is considered to be disproportionately large, dominating the front elevation and not appearing as a subservient addition as required by the Residential Design Guide SPD. While some properties in Wheathill Close have extended the front of their properties at first floor those are considered to be relatively modest in scale and unlike the proposal are not viewed as conspicuous incongruous features in the streetscene. Additionally the proposed extension has not been set down by 225 mm, as set out in the Residential Design Guide SPD which only serves to compound the inappropriate design.

The proposal includes a mixed palette of materials including render, brick and cladding. It is considered that the amount of timber cladding proposed would further compound the incongruity of the proposal in the streetscene where this material does not feature in any material way.

Planning Permission has been **GRANTED** by the Planning Authority in respect of the following applications:

W/18/0190 Queensway Conference Centre Ltd Outline application
for the demolition of the existing workshop and the construction of a mixed use
development consisting of a complimentary health suite (Use Class D1) and 19no. flats
consisting of 12 x one bedroom, 4 x two bedroom and 3 x three bedroom Unit
3 Holly House Queensway CV31 3LZ

RESOLVED that an objection is raised on the following grounds:

1. Lack of a Transport Statement outlining the impact this development would have on traffic movements and on-street parking, as requested by WCC Highways on 29th March 2018.
2. No mention of an affordable housing element in accordance with Local Plan policy H2 - is this provision being included?
3. Less proposed structural planting having a detrimental effect on the site when developed.