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Date: 23rd June, 2014

Our Ref: NJF

Dear Sir/Madam,

A meeting of the **PLANNING APPLICATIONS COMMITTEE** will be held in the Council Chamber, Town Hall, Nuneaton on Tuesday, 1st July, 2014 at 5.00 p.m.

Public Consultation on planning applications will commence at 5.00 p.m. (see agenda item no. 5 for clarification).

Yours faithfully,

ALAN FRANKS

Managing Director

To: All Members of the Planning Applications Committee

(Councillors W.J. Hancox (Chair), J.B. Beaumont, I.C. Bonner, R.G. Copland, J. Foster, D. Harvey, P.D. Hickling, B.J. Longden, A.A. Lloyd, D.C. Navarro, N.J.P. Phillips, G.D. Pomfrett and J. Sheppard)

AGENDA

PART I - PUBLIC BUSINESS

1. EVACUATION PROCEDURE

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside the Yorkshire Bank on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

2. APOLOGIES - to receive apologies for absence from the meeting.

3. MINUTES - To confirm the minutes of the meeting held on the 10th June, 2014 **(Page No. 4)**

4. DECLARATIONS OF INTEREST

To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

Note: Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council's Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

5. APPLICATIONS FOR PLANNING PERMISSION ON WHICH THE PUBLIC HAVE INDICATED A DESIRE TO SPEAK. EACH SPEAKER WILL BE ALLOWED 3 MINUTES ONLY TO MAKE THEIR POINTS – the report of the Head of Development Control attached. **(Schedule Page No. 6)**
6. APPLICATIONS FOR PLANNING PERMISSION ON WHICH NO MEMBER OF THE PUBLIC HAS INDICATED A DESIRE TO SPEAK – the report of the Head of Development Control attached. **(Schedule Page No. 6)**
7. ANY OTHER ITEMS which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified).

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

10th June, 2014

A meeting of the Planning Applications Committee was held at the Town Hall, Nuneaton on Tuesday, 10th June, 2014.

Present

Councillor W.J. Hancox – Chair

Councillors J.B. Beaumont, I.C. Bonner, J. Foster, D. Harvey, P.D. Hickling, B.J. Longden, D.C. Navarro, N.J.P. Phillips, G.D. Pomfrett, and J. Sheppard.

Apologies for absence from the meeting were received from Councillors R.G. Copland and A.A. Lloyd.

PLA 1 **Courtesies**

The Chair welcomed all Members and Officers to the Committee.

PLA 2 **Minutes**

RESOLVED that the minutes of the meeting held on 13th May, 2014 be confirmed.

PLA 3 **Declarations of Interest**

The following members declared interests in respect of the applications indicated (the reasons for the declaration of interests are recorded in the relevant minute or in the schedule).

Councillor J.B. Beaumont : an Other Interest by reason of him being a Member of Warwickshire County Council 032609/BU

Councillor D.C. Navarro : in any relevant item by reason of his appointment as a Non-Executive Director of the George Eliot NHS Trust

IN PUBLIC SESSION

PLA 4 **Planning Applications**

(Note: Names of the members of the public who spoke are recorded in the Schedule.)

RESOLVED that decisions be made on applications for planning permission as shown in the attached schedule, for the reasons and with the conditions set out in the report and addendum unless stated otherwise.

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND RELATED MATTERS REFERRED TO IN MINUTE PLA 4 OF THE PLANNING APPLICATIONS COMMITTEE ON 10th JUNE, 2014

032625/AB: 24 & 24a Charles Street, Nuneaton

Erection of 7 flats in one two-storey block (utilising the roof space) (including demolition of existing dwelling and repairs garage)

Applicant: Mr Colin Scaife

Speakers: County Councillor Hicks

DECISION:

Refused on the grounds that the proposed development would be over-intensive, would have a negative impact on the visual amenity of the area, would have a detrimental impact on the residential amenity at nos. 22 and 20 Charles Street and it would not provide sufficient off street car parking which could lead to parking problems and highway safety issues on Charles Street.

032609/BU: 92 Bedworth Road, Bulkington

Erection of a detached dwelling (outline to include access and layout with all other matters reserved)

Applicant: Mr George Brindley

DECISION:

- (1) The Head of Development Control be given delegated authority to grant planning permission, subject to the completion of a Section 106 agreement relating to a contribution towards the provision and maintenance of open space and play facilities in the area; and**
- (2) any future applications for the approval of reserved matters at this site be submitted to Planning Applications Committee for approval.**

N.B. Councillor J. B. Beaumont declared an Other Interest in this item by reason of him being a Councillor for the area concerned and prior to being a member on Planning Applications Committee, he was involved in positive engagement in respect of this application.

032678/WE: Former Fox and Crane, 263 Weddington Road, Nuneaton

Application for variation to the Section 106 Agreement, dated 23rd March 2009, to remove the requirement for affordable housing (2 shared ownership properties), open space (£1010 per 2 bedroomed properties £635 per 1 bedroomed) under Planning Application 012392

Applicant: Cartwright Homes Ltd.

DECISION:

Deferred at the Applicant's request to allow for further negotiation.

**Applications for Planning Permission etc.
Agenda Item Index**

Item No.		Page No.
 Previously considered		
1.	032678/WE Former Fox and Crane, 263 Weddington Road, Nuneaton	7
 Planning Applications		
2.	032760/GC Site 46B008, Park Lane, Nuneaton	10
3.	032563/GC Site 25D007, Land adjacent to 23 Salisbury Drive, Nuneaton	15
4.	032659/GC Stretton Lodge, 68 Plough Hill Road, Nuneaton	20
5.	032730/CH Site 37B006, Sycamore Road, Nuneaton	22
6.	032669/BE 60 Ambleside Road, Bedworth	25

Wards:					
AB	Abbey	AR	Arbury	AT	Attleborough
BA	Barpool	BE	Bede	BU	Bulkington
CH	Camp Hill	EX	Exhall	GC	Galley Common
HE	Heath	KI	Kingswood	PO	Poplar
SL	Slough	SN	St Nicolas	WB	Wembrook
WE	Weddington	WH	Whitestone		

PREVIOUSLY CONSIDERED

1. **032678/WE: Former Fox and Crane, 263 Weddington Road, Nuneaton**
Application for variation to the Section 106 Agreement, dated 23rd March 2009, to
remove the requirement for affordable housing (2 shared ownership properties), open
space (£1010 per 2 bedroomed properties £635 per 1 bedroomed) under Planning
Application 012392

Applicant: Cartwright Homes Ltd

Proposal:

The proposal is to vary the Section 106 Agreement, dated 23rd March 2009 in relation to Planning Application 012392 for the erection of 18 dwellings and the extension and conversion of the existing building into 6 apartments (to include the demolition of the existing toilet block, existing extensions and old annex buildings). Specifically, it is proposed to remove the current requirement for the provision of affordable housing on the site (in the form of 2 shared ownership properties).

Background:

This item relates to a request to vary a legal agreement which was entered into by the developer and the Council when planning permission was granted for the development of this site off Weddington Road. It mainly relates to the Fox and Crane building and this application is to seek approval for a deed of variation of the Section 106 Agreement to remove the current requirement for the provision of affordable housing on the site (in the form of 2 shared ownership properties). This variation is being reported to Committee as it is a material change to the Section 106 Agreement that was approved by Committee.

This item was deferred from last Committee to allow for further negotiation. Originally the applicants proposed the provision of £65,000 instead of the affordable housing. Following a number of meetings the applicants have stated that they would be willing to provide a 2 bedroomed socially rented house on the Boot Wharf site or allow for a financial contribution of £80,000 to be paid to the Council for affordable housing provision off site.

Consultees Notified:

NBBC Housing Strategy Manager, NBBC Parks & Countryside, NBBC Land & Property Manager.

Neighbours Notified:

20 Brixham Close. 10 Brookdale Road. 1 Carlson Terrace (Lutterworth). 49B, 52, 67, 73, 75 Church Lane. 11 Crediton Close. 6 Fox Avenue. 85 Grasmere Crescent. 54 Kingsbridge Road. 15 Langdale Drive. 1-13 (inc) Lionel Close. 15 Swinburne Close. 46, 48 The Long Shoot. 242, 261 – 267 (odd), 271-277 (odd), 258-284 (even) Weddington Road. 27-39 (odd), 43 Winchester Avenue. 57 Windmill Avenue (St Albans). The Nuneaton Society.

Consultation Representations:

NBBC Housing Strategy Manager

1. Support from a Strategic Housing perspective happy with the following options to assist in bringing forward the redevelopment of this building:
 - Option 1. That in lieu of the provision of 2 shared equity flats on this site we accept a 2 bed 'affordable rent' house on the Boot Wharf site in the Town Centre.
 - Option 2. That in lieu of the provision of 2 shared equity flats on the above site we accept a commuted sum of £80K for use to either
 - a) upgrade/improve existing Council properties in the Weddington locality, or
 - b) use to place in a pot with which to consider contributing to the purchase of 'buy back' opportunities from former council properties in the Borough.

Option 3. Explore the opportunity to use the £80K to enable a unit on the Davidson's development to be converted from shared equity to 'affordable rent'. Negotiation with the Land Owner and Waterloo Housing Association would be required.

NBBC Parks & Countryside

1. Objection on the following grounds:
 - a. Object unless viability report considers contribution is not viable.

NBBC Land & Property Manager

1. Support on the following grounds:
 - a. Conversion of former pub needs to be considered in terms of viability across the whole site and not in isolation.
 - b. It is accepted that in isolation the pub conversion might be potentially proportionately be more costly than the new build however the new build might be considered as 'enabling' development.
 - c. Possible that the conversion costs have become greater because the works have been delayed for 6 years.
 - d. £80k or a 2 bed house at Boot Wharf is a good offer in lieu of the on-site provision.

**Neighbour Representations:
Objections**

Letters from 15 Langdale Drive and 263 Weddington Road raising the following points:

1. Developer should not get away with not providing the affordable housing or play and open space contribution.
2. Any financial contribution to affordable housing should not be used outside Weddington.

Support

Letters from 1, 8, 11 Lionel Close, 75 Church Lane, 15 Swinburne Close and Marcus Jones MP raising the following points:

1. Would ensure building is conserved and brought back into use.
2. Completing and finalising the development would be welcomed.
3. Allowing variation would ensure that lighting and surfacing is completed.

Relevant Policies:

Nuneaton & Bedworth Borough Local Plan June 2006: H3 - Affordable Housing, H6 - Planning Obligations, ENV14 - Supplementary Planning Guidance/Supplementary Planning Documents. Affordable Housing Supplementary Planning Document 2007. Residential Design Guide 2004. National Planning Policy Framework March 2012.

Commentary:

The current owner purchased the site in 2006 and acquired planning permission in 2008 for the erection of 19 dwellings and the conversion of the Fox and Crane to 6 flats. Following this permission the economic circumstances of the scheme changed and all but the conversion of the Fox and Crane has been completed. The obligations along with increased costs on the site have made the conversion of the Fox and Crane building unviable.

The current outstanding Section 106 Agreement contributions include the following:

1. Provision of 2 shared equity 2 bedroom flats in the Fox and Crane building.
2. Financial contribution of £6,060 towards the provision and maintenance of play and open space in the area.

The current owner wishes to discharge the Section 106 contributions but feels that the current level of contributions is excessive and that the current scheme is unviable. Recent government advice explains the importance of re-assessing historical legal agreements to ensure development sites are not 'mothballed'. This current owner is of the view that the scheme would not be viable if the affordable housing and open space contributions are provided in full. They propose to transfer the conversion of Fox and Crane to another company who specialise in conservation and heritage developments. They have also stated if the variation is agreed that the development will be started within 6 months and completed within 18 months.

They have reassessed the Section 106 Agreement and have prioritised the obligations with the effect that the variation now proposes to maximise the benefits towards affordable housing in following order:

1. The provision of an off-site affordable rented property 2 bedroomed house on the Boot Wharf site in lieu of the 2 shared equity 2 bedroomed flats at the Fox and Crane. This is on the basis that there is likely to be a lot of affordable housing in the vicinity of the site through planning permissions that have been granted (326 dwellings at Weddington Fields and 400 dwellings at Lower Farm which are both on Weddington Road) therefore there are likely to be up to 178 affordable properties in the vicinity of the site over the next few years. Boot Wharf has only recently been submitted as an application and therefore there needs to be a fall back position; or
2. Use an off-site contribution of £80k towards the improvement of existing affordable housing within the Weddington locality and also to place in a pot with which to consider contributing to the purchase of 'buy back' opportunities from former council properties in the Borough; or
3. Use the off-site contribution of £80k to facilitate the provision of affordable rented properties in the locality of the site. Utilising the monies to increase and aid existing and future provision of affordable housing on sites such as Weddington Fields and Lower Farm.
4. Caveat, the variation would only be for a period of 12 months only, after which time a further valuation would have to be carried out and the contributions may increase or decrease, unless the conversion of Fox & Crane had started.

The applicant's have stated that the development on the site will be left incomplete if the variation is not granted. The Council's Land and Property Manager, Housing and Communities Manager and Parks and Countryside Department have all been consulted as part of the proposal. They are of the view that the proposal will provide a good compromise instead of the on-site provision of affordable housing and maximises the potential off-site affordable housing contributions.

As the agreement is more than 5 years old there is a right of appeal if the proposed variation is not agreed.

RECOMMENDATION:

That the legal agreement entered into on 23rd March 2009 should be varied in accordance with prioritised obligations above.

2. **032760/GC : Site 46b008 - Park Lane, Nuneaton
Erection of 41 dwellings (Amended scheme to approval 032056)**

Applicant: Nuneaton & Bedworth Borough Council

Consultees Notified:

Warwickshire Fire and Rescue, Warwickshire Police, WCC Highways, Severn Trent Water, Environment Agency, NBBC Environmental Health, NBBC Parks & Countryside, NBBC Policy, Warwickshire Wildlife Trust, WCC Land Drainage, Coal Authority Note

Neighbours Notified:

Park Lane Primary School, 1-13 (odd), 17-111 (odd) Park Lane, 1-9 (odd) 2-20(even), 33-79 (odd) Robins Way, 25-39 (odd), 25-39 (odd), 41-51 (odd), 123-131 (odd) Brendon Way, 283-303 (odd) Kingswood Road

Consultation Representations:

WCC Highways

1. No objections subject to conditions covering:
 - a. Details of construction of the road.
 - b. Details of the car parking.
 - c. Visibility splays.
 - d. Parking and turning for site traffic.
 - e. Spread of materials.

WCC Education

1. No objection, there is capacity within the existing schools in the area.

WCC Libraries

1. No objection

Environment Agency

1. No objection subject to conditions covering:
 - a. Developed in accordance with Flood Risk Assessment
 - b. Remediation strategy for contamination.

Severn Trent Water

1. No objection subject to conditions covering:
 - a. Drainage details

Warwickshire Police

1. No objection as the proposal is being built to secured by design standards.

Warwickshire Fire and Rescue

1. No objections subject to conditions covering:
 - a. Fire hydrants

NBBC Environmental Protection

1. No objection subject to:
 - a. Contaminated land conditions

NBBC Planning Policy

1. No objection to the principle of the development as it is allocated H1(f) of the Local Plan. 10% of the dwellings are proposed to be to lifetimes homes standard.

NBBC Parks & Countryside

1. No objection subject to conditions covering:
 - a. Trip rail fencing round edge of the development with K bar restricted access.
 - b. Vehicle maintenance access to open space.
 - c. Link to existing footpath.
 - d. Landscaping should include formal grass with heavy standard native planting.
 - e. Re-fencing, hedge-laying, planting or hedge planting in vicinity of the site.
 - f. Bat/birds box on plots 10, 11, 12, 14, 21-24, 33-35.
 - g. Lighting details checked by ecologist.
 - h. Reptile mitigation conditioned.

Warwickshire Wildlife Trust

1. No response received.

Neighbour Representations:

Objections

Letter from 93 Park Lane raising the following points:

1. Noise, traffic, anti-social behaviour, crime and damage will increase significantly.
2. Roads and access poor, already a problem with school traffic.
3. Park Lane is a severely narrow road.
4. A lot of wildlife will be destroyed by the proposal.
5. Layout is a vast improvement

County Councillor Caroline Phillips raising concerns about the following points:

1. Concerns about layout of houses 29-41.

Relevant Previous History:

032056 – Erection of 41 dwellings – Approved 7th January 2014

TP/0265/01 Residential Development (Outline) – Withdrawn 5th December 2001

Background:

This application is being reported to Planning Applications Committee as it is a major application involving Council owned land.

Relevant policies:

Nuneaton & Bedworth Borough Local Plan June 2006 - H1 Housing Allocations, H3 Affordable Housing, H6 Planning Obligations, R8 Green Tracks, ENV14 Supplementary Planning Guidance/Supplementary Planning Documents – Car Parking Standards 2003, Residential Design Guide 2004, Affordable Housing SPD 2008. National Planning Policy Framework March 2012.

RECOMMENDATION:

The period of consultation expires on 4th July 2014. Subject to no new issues being raised at the end of this period, the Head of Development Control be given delegated authority to grant planning permission.

Reason for the recommendation of approval

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation response(s) received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

Statement of Positive Engagement:

The Council has worked with the appointed agent in a positive and proactive manner through achieving a valid application and in accordance with the planning principles set out in the National Planning Policy Framework. The agent was kept informed of the progress of the application and the decision notice was issued in a timely manner.

Conditions:

2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

<u>Plan Description</u>	<u>Plan No.</u>	<u>Date Received</u>
Plots 1-4	7955/003	29th May 2014
Plots 5-8	7955/004	29th May 2014
Plots 9-10	7955/005A	29th May 2014
Plots 11-12	7955/006B	29th May 2014
Plots 13-14	7955/007B	29th May 2014
Plots 15-16	7955/008A	29th May 2014
Plots 17-19	7955/009A	29th May 2014
Plots 20-21	7955/010A	29th May 2014
Plots 22-23	7955/011A	29th May 2014
Plots 24-25	7955/012A	29th May 2014
Plots 26-28	7955/013A	29th May 2014
Plots 29-30	7955/014A	29th May 2014
Plots 31-32	7955/015A	29th May 2014
Plots 33-34	7955/016B	29th May 2014
Plots 35-37	7955/017B	29th May 2014
Plots 38-39	7955/018A	29th May 2014
Plots 40-41	7955/019A	29th May 2014
Location Plan	7955/020A	29th May 2014
Street Scene	7955/021A	29th May 2014
Site Tracking	7955/022F	29th May 2014
Site Views	7955/023A	29th May 2014
Site Layout	7955/026B	29th May 2014

3. No development other than site clearance shall commence until full details and samples of materials proposed to be used in the external parts of any building, including the bin store design and cycle stores have been submitted to and approved in writing by the Council. The development shall not be carried out other than in accordance with the approved details.
4. No development approved by this planning permission shall take place until such time as a sustainable scheme to manage surface water drainage has been submitted to, and approved in writing by the Borough Council. The scheme shall include:- a restricted discharge rate of 6.1 l/s as proposed within the FRA prepared by JMS Consulting Engineers Ltd Ref:CO13_169_05 July 2013 - infiltration tests carried out to BRE365 to identify soakage potential for the development. The drainage scheme shall favour infiltration where show to be feasible by these tests - Implementation of a full range of SUDS where possible.
- Design to 1 in 100 year standard with an appropriate allowance for climate change (30%).
 - Calculations for the attenuation requirement for the development and detailed plans of how this will be provided in relation to the whole site.
 - Detailed plans of new swales, watercourses, soakaways and retention ponds being retained /provided.

- Details of adoption and future maintenance proposals for the scheme. The scheme shall be implemented as approved.
5. The development shall be carried out in accordance with the submitted Geo-Environmental report dated October 2013. If, during development, contamination not previously identified is found to be present on the site then no further development (unless otherwise agreed in writing with the Borough Council) shall be carried out until the developer has submitted a remediation strategy to the Borough Council detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Borough Council. The remediation strategy shall be implemented as approved.
 6. No development shall commence until full details of the drainage to the site, including all surface water and foul sewers and drainage to all hardstandings, have been submitted to and approved in writing by the Council. No construction work creating surface water run off shall be carried out and no dwelling shall be occupied until the required drainage has been provided in accordance with the approved details.
 7. The proposed landscaping shall be carried out in accordance with the Landscape Proposal Sheet 1, 2 and 3. No dwelling shall be occupied until the boundary treatment to that plot has been carried out in accordance with the approved details.
 8. No development shall commence until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the Council. The development shall not be occupied until provision has been made in accordance with the approved details.
 9. No development shall commence until full details of the site levels and finished floor levels have been submitted to and approved in writing by the Council. No construction work shall be carried out other than in accordance with the approved details.
 10. The development shall be carried out in accordance with recommendations of the submitted Ecological survey dated October 2013, Reptile survey dated October 2013, Great Crested Newts dated October 2013 and Bats survey dated October 2013. Notwithstanding the submitted details, bat/birds boxes shall be provided on plots 10, 11, 12, 14, 21-24, 33-35.
 11. Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Council consents in writing to any variation.
 12. No construction work shall commence on site until suitable measures to ensure that mud and debris will not be deposited on the highway as a result of construction traffic leaving the site. Prior to the commencement of development, the details of these measures (including type, method of operation and control of use) shall be submitted to and approved in writing by the Council in consultation with the Highway Authority.
 13. No construction works shall commence until the recommendations in the arboricultural report in terms of the protection of the existing trees on the site have been carried out. These shall be maintained during the course of construction.
 14. No external light or lighting column shall be installed on the site other than in accordance with details which shall first have been submitted to and approved in writing by the Council. This should be in full consultation with Warwickshire Police, a qualified ecologist and WCC Highways.
 15. The development shall be carried out in accordance with the Affordable Housing Statement submitted by the Strategic Housing and Communities Manager dated the 15th January 2014.
 16. No dwelling shall be occupied until sustainability packs for each household have been provided in accordance with details which have first been submitted to and approved in writing by the Council.

17. No development shall commence until full details of the construction of the road serving the development including footways, private drives and means of accessing individual plots, drainage (including the outfalls) and levels of the car parking and manoeuvring areas as shown on the approved plan have been submitted to and approved in writing by the Borough Council in consultation with the Highway Authority. The site shall not be occupied until the areas have been laid out and substantially constructed. Such areas shall be permanently retained for the parking and manoeuvring of vehicles. The vehicular accesses shall not be constructed in such a manner as to reduce the effective capacity of any highway drain or permit surface water to run off the site onto the public highway.
18. Notwithstanding the plans submitted no development shall commence until full details of the car parking and manoeuvring area in general accordance with the sketched plan have been submitted to and approved in writing by the Borough Council. No dwelling shall be occupied until the area has been laid out in accordance with the approved details and such areas shall be permanently retained for the parking and manoeuvring of vehicles.
19. The development shall not be occupied until visibility splays have been provided to the vehicular accesses to the site, passing through the limits of the site fronting the public highway, with 'x' distances of 2.4 metres and 'y' distances of 25.0 metres to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.
20. The development shall not be commenced until parking areas and turning areas have been provided within the site so as to enable general site traffic and construction vehicles to park, leave and re-enter the public highway in a forward gear. The public highway should not be used for parking or manoeuvring of general site traffic and construction vehicles.

3. **032563/GC: "Site 25D007", Land adjacent to 23 Salisbury Drive, Nuneaton
Erection of 10 apartments in 2/3 storey block (re-submission following refusal of
031390)**

Applicant: Welton & Holland Developments Ltd

Consultees Notified:

Environment Agency, NBBC Environmental Health, NBBC Housing, NBBC Parks and Countryside, NBBC Planning Policy, NBBC Refuse and Cleansing, North Warwickshire Borough Council, Severn Trent Water, Warwickshire Police, Warwickshire Wildlife Trust, WCC Flood Risk Team, WCC Fire and Rescue, WCC Highways, WCC Planning.

Neighbours Notified:

The Cottage (3), Flat 1-4 (inc) 3, 5-15 (odd) Bucks Hill. 81, 83-85, 87, 89 Chancery Lane. 6-16 (even), 18a, 18b, 18c, Posh Paws (18), 20, 22, Flat 1-22 (inc) Pickering Lodge, Coleshill Road. 1-39 (odd) Salisbury Drive. A R Cartwright Ltd, Vicarage Street.

Consultation Representations:

Environment Agency

1. No objection.

NBBC Drainage Engineer

1. No objection subject to a condition covering:
 - a. Management plan to detail maintenance of watercourse and trash screen by management company.

NBBC Environmental Health

1. No objection subject to conditions covering:
 - a. Close boarded fence to perimeter of 23 Salisbury Drive.

NBBC Housing

1. No objection.

NBBC Parks and Countryside

1. Comment as follows:
 - a. Query regard to wildlife or survey work.

NBBC Planning Policy

1. No response.

NBBC Refuse and Cleansing

1. No objection.

North Warwickshire Borough Council

1. No objection subject to Environment Agency, Severn Trent Water and Warwickshire County Council being satisfied with the Flood Risk Assessment.

Severn Trent Water

1. No objection subject to a condition covering:
 - a. Disposal of surface water and foul sewage.

Warwickshire Police

1. No objection subject to the following being incorporated into the design:
 - a. Glazing, doors and external lighting to meet specified standards.
 - b. Perimeter fencing to be 1.80 metres high.

Warwickshire Wildlife Trust

1. No response.

WCC Flood Risk Team

1. No objection subject to conditions covering:
 - a. Management plan to detail maintenance of watercourse and trash screen by management company.
 - b. Permeable surfacing.
 - c. Underground storage.

WCC Education

1. No objection subject to:
 - a. Financial contribution of £61,656 relating to primary and secondary education provision.

WCC Fire and Rescue

1. No objection.

WCC Highways

1. No objection subject to conditions covering:
 - a. Position of access and gates.
 - b. Details of parking, manoeuvring and service areas.
 - c. Widening of highway footway/verge crossing.
 - d. Structures, trees and shrubs.
 - e. Turning area.
 - f. Spread of extraneous material.

WCC Library Service

1. No objection subject to:
 - a. Financial contribution of £1,067 relating to library provision.

WCC Planning

1. No response.

Neighbour Representations:

Objections

Letters from 83-85 Chancery Lane, Apartment 9 Pickering Lodge, 16 Coleshill Road, 23, 25 (2 letters), 27, 31, 33 Salisbury Drive raising the following points:

1. Increase in traffic.
2. Parking problems
3. Proposed parking area on private land.
4. Parking spaces over public footpath.
5. Issues with Bucks Hill junction access.
6. Scale of development.
7. Not in keeping with existing properties.
8. Noise, air pollution and dust from construction.
9. Loss of privacy due to overlooking.
10. Loss of light from car park retaining wall.
11. Brook liable to flooding.

12. Water run off would increase flood risk.
13. Drainage holes in retaining wall increasing flood risk.
14. Brook diverts into pipe which needs to be enlarged.
15. Previous damage to property from flooding.
16. Removal of bridge over brook.
17. Location of retaining wall on private land.
18. Query access to drainage.
19. Query whether will comply with Wildlife and Countryside Act.
20. Safety of children playing in Salisbury Drive.
21. Should be given land to develop elsewhere.
22. Upper ground fabricated.
23. Anti-social behaviour.
24. Risk of structural damage to properties.
25. Loss of television reception.
26. Maintenance of SUDS.
27. Query if they will connect to the existing drainage system.
28. Existing problems with refuse vehicles having to reverse into the cul-de-sac.

Relevant Previous History:

031390: Erection of 10 apartments in 2/3 storey block (Land adjacent 23 Salisbury Drive) (amendment to previous refusal 029441). Refused 22/01/2013. Appeal dismissed 09/09/2013.

029441: Erection of 10 apartments in 2/3 storey block (Land adjacent 23 Salisbury Drive) (Resubmission following refusal of 29151). Refused 22/06/2009.

029151: Erection of 10 apartments in 2/3 storey block (Land adjacent 23 Salisbury Drive). Refused 05/02/2009.

010868: Residential development (Outline) (Land adjacent 23 Salisbury Drive). Approved subject to a S106 Agreement 04/09/2006 but not signed.

Background:

Notwithstanding the number of objections received, this application is also being reported to Planning Applications Committee at the request of Councillor Hickling.

Relevant policies:

Nuneaton & Bedworth Borough Local Plan June 2006: H6 – Planning Obligations and ENV14 Supplementary Planning Guidance/Supplementary Planning Documents. Residential Design Guide 2004. National Planning Policy Framework March 2012.

RECOMMENDATION:

On completion of a Section 106 agreement relating to a financial contribution towards the provision and maintenance of open space and play facilities in the area, a financial contribution towards education facilities and provision and a financial contribution towards library provision, the Head of Development Control be given delegated authority to grant planning permission.

Reason for the recommendation of approval:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation responses received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not

materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

Statement of Positive Engagement:

The Council has worked with the applicant and their appointed agent in a positive and proactive manner through pre-application discussions, keeping them informed of the planning application progress, requests for additional information and amended plans to address issues raised within consultation responses and negotiations for developer contributions.

Conditions:

2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

<u>Plan Description</u>	<u>Plan No.</u>	<u>Date Received</u>
Site Location Plan	07 14 01A	11/02/2014
Proposed Site Layout Plan	C008_383_11_SK100 H	16/04/2014
Proposed Ground Floor and Elevation Plan	07 14 03 F	11/02/2014
Proposed First and Second Floor Plans	07 14 04B	11/02/2014
Proposed Elevation Plans	07 14 05 B	11/02/2014
Proposed Elevation Plan	07 14 10B	11/02/2014
Stream Cross Sections	07 14 12	16/04/2014
Design and Access Statement	N/A	11/02/2014
Flood Risk Assessment	RAB: 671 Version 1.0	16/04/2014

3. No development shall commence until full details of the site levels and finished floor levels have been submitted to and approved in writing by the Council. No construction work shall be carried out other than in accordance with the approved details.
4. No development shall commence until full details of the access, including construction, alignment, levels, drainage, signage, lighting, footpaths, and verges have been submitted to and approved in writing by the Council. No dwelling shall be occupied until the access has been constructed in accordance with the approved details.
5. No development shall commence until full details of the provision of car parking, manoeuvring and service areas, including surfacing, drainage, levels and confirmation that a stopping up order has been secured for land in the public highway within the site, have been submitted to and approved in writing by the Council. No dwelling shall be occupied until the areas have been laid out in accordance with the approved details. Such areas shall be permanently retained for the purpose of parking and manoeuvring of vehicles, as the case may be.
6. No development shall commence until a landscaping scheme has been submitted to and approved in writing by the Council and the said scheme shall be carried out within 12 months of the commencement of the development and subsequently maintained in the following manner:
Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Council consents in writing to any variation.
7. No development shall commence until a scheme has been submitted to and approved in writing by the Council giving details of all existing trees and hedgerows on the site, any to be retained, and measures for their protection in the course of the development. No tree or hedgerow other than so agreed shall be removed, and no construction works shall commence unless the approved measures for the protection of those to be retained have been provided and are maintained during the course of development.

8. No dwelling shall be occupied until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules, for all landscaped areas, shared parking areas and manoeuvring areas, has been submitted to and approved in writing by the Borough Council. The landscape management plan shall be carried out as approved.
9. No development shall commence until full details of boundary treatments and retaining walls, including a new close boarded fence adjacent to 23 Salisbury Drive, have been submitted to and approved in writing by the Council. No dwelling shall be occupied until the boundary treatments, retaining walls and close boarded fence adjacent to 23 Salisbury Drive have been carried out in accordance with the approved details.
10. No development shall commence until full details of the drainage to the site, including all surface water and foul sewers and drainage to all hardstandings, have been submitted to and approved in writing by the Council. No construction work creating surface water run off shall be carried out and no dwelling shall be occupied until the required drainage has been provided in accordance with the approved details.
11. No development shall commence until full details and samples of materials proposed to be used in the external parts of any building have been submitted to and approved in writing by the Council. The development shall not be carried out other than in accordance with the approved details.
12. No development shall commence until full details of the bin store indicated on the approved plan has been submitted to and approved in writing by the Council. No dwelling shall be occupied until the bin store has been erected in accordance with the approved details. This area shall be permanently maintained and retained for the storage of bins.
13. No external light or lighting column shall be installed on the site other than in accordance with details which shall first have been submitted to and approved in writing by the Council.
14. No development shall commence until a flood risk and drainage management plan has been submitted to and approved in writing by the local planning authority. This plan shall include details of the:
 - a. Works to the watercourse.
 - b. Proposed clear span crossing.
 - c. Permeable surfacing to be used on site.
 - d. Underground modular storage unit and associated infrastructure.
 - e. Long term maintenance of the ordinary watercourse to the side (northwest) boundary of the application site, underground modular storage unit (including associated infrastructure) and trash screen (including arrangements for how the trash screen will be cleaned during and after any high intensity storm event). Such details should include who is responsible for the different elements, the length of any agreement and the maintenance regime to be followed. If the drainage network is to be adopted, details shall be provided of an agreement with the adopting body.No dwelling shall be occupied until the approved details have been provided in accordance with the flood risk and drainage management plan. The approved flood risk and drainage management plan shall subsequently be maintained in accordance with the approved details.
15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and en-acting that Order) no fence shall be erected along the southern boundary of the site and no gate shall be erected across the access to the site without the prior written consent of the Council.

4. **032659/GC: Stretton Lodge, 68 Plough Hill Road, Nuneaton**
Internal alterations to create 3 additional supported living units (C2 Use) and
installation of new door in southern elevation

Applicant: Mr Phil Chawner

Consultees Notified:

NBBC Environmental Health, NBBC Housing, North Warwickshire Borough Council, Severn Trent Water, WCC Highways

Neighbours Notified:

Flat 1-8 (inc) Stretton Lodge, 60-66 (even), 98, 100, 106, 89-101 (odd) Plough Hill Road. 15 Swinburne Close. Thistledome, Waggestaff Drive.

Consultation Representations:

NBBC Environmental Health

1. No objection.

NBBC Housing

1. No response.

North Warwickshire Borough Council

1. No objection.

Severn Trent Water

1. No objection subject a condition covering:
 - a. Disposal of surface water and foul sewage.

WCC Highways

1. No objection.

Neighbour Representations:

Objections

Letter from 64 Plough Hill Road raising the following points:

1. Had assurances living accommodation would only be on ground floor.
2. Fence and trellis has been erected to boundary but no trees planted.
3. Have experienced issues with existing residents living in units.
4. Two living units to first floor will face kitchen thereby reducing privacy.

Relevant Previous History:

030014: Change of use from grazing land to community recreation area (Land rear of 66 Plough Hill Road). Approved 07/06/2010.

012587: Erection of building to form residential accommodation for people with learning difficulties (Rear of 66 Plough Hill Road). Approved 17/09/2008.

010910: Erection of 3 detached dwellings with associated garages. Refused 25/09/2006. Appeal dismissed 12/02/2007.

010138: Erection of 6 dwellings (Outline, to include siting & means of access) (Land rear of 66 Plough Hill Road). Refused 22/10/2005.

Background:

This application is being reported to Committee at the request of Councillor Hickling.

Relevant policies:

Nuneaton & Bedworth Borough Local Plan June 2006: ENV14 Supplementary Planning Guidance/Supplementary Planning Documents. Residential Design Guide 2004. National Planning Policy Framework March 2012.

RECOMMENDATION: Approval**Reason for the recommendation of approval:**

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation responses received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

Statement of Positive Engagement:

The Council has worked with the applicant and their appointed agent in a positive and proactive manner through keeping them informed of the planning application progress.

Conditions:

2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

<u>Plan Description</u>	<u>Plan No.</u>	<u>Date Received</u>
Site Location Plan	N/A	02/04/2014
Proposed Floor and Elevation Plan	709/2014-02 B	02/04/2014

3. The site shall not be used other than for supported living units for 11 people (including on-site staff bedroom, shower and kitchen, shared day room and conservatory, and offices) and shall not be used for any other purpose (including any use within Class C2 of the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order.
4. No structure, tree or shrub shall be erected, planted or retained within the visibility splays at the vehicular access to the site (passing through the limits of the site fronting the public highway, with an 'x' distance of 2.4 metres and 'y' distances of 70 metres to the near edge of the public highway carriageway) exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

5. **032730/CH: Site 37B006 Sycamore Road, Nuneaton**
Erection of 57 two storey dwellings

Applicant: Mr Ray Walbancke

Consultees Notified:

Pride in Camp Hill, NBBC Environmental Health, NBBC Refuse and Cleansing, NBBC Planning Policy, NBBC Housing, WCC Highways, Warwickshire Police

Neighbours Notified:

10-32 (even) Copper Beach Road, 54, 65, 67 Beechwood Road, 1-2 Ivy Grove, 61-79 (odd) Sycamore Road, 6-14 (inc) Larch Close, 152-158 (even) Hillcrest Road, 64-68 (inc) Edinburgh Road, Barratt Homes

Consultation Representations:

WCC Highways

1. No objection subject to conditions covering:
 - a. Visibility splays.
 - b. Construction of a turning area.

WCC Infrastructure Manager

1. No requests for further Section 106 contributions.

WCC Fire & Rescue

1. No objection subject to conditions covering:
 - a. Fire hydrants.

NBBC Planning Policy

1. No objection.

NBBC Environmental Protection

1. No objection.

Neighbour Representations:

None.

Relevant Previous History:

010124 - Erection of 217 dwellings & 7 retail units along with public open space and new infrastructure (Approval of reserved matters) – Approved 23/ 8/2006.

TP/0522/03 – outline application for the redevelopment of the site for residential, retail, public house & community uses and public open space - Approved 27/11/2003.

Background:

This application is being reported to Planning Applications Committee as it is a major application involving Council owned land.

Relevant policies:

Nuneaton & Bedworth Borough Local Plan June 2006 - ENV14 Supplementary Planning Guidance/Supplementary Planning Documents - Residential Design Guide 2004. National Planning Policy Framework March 2012.

RECOMMENDATION:

The period of consultation expires on 9th July 2014. Subject to no new issues being raised at the end of this period, the Head of Development Control be given delegated authority to grant planning permission.

Reason for the recommendation of approval:

Having regard to the pattern of existing development in the area and relevant provisions of the development plan, as summarised above, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

Statement of Positive Engagement:

The Council has worked positively with the applicant and / or their appointed agent in a positive and proactive manner through pre-application discussions, negotiations for amended plans, discussions to overcome technical objections from consultation responses, keeping the applicant and/or agent informed of the planning application progress.

Conditions:

2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

<u>Plan Description</u>	<u>Plan No.</u>	<u>Date Received</u>
Masterplan	0421-01S	28th April 2014
Site layout	CHKMN-301-01A	17th June 2014
Streetscenes	CH2KMN-308-01	28th April 2014
A-H35935-Elevations	A-H35935-101-01	28th April 2014
A-H35935-Floor plans	A-H35935-101-02	28th April 2014
B-H35995-Elevations	B-H35995-101-01	28th April 2014
B-H35995-Floor plans	B-H35995-101-02	28th April 2014
C-H35902-Elevations	B-H35915-101-01	28th April 2014
C-H35902-Floor plans	B-H35915-101-02	28th April 2014
D-H24743-Elevations	B-H24743-101-01	28th April 2014
D-H24743-Floor plans	B-H24743-101-02	28th April 2014
A-H24781-Elevations	E-H24781-101-01	28th April 2014
A-H35935-Floor plans	E-H24781-101-02	28th April 2014
A-H35935-Elevations	E-H24781-101-03	28th April 2014
A-H35935-Floor plans	E-H24781-101-04	28th April 2014
F-H24795-Elevations	F-H24795-101-01	28th April 2014
F-H24795-Floor plans	F-H24795-101-02	28th April 2014

3. No development shall commence until full details and samples of materials proposed to be used in the external parts of any building have been submitted to and approved in writing by the Council. The development shall not be carried out other than in accordance with the approved details.
4. No development shall commence until full details of the access, including construction, alignment, levels, drainage, signage, lighting, footpaths, and verges have been submitted to and approved in writing by the Council. No dwelling shall be occupied until the access has been constructed in accordance with the approved details.
5. No development shall commence until full details of the drainage to the site, including all surface water and foul sewers and drainage to all hardstandings, have been submitted to and approved in writing by the Council. No construction work creating surface water run off shall be carried out and no dwelling shall be occupied until the required drainage has been provided in accordance with the approved details.

6. No development shall commence until measures for the protection of the existing trees adjacent to the site on the Edinburgh Road have been submitted to and approved in writing by the Council. No construction work shall be carried out unless the agreed measures to protect the trees have been provided and are maintained during the course of construction.
7. No development shall commence until a landscaping scheme has been submitted to and approved in writing by the Council and the said scheme shall be carried out within 12 months of the commencement of the development and subsequently maintained in the following manner:-
Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Council consents in writing to any variation.
8. No external light or lighting column shall be installed on the site other than in accordance with details which shall first have been submitted to and approved in writing by the Council.
9. No development shall commence until full details of the site levels and finished floor levels have been submitted to and approved in writing by the Council. No construction work shall be carried out other than in accordance with the approved details.
10. No development shall commence until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the Council. The development shall not be occupied until provision has been made in accordance with the approved details.
11. The development shall be carried out in accordance with the site investigation report approved under planning application TP/0522/03. In accordance with this report, validation of the remediation shall be submitted to the Council prior to the occupation of any of the properties hereby approved.

6. **032669/BE: 60 Ambleside Road, Bedworth
Replacement conservatory to side/rear**

Applicant: Mrs James

Consultees Notified:

None.

Neighbours Notified:

58 Ambleside Road, 97, 130 & 132 Dalton Road.

Consultation Representations:

None.

Neighbour Representations:

None.

Relevant Previous History:

TP/0079/98: Conservatory to rear. Approved 30/3/98.

TP/0145/90: First floor extension and canopy extension to front. Approved 12/4/90.

860042: Two storey extension to side. Approved 19/3/1986.

Background:

This application is being reported to Planning Applications Committee at the request of Councillor Bill Hancox.

RECOMMENDATION: Refusal

Statement of Positive Engagement

The Council has worked with the applicant and / or their appointed agent in a positive and proactive manner through negotiations for amended plans /keeping the applicant and/or agent informed of the planning application progress] in order to address the planning issues which have arisen during the determination of the planning application. However, it was not possible to reach agreement on the issues outlined in the decision for refusal below:

Reason for the recommendation of refusal:

1 (i) Policy ENV14 of the Nuneaton & Bedworth Borough Local Plan 2006 states:-

The design and materials of all development should be of a high standard in keeping with the scale and character of the locality. All development should comply with Supplementary Planning Guidance and/or Supplementary Planning Documents produced by the Borough and County Council, where detailed guidance is considered necessary.

(ii) The proposal is contrary to this policy in that the conservatory, by virtue of its scale and siting, would be an incongruous and over prominent feature in the street scene to the detriment of the visual amenities of the area. (Contrary to guidelines contained in paragraph 8.1 of the Residential Design Guide 2003.)

GUIDE TO USE CLASSES IN ENGLAND

Town & Country Planning (Use Classes) Order (as amended 2013)

Class	Category	Description	Permitted Change
A1	Shops	Shops, retail warehouse, post offices, ticket and travel agencies, sale of cold food for consumption off the premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes.	To a mixed use as A1 & up to 2 flats. Temporary permitted change (2 years) for up to 150 sq m to A2, A3, B1 (interchangeable with notification)
A2	Financial & Professional Services	Banks, building societies, estate and employment agencies, professional services (not health or medical services) betting offices	To Class A1 where there is a ground floor display window and to a mixed use of any purpose within Class A2 & up to 2 flats. Temporary permitted change (2 years) for up to 150 sq m to A2, A3, B1 (interchangeable with notification)
A3	Food & Drink	Restaurants and cafes	To Class A1 where there is a ground floor display window and Class A2. Temporary permitted change (2 years) for up to 150 sq m to A2, A3, B1 (interchangeable with notification)
A4	Drinking Establishments	Public houses, wine bars or other such drinking establishments	To A1, A2 or A3 Temporary permitted change (2 years) for up to 150 sq m to A2, A3, B1 (interchangeable with notification)
A5	Hot Food Takeaway	For the sale of hot food for consumption off the premises	A1, A2 or A3 Temporary permitted change (2 years) for up to 150 sq m to A2, A3, B1 (interchangeable with notification)
B1	Business	a) Office other than a use within Class A2 b) Research and development of products or processes c) For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	Permitted B1 change to Class B8 subject to total floorspace being no greater than 500 sq m B1(a) office permitted change to C3 subject to: prior approval processes; previous use timings; limitations and exempt area (until 30/5/16) Temporary permitted change (2 years) for up to 150 sq m to A2, A3, B1 (interchangeable with notification) Permitted change from B1 to state funded school (and back to previous lawful use)
B2	General Industrial	Industrial process other than one falling within Class B1	B1 and B8. Permitted change to B8 is subject to total floorspace being no greater than 500 sq m
B8	Storage or Distribution	Use for storage or as a distribution centre	B1 subject to total floorspace being no greater than 500 sq m

Class	Category	Description	Permitted Change
C1	Hotels	Hotels, boarding and guest houses, (where no significant element of care is provided)	To state funded school (and back to previous lawful use)
C2	Residential Institutions	Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes	To state funded school (and back to previous lawful use)
C2A	Secure Residential Institutions	Prisons, young offenders institutions, detention centres, secure training centres, custody centres, short-term holding centres, secure hospitals, secure local authority accommodation, military barracks	To state funded school (and back to previous lawful use)
C3	Dwellings	Use as a dwelling house, (whether or not a main residence) by: a) a single person or by people to be regarded as forming a single household; b) Not more than six residents living together as a single household where care is provided for residents; or c) Not more than six residents living together as a single household where no care is provided to residents (other than use with Class C4)	Permitted change to C4
C4	Houses in Multiple Occupation	Use of a dwelling house by 3-6 residents as a "house in multiple occupation" (HMO). NB: Large HMO's (more than 6 people are unclassified therefore sui generis)	Permitted change to C3
D1	Non Residential Institutions	Clinics, health centres, crèches, day nurseries, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	Temporary permitted change (2 years) for up to 150 sq m to A1, A2, A3, B1 (interchangeable with notification)
D2	Assembly & Leisure	Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor or outdoor sports and recreation not those involving motorised vehicles or firearms	To state funded school (and back to previous lawful use). Temporary permitted change (2 years) for up to 150 sq m to A1, A2, A3, B1 (interchangeable with notification)
	Sui-generis	Includes: theatres, large HMO's, hostels, petrol filling stations, shops selling and/or displaying motor vehicles, scrap yards, retail warehouse clubs, nightclubs, launderettes, taxi or vehicle hire businesses, amusement centres, casinos, funfairs, waste disposal installations.	No permitted change except casino to D2
	Other Changes of use	Agricultural buildings	See 2013 GPDO amendment for flexible changes to A1, A2, A3, B1, B8, C1, D2 (subject to limitations and conditions including some prior approval requirements)