



Coventry City Council

Memo

To
Nigel Smith (Planning control)

Date
19th September 2011

From
Pete Mackintosh
Telephone 024 7683 2364
Fax 024 7683 1840
Peter.Mackintosh@coventry.gov.uk

Subject
Planning Application

Your Reference
FUL/2011/1587

Our reference
211027988

Re: Old Hall – Tamworth Road

Location: Old Hall, Tamworth Road

Regarding this application I have the following comments, both of which can be dealt with via condition:

Gas Risk Assessment & Ventilation

I have concerns regarding gas migration to the site from infilled areas within 250m of the site. These gases may build up within the proposed development, in particular the proposed underground areas. Therefore I recommend a gas risk assessment is produced, initially in the form of a desk based study. This study should provide recommendations for further investigative works or gas mitigation measures (if required).

Odour Extraction

The plans indicate a kitchen within the sunken area – Therefore I recommend that plans of any odour extraction system from this kitchen and any other planned kitchen is submitted to the council for comment and review. Our minimum requirements for odour extraction systems are as follows:

- An extraction canopy shall be installed above the cooking range and shall be powered by an extraction fan that is capable of achieving a sufficient terminal efflux velocity to ensure adequate dispersal to atmosphere.
- The terminal flue will be 1m above the eaves of the roof.
- No cap, cowl or system will be present at the end of the terminal flue that will hinder the flow to atmosphere.
- The efflux velocity will be sufficient enough to ensure that all odours are effectively dispersed.

Yours Sincerely

Pete Mackintosh
Environmental Protection Officer

Head of Development Control
 Coventry City Council,
 Planning and Strategic Transportation,
 City Development Directorate,
 Civic Centre 4,
 Floor 3,
 Much Park Street,
 Coventry,
 CV1 2PY



Communities

Barbara Golding
 Ecologist
 Museums and Natural Environment
 The Butts
 Warwick CV34 4SS
 Tel: 01926 418074
 Fax: 01926 412974
 barbaragolding@warwickshire.gov.uk
www.warwickshire.gov.uk/museum

Our Ref: WE 09/09/11
 Your Ref:
 Date:19/09/2011

ECOLOGICAL RESPONSE - Weekly list for week ending 9th September 2011.

Thank you for your consultation.

A. Either we have already received details of the following applications and will be forwarding our comments shortly or, in some cases, we may have already submitted comments or are submitting comments here.

Application no.	Location	Comments
FUL/2011/1587	Old Hall Tamworth Road	<p>As this proposal involves demolition <i>a pre-determinative bat survey is recommended.</i></p> <p>Due to the great crested newt records <i>a great crested newt survey is recommended on the pond on site.</i></p> <p>The proposed development is situated on Ecosite 121/38 – orchard, 2 ponds wooded area and amenity grassland. Ecosite 119/38 with a pond and amenity grassland is opposite to the proposed development. Ecosite 120/38 to the east. There is also a pond to the north approximately 20 metres away adjacent to the development site. There appear to be a network of ponds in the surrounding area with ponds to the west and south west and also ponds further away in the surrounding area. Allotments south west of the site and a spinney to the west. There are mature trees on site.</p> <p>Records of great crested Newt less than 25 metres away, smooth newt, common frog, common toad.</p>
RM/2011/1495	Plot 15 Browns Lane	Please consult us
FUL/2011/1544	33 Stoneleigh Road	<p>As this proposal involves impacting on an existing roofspace <i>a pre-determinative bat survey is likely to be recommended.</i> Please send in photos of the existing roof.</p> <p>Numerous bat records to the west in the</p>

		surrounding area. Records of common frog, adder, smooth newt in the surrounding area. Wainbody Wood Local Wildlife Site to the north east. Kenilworth Road spinney to the west. Pond to the east in surrounding area.
FUL/2011/1567	18 Leigh Avenue	As this proposal involves impacting on an existing roofspace a pre-determinative bat survey is likely to be recommended . Please send in photos of the existing roof. Bat records in the surrounding area. Coventry golf club to the south east. War Memorial Park, Quinton Park, Whitley Common to the north in the surrounding area.

B. Please await my detailed, second level response for the following applications, as they appear to have the potential to adversely affect protected species and/or protected or significant sites and I shall therefore be investigating further. Please note that I may request plans to be emailed / sent on CD where I am unable to access them online.

A number European Protected Species (EPS) are found in Warwickshire. In considering planning applications that may affect European Protected Species, the District Council is bound by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 to have regard to the Habitats Directive when exercising their functions.

Therefore, in all cases affecting European Protected Species, we recommend the District Council seek information on the species prior to determination of the application to enable it to consider and balance all material matters.

Application no.	Location	Comments
FUL/2011/1546	15 Pinewood Grove	Send in photos of the garage roof and the main buildings roof as there is good potential for bats in the area. War Memorial Ecosite Park 124/37 to the south with pond and amenity grassland. Park Gardens to east. Wainbody Wood and Stivichall Common Local Wildlife Site to the south west in the surrounding area. 128/37 Spencer Park to the north.
FUL/2011/1563	51 Appledore Drive	Send in photos of the garage roof There is a bat record in the surrounding area.

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Warwickshire*

FUL/2011/1580	98 Charter Avenue	<p>Send in Photos</p> <p>Bat records and frog record in the surrounding area.</p> <p>Ecosite 228/37 to the north-Prior Deram Park, 93/37 to the south-hedges, pond and grassland, 116/37 east, 121/27 to the west. Burnsall Road Local Wildlife Site to the north east.</p> <p>Good habitats of hedgerows, trees and field surrounding this area with good connectivity to them.</p>
FUL/2011/1521	3 Fontmell Close	<p>Send in Photos</p> <p>Bat record, common toad and common frog record in the surrounding area.</p> <p>Coombe Pool and Coombe Country Park to the south east. Coombe Fields to the west. Close to open countryside and good habitat for bats, birds, reptiles and amphibians. Sowe Valley Local Wildlife Site 45 metres away to the east. Coombe Pool SSSI to the south east in the surrounding area.</p>

We will be providing second level, more detailed responses whenever we feel (from the brief information provided on the planning list) that protected species are both likely to be present and adversely affected by the proposals, or that significant habitats may be affected.

However, the applicant should be informed that protected species could potentially be present wherever building work is proposed for houses or other buildings or may affect trees, particularly mature trees.

C. The following applications do not appear to need detailed Ecological comments:

However, we have the following brief ecological comments on them. Please attach the relevant notes (**see below**) to any planning permission granted:

NB Please note the recent change of name of non-statutory sites of nature conservation from Sites of Importance for Nature Conservation (SINCs) to Local Wildlife Sites (LWS).

Application no.	Location	Ecological comments /condition/ notes to be attached to permission
CT/2011/1582	11 West Avenue	Nesting bird note
FUL/2011/1510	6 Highgrove	Bat note Nesting bird note

Bat note

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the

1981 Wildlife and Countryside Act and the Habitat Regulations 1994 (as amended 2007), making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a license may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523. If evidence of bats is found during works, work should stop immediately and Natural

Nesting Bird note:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season lasts approximately from March to September, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

For LBC roof works:

Many listed buildings are likely to support features commonly used by bats (such as warped or lifted tiles or lead flashing and gaps around eaves or soffits). Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010, making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used. The consent given by this notice does not override the protection afforded to these species and their habitats. You must take steps to ensure that the work you are carrying out will not harm any protected species. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 01453 764450 for advice on the best way to proceed.

Bat lighting note

Lighting can have a harmful effect on bats impacting on their use of a roost and also their commuting routes and foraging areas. Light falling on a roost access point is likely to delay bats from emerging, which can be especially damaging around dusk as that is when there is a peak in the number of insects. In the worst case scenario, it can cause the bats to desert the roost. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010, the latter of which deems them a European Protected Species. Bats should always be taken into account when lighting is being considered. It is respectfully advised that lighting is kept to a minimum around the roof area and is limited to illuminating the ground and not any possible access points or foraging corridor. For further advice on this please contact the Ecology Unit on 01926 418060.

TPO/Tree works note:

Many trees contain wildlife such as bats and nesting birds that are protected by law. The consent given by this notice does not override the protection afforded to these species and their habitats. You must take steps to ensure that the work you are carrying out will not harm any protected species, and if it may do so you must also obtain permission from Natural England prior to carrying out the work. For more information on protected species please see <http://www.naturalengland.gov.uk>".

Protection of Watercourse

It should be ensured that there is no contamination of the watercourse either during or after development. All watercourses are of significant nature conservation value. Therefore, we would recommend that suitable measures are taken to minimise detrimental run-off and ensure no net biodiversity loss in accordance with PPS9 and to comply with guidance within the Water Framework Directive.

Reptile and Amphibian note:

In view of the nearby records, care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as reptiles or amphibians is found (newts, snakes, lizard, frogs toads), work should stop while Warwickshire Museum Ecology Unit or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

D - All other applications on the weekly list dated week ending 25th March 2011 – have no known ecological concerns.

We do not know of any ecological concerns regarding these developments provided any hedgerows and mature trees present are protected and preserved, and provided protected species such as badgers, great crested newts, nesting birds, etc., are not affected. However, all sites have *some* value for wildlife. Therefore we would be happy to carry out further investigations of any site on request.

If you need any further information, please do not hesitate to contact me.

Yours faithfully,

Barbara Golding
Ecologist



Coventry City Council
Planning Control
Tower Block
Much Park Street
Coventry
CV1 2PY

SEVERN TRENT WATER Ltd
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net.dev.east@severntrent.co.uk

Contact:
Direct Line: 0116 2343255

Your Ref: P/2011/1587
Our Ref: JW4

For the attention of Nigel Smith

19 September 2011

Dear Sirs

**Re: Application No. P/2011/1587
Old Hall Tamworth Road Coventry**

With reference to the above planning application the company's observations regarding sewerage are as follows.

I confirm that Severn Trent Water Limited has no objection to the proposal subject to the inclusion of the following;

Condition 1

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

CITY DEVELOPMENT
DIRECTORATE
20 SEP 2011
DEVELOPMENT
MANAGEMENT



If you require any further information please contact us on
0116 2343834.

Yours faithfully

A handwritten signature in black ink, appearing to read "J. Walton".

Bill Walton
Asset Protection Manager
Asset Protection - Waste Water (East)

WARWICKSHIRE COUNTY COUNCIL

ECOLOGICAL RESPONSE FORM

ADDRESS: Old Hall Tamworth Road

PROPOSAL: Alteration, extension and part demolition of existing buildings to provide hotel accommodation including banqueting and spa facilities and associated car parking and landscaping

APPLICATION NO: FUL/2011/1587

GRID REFERENCE: 430873 283531

DATE: 30TH September 2011

ECOLOGICAL DESCRIPTION AND NATURE CONSERVATION VALUE OF THE SITE:

The site is situated on Ecosite 121/38 consisting of an orchard, 2 ponds, a wooded area and amenity grassland. There is a record of common frog on the site. There are records of great crested newt less than 25 metres away. There are records of bats, smooth newt, common frog and common toad in the surrounding area. Ecosite 119/38 with a pond and amenity grassland is adjacent to the proposed development site. Ecosite 120/38 is to the east. There is also a pond to the north approximately 20 metres away adjacent to the development site. There appear to be a network of ponds in the surrounding area with ponds to the west and south west, and also ponds further away in the surrounding area. There are allotments south west of the site and a spinney to the west. Brownhill Green is south west of the site in the surrounding area, and Whitmore Park to the south east. There are mature trees on site. There are a network of fields, hedges and trees in the surrounding area.

EFFECT OF PROPOSED DEVELOPMENT

I have viewed the plans, searched the WBRC, viewed aerial photographs of the site and surrounding area on Google Maps, visited the site myself, and have the following comments:

The site comprises of a Grade II Listed Hall and other buildings constructed of brick with tiled roofs, car parking and grounds. The proposed development is to develop the buildings into a hotel including some subterranean rooms. The grounds contain two mature ponds, amenity grassland, a tall grassy area, trees and shrubby areas. Some of the trees have TPO's. There are hedgerows with ditches to the front of the site.

Due to a recent fire the roof of the Grade II Listed Hall on the eastern and southern side of the site, the east of which faces the road, has been completely destroyed and therefore offers little or no potential for bats. However, there are buildings close by on the east and north of the site which are due to be demolished as part of the proposed development, and which have medium potential for bats due to broken, loose fitting and missing tiles on their roofs. There are also crevices in some of the walls due to missing mortar, and crevices around some of the blocked up windows where mortar is missing, which could offer some potential for bats to enter. On buildings to the west of the site which are not due to be demolished, it is apparent from visiting the site that repair work would need to be done to these roofs as part of the proposed development. This could therefore cause disturbance or destruction to any potential bat roosts or bats that may be present in these roofs. Therefore, taking all this into account, and as bats are a European Protected Species, and in accordance with PPS9, I recommend a **pre-determinative bat survey** is carried out on the buildings before any work commences to ensure that protected species are not harmed by the development.

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Warwickshire*

There are ponds on site and a network of ponds in the surrounding area. These habitats, plus the record nearby of great crested newt, would provide good potential for great crested newts to be present in the ponds on the proposed development site. Therefore I am attaching a condition to carry out a **great crested newt survey** on both of the ponds at the appropriate time of year before any proposed works take place. Great crested newts are deemed to be European Protected Species. In considering planning applications that may affect European Protected Species, the District Council is bound by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 to have regard to the Habitats Directive when exercising their functions.

There are shrubbery areas on the proposed development site mainly to the east at the front of the building, and also an area of long grass fenced off on the west of the site. Directly outside the site to the north and adjacent to the site is an area of grassland with long grass and young planted trees. These areas would support reptiles and other species. I am attaching a **Reptile condition** below to ensure protected species are not harmed by the development.

There are mature trees on site, some of which are specimen trees and some which are the remnants of an orchard. Therefore, I am attaching a **Protection of root protection zone condition**, and a **Replacement tree planting condition** below. Please also attach a bat and nesting bird tree note to any permission granted. The arboricultural report for the site identifies trees which will be felled, part-felled and have other tree works carried out to them as part of the proposed development. As there are a number of trees including specimen trees which could support bats I am attaching a **Bat survey on trees condition** below. This is in accordance with PPS9 to ensure protected species are not harmed by the development.

Biodiversity Gain

As there will be a loss of biodiversity from the proposed development with two large areas being excavated for the subterranean developments, the loss of some trees and their associated habitat areas, and other loss of habitat, I recommend this is mitigated for by including biodiversity gain in the proposed development to ensure there will be no net loss of biodiversity from the development in line with PPS9. PPS9 indicates that it is a requirement for local planning authorities to maintain, enhance, restore or add to biodiversity. Para 14 of this document states that "Development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, local planning authorities should maximise such opportunities in and around developments, using planning obligations where appropriate".

Where possible, enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Such as bat and bird boxes which can be used by a variety of species, native species planting of hedges and wild areas, and habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required. I am attaching an **Ecological enhancement scheme condition** below to ensure there is no net loss of biodiversity in line with PPS9.

Lighting

As the proposed development will add additional lighting to the site, this can have a detrimental affect on species in the area. I therefore strongly recommend that lighting is kept to a minimum and that lights should be low pressure sodium with a full cut-off lantern in order to minimise the spread of the light. We also recommend that the lights are put on a timer so that they can be switched off as soon as possible in the evening. We recommend that floodlighting is avoided wherever possible. Where floodlighting is considered essential, operational times should be kept to a minimum. I am attaching a note below to this effect.

RECOMMENDATION:

Pre- Determination

Bat survey of all buildings to be demolished / affected by works.

CONDITIONS:

Great Crested Newt survey condition:

No work to start until a **Great Crested Newt survey** has been carried out at the appropriate time of year and during appropriate weather conditions, by a suitably qualified ecologist. Any appropriate mitigation measures as recommended following results of the survey to be agreed between the applicant and the District Council (with advice from WCC Ecological Services), and incorporated into the development design.

Reason: To ensure that protected species are not harmed by the development.

Reptile survey condition:

No work to start until a **reptile survey** has been carried out at the appropriate time of year and during appropriate weather conditions, by a suitably qualified ecologist. Any appropriate mitigation measures as recommended following results of the survey to be agreed between the applicant and the District Council (with advice from WCC Ecological Services), and incorporated into the development design.

Reason: To ensure that protected species are not harmed by the development.

Protection of root protection zone condition:

No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the District Planning Authority and has been put in place. The scheme must include details of the erection of stout protective fencing and be in accordance with British Standard BS5837: 2005, Trees in Relation to Construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the grounds levels be altered or any excavation take place without the prior consent in writing of the District Planning Authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: To protect trees and other features on site during construction.

Replacement tree planting condition:

Any **fruit** tree removed to accommodate the proposed dwelling in pursuance of this permission shall be replaced by trees of a similar size and of the same species in a nearby place within the site unless otherwise agreed in writing by the District Planning Authority.

Reason: To ensure no net loss of an LBAP habitat in accordance with PPS9

Bat survey on trees condition:

The development hereby permitted (including demolition, tree felling, part-tree felling, tree works) shall not commence until a bat survey of the trees on site has been carried out by a suitably qualified bat worker at the appropriate time of year. Any appropriate mitigation measures as recommended following results of the survey to be agreed between the applicant and the District Council (with advice from WCC Ecological Services), and incorporated into the development design.

Reason: To ensure that protected species are not harmed by the development.

Ecological enhancement scheme condition:

No development shall commence until an ecological enhancement and management scheme has been submitted and approved in writing by the District Planning Authority. In discharging this condition the DPA expect to see details of the following: **species to be planted, timing of works, programme of implementation and monitoring if deemed necessary.** The ecological enhancement shall thereafter be carried out in accordance with the approved details.

Reason: To protect/enhance the ecological character of the area in accordance with PPS9

NOTES:**Great crested-newt note:**

In view of the ponds on site and nearby and records of great crested newt, care should be taken when clearing the ground prior to development. If evidence of great crested newts is found during development, work should stop immediately while Natural England are contacted on 0845 601 4523 for advice on the best way to proceed. Great Crested Newts and their habitat (aquatic and terrestrial areas) are protected under the 1981 Wildlife and Countryside Act, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010 the latter of which makes them a European Protected Species. Where newts are present a licence might be necessary to carry out the works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523.

Generic reptile and amphibian note:

In view of the nearby records, ponds and allotments, care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while WCC Ecological Services or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

Bat and Nesting Bird tree note:

If it is **essential** to fell or lop any trees or part of the hedgerows, it should be ensured that this work does not disturb nesting birds, with work ideally being conducted outside the main breeding season (March-September). All nesting birds are protected from disturbance or injury under the 1981 Wildlife and Countryside Act. In addition, if mature trees are likely to be affected by the development, (e.g. by felling or lopping work), it is important to survey these trees for the presence of bats, **prior to work commencing**. Bats and their roost sites are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act, and are also deemed a European Protected Species. Local Authorities are bound by the Conservation of Habitats and Species Regulations 2010 to have regard to the Habitats Directive when exercising their functions.

Biodiversity Gain Notes:

Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Such as bat and bird boxes which can be used by a variety of species, native species planting of hedges and wild areas, and habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

Native planting note

The applicant is respectfully advised that if additional planting is proposed for the site, indigenous tree and shrub species should be used, preferably of local provenance. Such plants are visually attractive, and have a far higher value for local wildlife than cultivated, non-native plants.

Lighting note:

Lighting can significantly affect the behaviour of some animals such as moths, birds and mammals, even to the extent of jeopardising their survival or reducing their breeding success. We recommend that where lighting is to be installed or updated, lights should be low pressure sodium with a full cut-off lantern in order to minimise the spread of the light. We also recommend that the lights are put on a timer so that they can be switched off as soon as possible in the evening. We recommend that floodlighting is avoided wherever possible, particularly in rural areas. Where floodlighting is considered essential, operational times should be kept to a minimum.

Please do contact me if you would like to discuss this further.

Regards
Barbara Golding
Ecologist



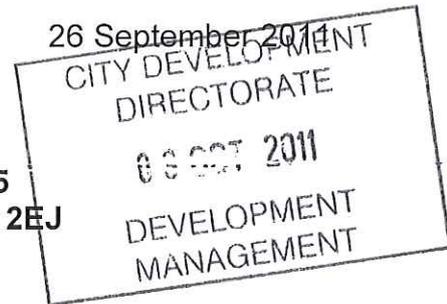
ENGLISH HERITAGE
WEST MIDLANDS REGION

Not FI 7.

Mr Nigel Smith
Coventry City Council
Civic Centre 4
Much Park Street
COVENTRY
CV1 5RR

Direct Dial: 0121 625 6857
Direct Fax: 0121 625 6821

Our ref: **W:** P00111972



Dear Mr Smith

**Notifications under Circular 01/2001 & GDPO 1995
OLD HALL, TAMWORTH ROAD, COVENTRY, CV6 2EJ
Application No P/2011/1587**

Thank you for your letter of 9 September 2011 notifying English Heritage of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Yours sincerely

Nicholas Molyneux
Team Leader and Historic Buildings Inspector
E-mail: nicholas.molyneux@english-heritage.org.uk



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6820 Facsimile 0121 625 6821
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.

Peel, Karen

From: Glendinning, John
Sent: 18 October 2011 13:42
To: Planning
Cc: Smith, Nigel; Howarth, Peter; Simm, Ben; Archer, Joanne
Subject: FUL/2011/1587 - Old Hall, Tamworth Road



Coventry City Council

Memo

City Services and Development Directorate

FUL/2011/1587

Old Hall Tamworth Road

Alteration, extension and part demolition of existing buildings to provide hotel accommodation including banqueting and spa facilities and associated car parking and landscaping

Consultation Under the Town and Country
Planning Act 1990 – Highway Authority
Response

Dear Nigel,

I object to this application, as the information relating to the highway implications of the proposal in the Transport Assessment (TA) is insufficient, and the proposal would be relatively unsustainable given its location.

The base traffic data is not appropriate as it was collected during a period of school holiday. We do not accept the argument implied in paragraph 4.4.1 that the development should be assessed against flows when the venue is likely to be at its busiest, as events may take at any time. The data used for assumed traffic generation shows that large events happen outside this 'peak' period, and the effects of these events should be assessed. The development has not been assessed against the AM peak, with only a vague assumption that the traffic generation of the development at this time would be "negligible". This should be quantified and assessed.

I find the traffic generation and modal choice assumptions for the banqueting function to be flawed, as they are based on two sites within established urban areas in Birmingham with good access to public transport facilities for local, regional and national visitors. The application site is located in a semi-rural area in the periphery of Coventry, where public transport is infrequent, particularly during periods when many events would take place.

The data collection for modal choice makes no distinction between walking and public transport, and no evidence is shown of the extent of public transport use. Given the contrast in character of the surveyed area compared to the application site, I do not find the data to be comparable, nor do I agree with the conclusion from this that "The use of public transport is highly plausible". Similarly I find that the assumptions that "Many staff walk with a limited number using public transport" and "it is reasonable to suggest that smaller functions have 'local' guests" implausible

given the relatively small number of potential staff and guests within a walking catchment of the application site and the relatively poor public transport provision.

I also consider that many of the assumptions in the TA are rather vague; such as that daytime events would be "rare", that "Private mini buses and coaches are likely to be used by guests at larger events", etc. Robust evidence should be provided to support these assumptions.

The assumptions detailed in the above paragraphs also impact on the assessment of parking demand and supply, so this should also be undertaken with a more robust evidence base. In my opinion the assessment underestimates the parking demand for the proposal.

The inclusion of the Travel Plan within the Transport Assessment is not acceptable. The Travel Plan should be submitted as a standalone document as stated within the 'Good Practice Guide: Delivering Travel Plans through the Planning Process' published by DfT and DCLG in April 2009. The Travel Plan is expected to have a clear strategy, objectives, targets and measures to promote the use of sustainable modes of transport and reduce single occupancy car journeys to and from the development. These have not been provided.

I have concerns regarding the traffic impacts of the proposal, particularly given its relatively peripheral location. I am not satisfied that the TA sufficiently identifies the impacts in terms of traffic and parking on the convenience and safety of highway users in the vicinity of the proposal site. I therefore object to the proposal until a more robust Transport Assessment has been provided. Please reconsult me if/when a revised TA has been provided. I also consider given the relatively unsustainable location, that the proposal would be an overly car dependent development of an intensity far greater than any previous use of the site, and I also object on this basis.

Kind regards,

John Glendinning

Transport Projects and Programme Assistant
Planning, Transport and Highways,
City Services and Development Directorate, Coventry City Council,
Floor 6, Civic Centre 4, Much Park Street,
Coventry CV1 2PY

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Peel, Karen

Subject: FW: The Old Hall Tamworth Road P/2011/1587

From: Patrick, Christopher
Sent: 19 October 2011 13:45
To: Smith, Nigel
Subject: The Old Hall Tamworth Road P/2011/1587

Dear Nigel

The scheme for the Old Hall reflects the discussions that I had with the owners and their architect over the summer,

Listed Buildings

I am concerned that as yet we have not received an application for Listed Building consent which would be necessary to enable work on the existing buildings to start on site. This means that it is likely that the stucco fronted main house, which is the most important of the Listed buildings will be roofless for the winter.

The lack of a Listed Building application means that we are also without much of the detailed information on the buildings, including details on the interior fittings such as the new main staircase, the replacement roof structure for the house, details on replacement doors, windows, details of the roof over the courtyard pool, heating systems, lifts and details on the treatment of the interior. I would agree with the heritage statement that much of the original interior was removed during a refit in 1969, but where elements do survive they need to be retained and replicated. In particular I am keen that the decorative plaster cornice in the downstairs bar area is retained, restored and the missing sections replicated. Could we condition these elements please along with other materials.

The parts of the Listed Buildings that are proposed for demolition have been agreed on site with the architect, all of these are relatively late additions dating from between c1947 and 1998 and are of low historic and architectural significance. The architect has identified the most significant elements of the building and these are being retained. I think we need to try and ensure that no demolitions take place until the scheme is guaranteed to progress, my concern would be that the more lucrative underground elements of the development progress first and that the Listed Buildings get left and deteriorate further. Is it possible to condition it so work on the Listed Building takes place first?

The proposed extensions, the Orangery on the west side and the new kitchen / restaurant area on the east side are attractive and in keeping with the scale, massing and palette of the 19th century house but with a contemporary twist and I have no objection to them.

Setting of the Listed Building

The underground element of the proposals mean that the impact on the setting of the Listed Building should be greatly reduced, the architect was directed to give the required capacity but without overwhelming the existing buildings or having a detrimental effect on the Green Belt. Certainly from the Listed buildings point of view he has been successful, although I am slightly concerned about the scale of the excavations so close to the Listed Buildings and I would like to condition a method statement on how they would do this.

I am concerned about the amount of parking that is required and the proposal to extend it to the far western area adjacent to Coundon Park. I feel that this is undesirable as they will be undoing much of the good work they have done to reduce the visual impact of the hotel extension by putting it underground.

Archaeology

Recent archaeological fieldwork carried out by volunteers in the Keresley area has identified prehistoric and medieval remains, the Tamworth Road is now thought to be an ancient track way or possibly a Roman road and so substantial excavations, such as those proposed for the hotel may have archaeological implications and I would recommend that a condition is attached for a programme of archaeological work.

"No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Once approved the development shall only be undertaken in full accordance with the approved written scheme of investigation (or any subsequently approved amendments)".

Regards

Chris

Chris Patrick

Conservation and Archaeology Officer
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Peel, Karen

Subject: FW: Old Hall tamworth Road 2011/1587

From: To: chris.patrick@coventry.gov.uk
Subject: Old Hall tamworth Road.
Date: Sat, 5 Nov 2011 15:24:14 +0000

Hello Chris as the Chair of the Keresley Parish Council, I have had folk concerned about the Old hall on the Tamworth Road. This now fire damaged building was once a part of Keresley`s history. The fact that it now is in a state of ruins seems a great pity, and because of restraints no protection around the place, the nightwatchman who looked after the remains was badly injured recently doing his duty looking after the place. The people who obtained the building in the first instance wanted to have a large hotel, but I think were refused, and as we have quite enough hotels within the area we look for first class facilities, that is for eg. eating establishments of reputable means, not McDonalds or a as the Old hall used to be a nice eating place and local Pub for folk to go and enjoy a drink. The Tamworth road has always been a fast and dangerous road that is to those who do not know the area. I would like to see the old hall returned to how it once was, a lovely character building, I do not think it would be easy to do, but I would not like a new build with no character. I must say that the fire damaged ruins do not enhance the area and I would request a solution as soon as possible please. I thought that listed buildings had to be brought back to the state that they used to be, could you please clarify this for me. I do hope as the conservation officer you will understand where we are coming from with regard to trying to get this fire damaged area restored to its former glory. Many thanks Sandra Camwell chair of the Keresley Parish Council.....

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Smith, Nigel

From: Andrews, Mark
Sent: 14 October 2011 11:55
To: Adrian Hill
Cc: Smith, Nigel
Subject: RE: old hall

Hi Adrian,

I've given some thought to the parameters of the Sequential Assessment for this specific proposal. I am of the view that the Sequential Assessment should be undertaken in accordance with Policy EC15 of PPS4, and I would recommend consulting Section 6 of the Practice Guidance also.

In terms of catchment area, I am of the view that the size, location and intended use of the proposal would serve at least a City wide catchment. I would therefore request that the Sequential Assessment look at sites within and adjoining the following centres, as defined by the Proposals Maps in the Adopted Development Plan:

- Coventry City Centre (including all distinctive areas - policy CC12)
- Arena Park, Cannon Park and Ball Hill Major District Centres. Please note that the Arena Park centre for 'other town centre uses' (not retail) would be defined by the Regeneration boundary identified in Policy OS2.
- The District Centres at Bell Green, Brade Drive, Brandon Road, Daventry Road, Earlsdon, Foleshill, Jardine Crescent and Jubilee Crescent. These are guided by Policy S4 of the development plan.

I would not consider it appropriate to continue lower down the centres hierarchy, so would recommend not considering sites within or adjacent to Local Centres.

I hope this helps set some parameters for the assessment. I am happy to provide feedback on the assessment once you have a draft version, or discuss any key aspects of the assessment.

Kind regards

Mark Andrews MRTPI

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From: Adrian Hill [mailto:adrian@aaahplanning.com]
Sent: 14 October 2011 11:14

To: Andrews, Mark
Subject: RE: old hall

Morning Mark, sorry to chase, but have you been able to look at the sequential test parameters? Sorry!

Regards

Adrian

From: Adrian Hill [mailto:adrian@aa planning.com]
Sent: 13 October 2011 14:42
To: 'mark.andrews@coventry.gov.uk'
Subject: RE: old hall

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Smith, Nigel

From: Smith, Susan (CSD)
Sent: 15 September 2011 11:06
To: Smith, Nigel
Subject: Comments on Old Hall (FUL/2011/1587)

Nigel

Having reviewed the information provided in support of the above application, I have the following comments:

The scheme does not appear to comply with our sustainability requirements, as set out in the 'Delivering a More Sustainable City' SPD. The key stipulation is for a sustainability assessment to be carried out, covering the following areas:

- Energy - including a requirement for 10% of the development's energy needs to be supplied from renewable sources
- Materials
- Contaminated land
- Travel - see also the 'Travel Plans, Cycle Parking and Accessibility Guidance' document, which gives more detailed information on requirements relating to these three specific aspects
- Waste and recycling
- Water
- Air quality

Under each of these headings there are various of issues which need to be addressed in the assessment. Whilst some of them have been (partially) covered in other documents submitted with the application, such as the transport assessment and flood risk assessment, there are still numerous gaps in the information provided. I am particularly concerned that no consideration appears to have been given to energy efficiency and on-site generation from renewables.

We therefore should be requesting that the applicant provides a full sustainability assessment which systematically addresses each of those issues highlighted in the SPD that are not dealt with elsewhere.

Regards

Susan

Susan Smith
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