## **Emma Soper**

From:	Nicki Stockdale-Smith <nicki.stockdale-smith@framptons-planning.com> on behalf of Peter Frampton <peter.frampton@framptons-planning.com></peter.frampton@framptons-planning.com></nicki.stockdale-smith@framptons-planning.com>
Sent:	10 May 2021 12:10
То:	andrew.jones@warwickdc.gov.uk (External)
Subject:	The Leper Hospital Site, Saltisford, Warwick
Attachments:	1005 10574 Pre-app covering letter to Warwick DC.pdf; 4146-SK04A Proposed Elevations.pdf; 4146-SK03A Proposed Site Plan and Floor Plans.PDF

PF/10574

Dear Andrew

## Town and Country Planning Act 1990 The Leper Hospital Site, Saltisford, Warwick

I have been instructed by Coventry Turned Parts Ltd to act on their behalf in response to the Council's intent to dispossess Coventry Turned Parts from its freehold ownership of the above site.

Mr I Jones, the proprietor of Coventry Turned Parts, is an experienced property developer. His intention is to provide new development on the site and thereby secure restoration of the Master's House and St Michael's Chapel.

A pre-application enquiry response was issued by the Planning Department in September 2018. The comments made therein have now been addressed.

I have hence submitted a further pre-application enquiry (attached) which will hopefully settle the scheme, so as to enable a fully detailed planning application to be prepared and submitted to Warwick DC.

The purpose in my correspondence is to make you aware of this submission. If there are matters you wish to discuss, please make contact with me.

With kind regards, Peter Frampton BSc (Hons), TP, MRICS, MRTPI

Attach: Pre-application covering letter and drawings



Oriel House 42 North Bar Banbury Oxfordshire OX16 0TH

## Tel: 01295 672310 Fax: 01295 275606 Email: peter.frampton@framptons-planning.com

This email and any attachments are strictly confidential and are for the addressee only. Any forwarding, printing or disclosing the information may form a breach of confidence. Please contact the sender immediately if you have received this email in error. Normal Privacy and Copyright laws apply. Frampton Town Planning Limited has endeavoured to keep this email virus free and accepts no responsibility for any virus attached thereafter.



Our Ref: PJF/nss/PF/10574 (Please reply to Banbury office)

peter.frampton@framptons-planning.com

10<sup>th</sup> May 2021

Mr P Clarke Head of Development Services Warwick District Council Riverside House Milverton Hill Leamington Spa CV32 5HZ

Dear Philip

## TOWN AND COUNTRY PLANNING ACT 1990 LEPER HOSPITAL SITE, SALTISFORD, WARWICK

I am instructed by Coventry Turned Parts Limited to submit a pre-application enquiry for new development at the Leper Hospital Site to comprise:

- 1. The re-use of the Master's House as a single dwelling in principle.
- 2. The re-use of the Chapel as a single dwelling in principle.
- 3. The provision of a new building for 8 apartments.
- 4. Provision for access and associated car parking.

This enquiry follows on from the pre-application enquiry dated 6<sup>th</sup> September 2018 (Ref: PRE/18/0088) in preparation for the submission of a full planning application. The Applicant intends to undertake the development upon the grant of planning permission, listed building consent, and Scheduled Monument Consent.

The revised layout / design addresses considerations as set out in the Pre-Application Enquiry Worksheet:

- Principle of development
- Heritage considerations and design and layout
- Impact of the proposal on the living conditions of neighbouring occupiers and whether the proposal would provide adequate living conditions for future occupiers
- Parking and highway safety
- Refuse
- Noise
- CIL

enquiries@framptons-planning.com www.framptons-planning.com

Oriel House, 42 North Bar, Banbury, Oxfordshire, OX16 0TH T: 01295 672310 F: 01295 275606 Aylesford House, 72 Clarendon Street, Leamington Spa, Warwickshire, CV32 4PE T: 01926 831144 Oxford – Area Office, 4 Staplehurst Office Centre, Weston on the Green, Bicester, Oxfordshire, OX25 3QU T: 01295 672310



In respect of 'Parking and highway safety' and 'Refuse', the Applicant acquired rights of vehicular access from the adjoining land owner. I note the Planning Officer records in the pre-application report:

'I have spoken briefly with the Highways Authority who said they would have concerns regarding this access point especially as they do not approve shared spaces and it could become a pedestrian cut through.'

With respect, it is not the role of the LHA to approve 'shared spaces'. The LHA is to be concerned with the impact of development upon the functioning of the highway network. In my opinion modern technology is clearly capable of preventing unauthorised use of the parking spaces, if it is to be suggested that unauthorised occupation of a resident's parking space may have a consequential effect upon the local highway network.

The second consideration is that the access arrangements 'could become a pedestrian cut through'. As shown on Drawing No. 4146-SK03A it is proposed that the frontage to Saltisford is appropriately fenced with a pedestrian entrance only. This entrance will only be available to residents within the scheme.

The provision for car parking is considered appropriate for the form of development and its location relative to the availability of public transport and the town centre. A balance needs to be struck between the provision of car parking and the setting of St Michael's Leper Hospital. The provision of 1 car parking space per apartment and 2 covered cycle spaces per apartment is considered reasonable. Provision can be made for occupiers to be enrolled in a local car club, if deemed necessary. The detail of the arrangement to protect the parking spaces for use by occupiers of the apartments can be adequately controlled by a planning condition.

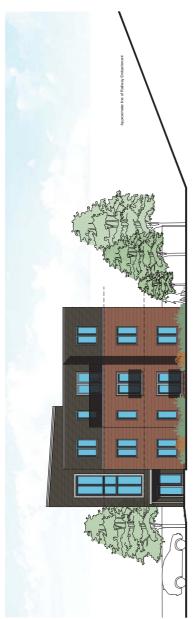
It is intended that the details of the alterations of the Master's House and Chapel are prepared once the principles of the new built development and site layout have been settled with your Authority.

I welcome discussions with you.

Yours sincerely

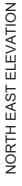
Peter J Frampton

- Enc: Pre-application enquiry form Proposed Site Plan & Floor Plans Dwg No. 4146-SK03A Proposed Elevations Dwg No. 4146-SK04A
- Cc: Mr I Jones Mr D Jermy F-s for monitoring



SOUTH EAST ELEVATION









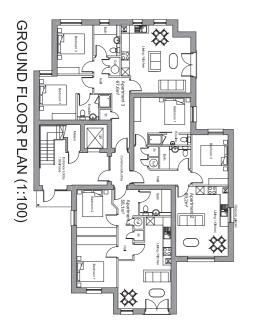




Proposed Elevations

DRAWING TITLE

the second secon		
Nutrients Structure Struct	Railway Tree Lined Bank	Railway Line
STEE PLAN (1:200)		Ν



 A
 Partnersenses

 Sectorsenses
 unit

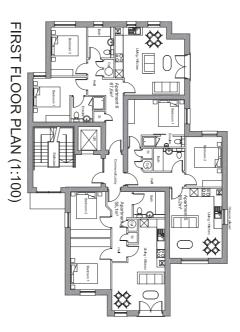
 Sectorsenses
 unit

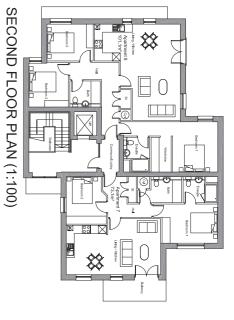
 Variance
 unit

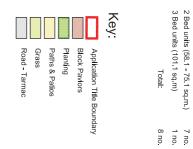
 Settisford,
 unit

 Variance
 Variance

 Variance
 Variance







Accommodation: