

Comments for Planning Application W/22/1410

Application Summary

Application Number: W/22/1410

Address: Land On The South Side Of, Birmingham Road, Budbrooke

Proposal: Erection of 3 storey 75 Bed Care Home (Class C2) with associated landscaping and parking, and public footpath access to Hatton Locks and associated works.

Case Officer: Dan Charles

Customer Details

Name: CLLR Hatton Parish Council Parish Council

Address: The Granary, Beausale Warwick

Comment Details

Commenter Type: Commentor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Parish Council objects to this proposal.

The course of the Grand Union Canal through Warwick District is of considerable historical, ecological and recreational significance, and this was recognised in the establishment of the Canal Conservation Area in 2018, thus giving protection beyond that afforded by its situation in the Green Belt.

The Hatton Flight of 21 locks - 'The Stairway to Heaven' - is probably the most notable stretch of the canal locally, even of its entire length.

It is an important recreational facility not only for local residents but also for the wider community, and this has become more evident during the recent restrictions when it has been a very popular destination for visitors.

The building proposed would be situated in a rural stretch of the flight; the only buildings close are Middle Lock Cottage (listed) and the canal workshops at lock 42, both part of the canal heritage. Although there are other buildings near the canal to the west, these are screened by vegetation.

The care home would therefore be conspicuous, incongruous and detrimental to the character and ambience of this part of the canal conservation area.

A previous application was refused (W/20/1251) on a number of grounds including the above. Although the roofline has been reduced by 1.5 meters and other minor adjustments made, we see no reason to withdraw or alter this objection.

Other considerations

Security

Although not explicit in the documentation, we understand that this home is exclusively for the elderly mentally ill, and would thus be secured.

If this is not the case, or if at some point in the future its clientele should change, proximity to the Birmingham Road, and the canal would pose significant risk. If approved, conditions should provide for this.

Parking

29 spaces are proposed. Would this be sufficient for staff and visitors at popular visiting times?

Access to canal

This would be of benefit to residents of Hatton Park. There are however access points at the garage (300m distant) and Middle lock (150m)

Design

A commendable attempt has been made to reflect traditional canal-side architecture. However, this is characteristic of urban canal scenery, and is quite out of place in this rural setting.

Precedent

If this application is successful, it is difficult to see how comparable applications in the Green Belt from the adjacent stables, and nearby Oakland Farm (even before the conservation area designation, several applications for development of this site were refused) could not also be allowed.

Alternative Use of the site

Given the conservation status, this land could be landscaped and planted so as to enhance the ecological and recreational value of this stretch of the canal.