

MINUTES OF PLANNING COMMITTEE

18 AUGUST 2021

PRESENT:

Councillors Picker (Chairman), Mrs Brown, Daly, Eccleson, Gillias, Lewis, McQueen, Rabin, Srivastava, Ms Watson-Merret and Willis

20. MINUTES

The minutes of the meeting held on 21 July 2021 were approved and signed by the Chairman.

21. APOLOGIES

An apology for absence from the meeting was received from Councillor Sandison.

22. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Ansty Business Park, Pilot Way, Coventry, CV7 9JU (R21/0501) – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

Item 4 of Part 1 – Rolls Royce, Coombe Fields Road, Coventry, CV7 9JR (R21/0525) – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

23. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Executive Director (Part 1 – Agenda Item 4).

All the representations received prior to the preparation of the agenda and considered by the Committee were referred to in the individual reports.

Subsequent representations also considered by the Committee related to the following applications:

(a) Parish Councils

None

(b) Third Parties

None

RESOLVED THAT – the Executive Director be authorised to issue decision notices as indicated in relation to the applications below:

(a) Outline application with all matters reserved except access for the demolition of existing buildings and the erection of residential dwellings (Use Class C3), including the retention and amendment of the existing vehicular access off Leicester Road and associated infrastructure, public open space and landscaping at Wolvey Campus, Leicester Road, Wolvey, Hinckley, LE10 3HL (R20/0968) - Councillor Picker moved and Councillor Daly seconded that the Executive Director be authorised to grant planning permission subject to:

1) Conditions and informatives set out in the report together with:

Condition 16 being amended to read, “No phase of development will take place until a detailed surface water drainage scheme for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Lead Flood Authority. No dwelling or impermeable highway is to be constructed within a phase of development until the surface water drainage works required to service that dwelling or section of highway have been implemented, in accordance with the approved details. The scheme to be submitted must:

- a) Demonstrate that the surface water drainage system(s) are designed in accordance with ‘The SuDs Manual’ CIRIA C753.
- b) Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- c) If discharging to a drainage system maintained/operated by other authorities (Environment Agency, internal drainage board, highway authority, sewerage undertaker, or Canal and River Trust) evidence of consultation and the acceptability of any discharge to their system should be presented for consideration.
- d) Provide plans and details showing the allowance for exceedance flow and overland flow routing, overland flow routing should look to reduce the impact on the exceedance event.

REASON:

To prevent the increased risk of flooding; to improve and protect water quality and to improve habitat and amenity.”

An additional informative being inserted to read,

“INFORMATIVE 14

Condition 31 requires the submission of an energy statement in pursuant to policy SDC 4 in order to meet carbon reduction targets. It is strongly encouraged that reserved matters utilise solar panels extensively within the development, maximising their use with respect to the correct orientation of dwellings within the scheme.”

- 2) The completion of a legal agreement to secure the necessary financial contributions and/or planning obligations as indicatively outlined in the heads of terms within this report together with the following amendments in the S106 table as a result of corrections to the report and discussions with WCC highways:

Contribution	Requirement	Trigger
Affordable Housing	20% of the total number of dwellings. Discount Market Sales, shared ownership or private intermediate dwellings plus normal nomination rights. Affordable Housing to run with the land in perpetuity	Not applicable
Warwickshire County Council (Highways)	Commuted Sum for maintenance of two bus stop shelters for a period of 5 years	Prior to first occupation

- 3) The Executive Director (in consultation with the Planning Committee Charmain) be given delegated authority to negotiate and agree the detailed terms of the legal agreement which may include the addition to, variation of or removal of financial contributions and/or planning obligations outlined in the head of terms within this report.
- (b) Demolition of existing brick arch bridge, removal of deck, arches and piers, and erection of steel truss bridge installed on existing abutment to be used for cycling and walking at Former Railway Bridge (known as Bridge 22), over A423, adjacent to The Old Station Yard Industrial Estate (R20/0991) - Councillor Lewis moved and Councillor Rabin seconded that the Executive Director be authorised to grant planning permission subject to conditions and informatives set out in the report with an additional condition being inserted to read,

“CONDITION 11

The construction of the replacement steel truss bridge shall not be commenced unless and until details of the siting, design and content of a historical information board, providing details of the original brick arch bridge has been submitted to an approved in writing by the Local Planning Authority. The

replacement steel truss bridge shall not be first brought into use until the historical information board has been provided in accordance with the approved details.

REASON:

In the interest of railway heritage and to ensure the details are acceptable to the Local Planning Authority.”

- (c) Change of use from open pasture agricultural land to land for biodiversity enhancement together with habitat creation and associated works at Ansty Business Park, Pilot Way, Coventry, CV7 9JU (R21/0501) - Councillor Gillias moved and Councillor Lewis seconded that the Executive Director be authorised to grant planning permission subject to conditions and informatives set out in the report.
- (d) Erection of building and use for Class B8 (storage and distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) with PV roof panels, including ancillary offices. Primary vehicular access from Pilot Way (Ansty Park), secondary vehicular access from Combe Fields Road, access road, car parking, cycle parking, lorry parking, service areas, drainage, landscaping, demolition of existing buildings, ground remodelling, associated works and temporary use of land for deposition of soil arisings at Rolls Royce, Coombe Fields Road, Coventry, CV7 9JR (R21/0525) - Councillor Gillias moved and Councillor Picker seconded that the Executive Director be authorised to grant planning permission subject to:

- 1) Conditions and informatives set out in the report together with:

Condition 2 being amended to read, “Ground Investigation Report 20017J-02-0 10/05/2021” and delete “Noise Impact Assessment 19-1156.05-1 10/05/2021”.

Condition 7 being amended to read: “No development other than that required to be carried out as part of an approved scheme of remediation shall commence until conditions (a) to (d) below have been complied with.

The current gas assessment in Report 20017J-02 dated 9 March 2021 indicates the site to be characterisation situation 1 (CS1). Once the earthworks have been completed, a further gas assessment shall be completed to determine the gas conditions of the remodelled site and a report submitted to the Local Planning Authority to confirm the gas classification (and gas protection required) to the development.”

An additional informative being inserted to read,

“INFORMATIVE 15

The applicant is encouraged, through the means of traffic diversion signage within the site, to ensure that all employees and visitors to the

site, use Pilot Way as a means of accessing the site, and avoid where possible accessing the site via Coombe Fields Road and Peter Hall Lane.

- 2) Referral to the Ministry of Housing, Communities and Local Government's Planning Casework Unit.

24. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

25. PLANNING APPEALS UPDATE

The Committee considered the report of the Executive Director (Part 1 – Agenda Item 6) concerning progress on planning appeals for the period 1 April – 30 June 2021.

With regard to Appendix B to the report, the Development and Enforcement Manager provided the Committee with the following update:

- a) Land at Top Road, Top Road, Barnacle – appeal hearing deferred until January 2022.
- b) Land adjacent to Millers Lane, Fosse Way, Monks Kirby – final comments on enforcement appeals were at the end of July 2021. Applicants have appealed refused planning application R20/1062 but no formal notification from the Planning Inspectorate received by the Council to date.

RESOLVED THAT – the report be noted.

26. DELEGATED DECISIONS – 1 JULY 2021 TO 28 JULY 2021

The Committee considered the report of the Executive Director (Part 1 – Agenda Item 7) concerning decisions taken by her under delegated powers during the above period.

RESOLVED THAT – the report be noted.

CHAIRMAN