

MINUTES OF PLANNING COMMITTEE

11TH JANUARY 2017

PRESENT:

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Butlin, Cranham, Ellis, Miss Lawrence (substituting for Councillor Gillias), Lewis, Sandison, Srivastava and Helen Taylor.

61. MINUTES

The minutes of the meeting held on 30th November 2016 were approved and signed by the Chairman.

62. APOLOGIES

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

63. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Head of Growth and Investment (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 Head of Growth and Investment be authorised to issue a decision notice as indicated in relation to the application below.

(a) erection of replacement building for a mixed use of retail, coffee shop, and horticulture/agriculture together with the provision of a mezzanine floor for non-retail purposes (agricultural storage and ancillary office) at Malt Kiln Shop, Main Street, Stretton-under-Fosse (R16/2254) – Councillor Cranham moved and Councillor Helen Taylor seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions in the report, with conditions 8, 11,13, 14 and 15 being amended to read as detailed below.

CONDITION: 8

The building hereby permitted shall not be occupied until the scheme for the provision of adequate water supplies, and site access, necessary for firefighting purposes as detailed on drawing no. 014 entitled Water Supplies and Site Access for Fire Fighting has been implemented.

CONDITION: 11

Prior to occupation of the building details surface and foul water drainage schemes for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted and approved in writing by the Local Planning Authority (LPA) in consultation with Warwickshire County Council (WCC). The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- a. Infiltration testing, in accordance with BRE 365 guidance, to be completed and results submitted to demonstrate suitability (or otherwise) of the use of infiltration SuDS
- 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 where relevant.
- c. Evidence from Seven Trent Water (STW) will be required granting approval of discharge of sewerage to their assets including discharge rate and connection location.
- d. Provide a Maintenance Plan to the LPA giving details on how the entire surface water and foul water systems shall be maintained and managed after completion for the life time of the development. The name of the party responsible, including contact name and details, for the maintenance of all features shall be provided to the LPA.

CONDITION: 13

Development shall be carried out in compliance with the submitted Construction Method Statement dated 10/01/2017 and Risk Assessment dated 09/01/2016.

CONDITION: 14

The scheme to prevent grease, fat and food debris from entering the foul drainage as shown on approved drawing no.24. shall be installed prior to the premises opening and shall thereafter be maintained in accordance with the approved details.

CONDITION: 15

The proposed external lighting as shown on drawing no. 005 Rev B shall only be erected in accordance with these approved details.

64. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

The Committee considered advance notice of site visits submitted at the meeting.

RESOLVED THAT – no further site visits be approved.

65. DELEGATED DECISIONS – 13TH OCTOBER TO 2ND NOVEMBER 2016

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 6) concerning decisions taken by him during the above period.

RESOLVED THAT - the report be noted.

CHAIRMAN