

MINUTES OF PLANNING COMMITTEE

4 APRIL 2018

PRESENT:

Councillors Mrs Simpson-Vince (Chairman), Mrs A'Barrow, Brown, Butlin, Ms Edwards (substituting for Councillor Mrs Avis), Gillias, Miss Lawrence, Lewis, Sandison, Srivastava and Ms Watson-Merret (substituting for Councillor Cranham).

77. MINUTES

The minutes of the meeting held on 14 March 2018 were approved and signed by the Chairman.

78. APOLOGIES

Apologies for absence from the meeting were received from Councillors Mrs Avis and Cranham.

79. 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 decision notices as indicated in relation to the applications below.

(a) erection of building and use for purposes within Class B2 (General Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended), including ancillary offices and storage space, primary vehicular access from Pilot Way (Ansty Park), secondary vehicular access from Combe Fields Road, car and cycle parking, service areas, reserve expansion land, external storage units, gatehouse, drainage, attenuation ponds, substation, foul pumping station, demolition of existing buildings, ground remodelling and associated works at Rolls-Royce, Ansty Aerodrome, Combe Fields Road, Coventry, CV7 9JR (R17/1829) – Councillor Mrs A'Barrow moved and Councillor Mrs Simpson-Vince seconded that the Head of Growth and Investment be authorised to grant

planning permission subject to the conditions and informatives in the report, together with Officer's being given delegated authority to make minor changes to conditions and conditions 8, 8b and 9 being amended and additional informative being inserted as detailed below.

CONDITION 8:

No development shall commence, excluding any remaining demolition of buildings, until a detailed surface water drainage scheme for the site, based on sustainable drainage principles, the Flood Risk Assessment and Drainage Strategy (CWA-17-117 Rev F, received 22-03-18), Proposed Drainage Strategy (CWA-17-117-530 Rev P6, received 22-03-18) 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. The scheme to be submitted shall:

- a. Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
- b. Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 20% (allowance for climate change) critical rain storm to a minimum of a 50% betterment based on the brownfield rate, the maximum discharge rate for the entire site should not exceed 722.7 l/s. Current and proposed discharge rates for all existing outfalls to be re-used must be provided, demonstrating betterment is achieved.
- c. Where flooding occurs onsite to store the 1 in 100 year climate change event details should be provided of the storage capacity required outside of the proposed formal drainage system. Details of the depths and locations of flooding should also be provided to the Lead Local Flood Authority where the depths may be unsafe. Hazard mapping may be required to ensure the development remains safe to users of the site.
- d. Demonstrate the provisions of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Management for Developments'.
- e. 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.
- f. Provide plans and details showing the allowance for exceedance flow and overland flow routing. Overland flow routing should look to reduce the impact of an exceedance event.
- g. Provide evidence to show an agreement from Severn Trent Water to connect to the existing surface water network or adopt the proposed new network.
- h. Demonstrate how the on-site surface water drainage scheme accords with paragraph 4.5.3 of the Preliminary Ecological Appraisal (70030474-R-2-2-1-PEA 1, received 04-12-17).
- i. Provide details of how pollutant levels expected in the surface water run-off will be controlled to ensure there is no adverse impact on the downstream Site of Special Scientific Interest (SSSI).

- j. Provide a detailed maintenance plan giving details on how surface water systems shall be maintained and managed in perpetuity for the lifetime of the development. The details within the plan shall include the name of the party responsible, a contact name and contact details.

The scheme and maintenance plan shall subsequently be implemented in accordance with the approved details before first occupation of the buildings hereby approved unless otherwise agreed in writing by the Local Planning Authority.

CONDITION 9:

No development shall commence, excluding any remaining demolition of buildings, until drainage plans for the disposal of foul sewage have been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details before the buildings hereby approved are occupied.

INFORMATIVE:

The Council would encourage that the details required by condition 20 should include provisions for constructing additional covered cycle storage spaces and facilities in response to demand and new and improved cycle links within the vicinity of the site. The Council would further encourage discussions with Stagecoach and/or other bus operators with a view to establishing a new public bus service running to/from the site. An extension of the existing Signature Bus X30 and X31 bus service from Ansty Park - Coventry City Centre - Ansty Park to the site is also supported.

- (b) change of use to builder's yard and rear extension to existing building at Riddys Yard, Kings Newnham Lane, Bretford, CV23 0JU (R17/0764) – Councillor Gillias moved and Councillor Butlin seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives in the report and additional informative to read, “All vehicles travelling to and from the application site are encouraged to do so via the B4455.”
- (c) proposed external alterations together with the change of use of the existing residential annex to provide guest accommodation at Stag and Pheasant, 27 Main Street, Newton, Rugby (R18/0165) - Councillor Butlin moved and Councillor Gillias seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives in the report.
- (d) proposed change of use of existing dwelling to a House in Multiple Occupation (HMO) at 7 Grosvenor Road, Rugby (R18/0067) - Councillor Butlin moved and Councillor Gillias seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives in the report together with an additional condition being inserted to read, “A bin store shall be provided to the rear of the property and full details of the siting, design and materials of the proposed bin store shall be submitted to and approved in writing by the Local Planning Authority. The bin store shall be provided, in accordance with the approved details before the first occupation of any room”.

80. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

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

RESOLVED THAT – a site visit be held at 37 Lower Street, Hillmorton (R17/2076) on a date and time to be agreed.

81. DELEGATED DECISIONS – 15 FEBRUARY 2018 – 7 MARCH 2018

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