

MINUTES OF PLANNING COMMITTEE

15TH MARCH 2017

PRESENT:

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Cranham, Ellis, Gillias, Lewis, Sandison and Srivastava.

Note: With the agreement of the Chairman, an additional private item was considered as part of the meeting.

80. MINUTES

The minutes of the meeting held on 22nd February 2017 were approved and signed by the Chairman.

81. APOLOGIES

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

82. 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) outline planning application for redevelopment of the southern part of the former Peugeot Works site for Class B2 (general industry) and Class B8 (warehouse, storage and distribution) uses, together with ancillary offices, gatehouses, car parking, associated road infrastructure and landscaping, including importation of material to raise ground levels (revised scheme to R14/2236 with new access) at Site C, Former Peugeot Works, Oxford Road, Ryton on Dunsmore (R16/2561) – Councillor Gillias moved and Councillor Cranham seconded that, subject to the referral of the application to the National Planning Casework Unit, as the development results in inappropriate development in the Green Belt that will have a floorspace greater than 1,000 square metres and will have a significant impact on its openness, the Head of Growth and Investment be granted delegated

powers to grant planning permission subject to a legal agreement to secure a Travel Plan and HGV routing, conditions and informatives, together with the following amendments to conditions:

CONDITION 1:

Application for approval of the reserved matters specified in Condition 3 below, accompanied by detailed plans and full particulars, must be made to the Local Planning Authority before the expiration of four years from the date of this permission.

CONDITION 12:

In addition to Conditions 13 & 19 of this planning permission, no works on the drainage within any plot/phase shall commence until buoyancy calculations for all underground drainage structures within that plot/phase have been submitted to and approved in writing by the Local Planning Authority. Details agreed in accordance with this condition and any measures associated with those underground drainage structures shall be addressed/carried out prior to the date on which the development for that plot/phase is first occupied.

CONDITION 13:

With the exception of site infrastructure works to create the site access on to Prologis Park, Imperial Road and raise ground levels, no built development shall commence on any plot/phase until drainage plans for the disposal of surface water and foul sewage, including any associated plant, have been submitted to and approved in writing by the Local Planning Authority for that plot/phase. The scheme shall be implemented in accordance with the approved details before first occupation of the development relevant to that plot/phase.

CONDITION 19:

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the recommendations set out in the submitted Phase 2 Environmental and Geotechnical Site Investigation report dated November 2016. For the avoidance of doubt the following shall be implemented -

- (a) Provide Validation Report(s) covering the following -
- The importation of fill material suitable to the intended end use to raise ground levels;
 - Ground gas protection measures to buildings (CS3 in accordance with BS 8485);
 - Protection of below ground utility supply pipework (clean service trenches and appropriate protective barrier piping);
 - Removal of redundant oil interceptor and local validation testing (base and sides of excavation(s)); &
 - A clean cover layer of subsoil/topsoil of appropriate depth to break pollutant linkages and accommodate vegetative growth shall be placed in soft landscaped areas.

The Validation Report(s) shall have been submitted to and approved in writing by the Local Planning Authority prior to the date on which the development for that plot/phase is first occupied.

(b) Provide an Asbestos Management Plan which shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of development

(c) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

CONDITION 22:

In conjunction with Condition 3(a) of this planning permission, no built development shall commence on any plot or in any phase until details of the parking of cars and commercial vehicles, including loading and unloading of vehicles, in accordance with the Local Planning Authority's parking standards, together with detailed plans indicating the extent and position of such accommodation, shall be submitted to and approved in writing by the Local Planning Authority for that plot/phase. The parking, loading and unloading associated with that plot or phase shall be implemented in accordance with the approved details and permanently retained for such purposes.

CONDITION 27:

The development shall be carried out in accordance with the Ecological Management Plan by FPCR dated December 2015 received by the Local Planning Authority on 9th June 2016 and subsequently approved under Condition 29 of planning permission R14/2236. With the exception of site infrastructure works to create the site access on to Prologis Park, Imperial Road and raise ground levels, no development shall commence until an updated Ecological Management Plan to reflect the amended access/landscaping to the site from Prologis Ryton has first been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full and followed at all times.

CONDITION 28:

The development hereby permitted on any plot/phase, including any groundworks, shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority for that plot/phase. This Plan shall include details concerning pre-commencement checks for badgers, breeding birds, reptiles, amphibians and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full for that plot/phase.

All associated reasons remain unaltered.”

(b) erection of 231 dwellings together with open space, earthworks, balancing pond, site remediation, landscaping, car parking and other ancillary and enabling works, replan of housing layout following planning approval reference R15/2074 at land south of Technology Drive, Technology Drive, Rugby (R17/0036) – Councillor Cranham moved and Councillor Mrs A'Barrow seconded that the Head of Growth and Investment be authorised

to grant planning permission subject to the conditions in the report and the completion of a Deed of Variation to the Section 106 Agreement, together with condition 2 being amended and an additional condition being inserted as detailed below.

CONDITION: 2

Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

J000747/S:6406 - Nest Box Plan
Housetype H4B1323 - drawing reference 7845 PL34b
Street Elevations - drawing reference PL110 rev B
Proposed Materials Plan - drawing reference PL104 rev D
Received by the Local Planning Authority on the 8th March 2017

Finished Floor Level Plan - drawing reference P15-446 120 J
Formation Contour and Level Plan - drawing reference P15-446 375 H
Earthworks re-design final no split level plots - drawing reference P15-446-SK83 rev C
Proposed Overall Development Plan - drawing reference PL15 rev E
Proposed Overall Phasing Plan - drawing reference PL16 rev E
Proposed Build Phase Plan - drawing reference PL17 rev E
Proposed Site Plan - drawing reference PL102 rev C
Proposed Boundaries Plan - drawing reference PL103 rev C
Proposed Heights Plan - drawing reference PL105 rev C
Proposed Affordable Housing Plan - drawing reference PL106 rev C
Proposed Garden Areas Plan - drawing reference PL107 rev C
Proposed Adoptable Highways Plan - drawing reference PL108 rev C
Proposed Tracking Plan - drawing reference PL109 rev C
Site Sections - drawing reference PL111 rev A

Received by the Local Planning Authority on the 28th February 2017

Site Location Plan (drawing ref. PL100 A)
Existing Site Plan (drawing ref. PL101 A)
Housetype H2B830 (drawing ref. PL20 C)
Housetype A2B825 (drawing ref. PL21 B)
Housetype H2B637 (drawing ref. PL22 B)
Housetype H2B706 (drawing ref. PL23 B)
Housetype H3B791 (drawing ref. PL24 B)
Housetype H3B839 (drawing ref. PL25 B)
Housetype H3B938 Type 1 (drawing ref. PL26 B)
Housetype H3B938 Type 2 (drawing ref. PL27 B)
Housetype H3B965 (drawing ref. PL28 C)
Housetype H4B1209 (drawing ref. PL29 B)
Housetype H4B1348 (drawing ref. PL30 D)
Detailed Planting Proposals 2 of 7 (drawing ref. 1415 A4 02D)
Detailed Planting Proposals 4 of 7 (drawing ref. 1415 A4 04D)
Detailed Planting Proposals 5 of 7 (drawing ref. 1415 A4 05F)
Detailed Planting Proposals 6 of 7 (drawing ref. 1415 A4 06D)
Detailed Planting Proposals 7 of 7 (drawing ref. 1415 A4 07D)
Planting Detail and Specification (drawing ref. 1415 A4 08)
Detailed LEAP/MUGA proposal (drawing ref. 1415 A4 09E)
Flood Routing Plan (drawing ref. P15-446-121F)
Visibility Splay Plan (drawing ref. P15-446-523C)
Drainage Strategy (drawing ref. P15-446-110B)
SW Drainage Strategy Calculations
Noise Report prepared by Hoare Lea Acoustics;

Ecology Working Method Statement prepared by Betts Ecology
Flood Risk and Drainage Strategy prepared by CH2MHILL;
Technical Note (and Addendum Note) - FRA and Surface Water Drainage
Strategy Addendum prepared by Rodgers Leask
Design & Access Statement prepared by Roberts Limbrick Architects

Received by the Local Planning Authority on the 6th January 2017

Construction & Environmental Management Plan Ref: JR/St Modwen
Homes/Rugby Phase 4/V1.0 dated March 2016
Construction & Environmental Management Plan Ref: JR/St Modwen
Homes/Rugby Phase 4/V1.0 dated March 2016
Drawing no. 10305 400 Rev B

Received by the Local Planning Authority on the 10th May 2016

ADDITIONAL CONDITION:

Prior to construction of plots 347-352 full details shall be submitted and approved in writing by the Local Planning Authority showing a connecting link through the site to the adjoining pedestrian footpaths. The approved footpath link shall be constructed and completed prior to the occupation of plots 347 and 352.

83. DIVERSION OF PART OF FOOTPATH R125 LONG LAWFORD

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 5) concerning the proposed diversion of part of footpath R125 in Long Lawford.

RESOLVED THAT – the Borough of Rugby (Part of Footpath R125 Long Lawford) Public Path Order 2017 be confirmed.

84. 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 land south of Clifton village (R16/2449) on a date and time to be agreed.

85. DELEGATED DECISIONS – 26TH JANUARY 2017 – 15TH FEBRUARY 2017

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 7) concerning decisions taken by him during the above period.

RESOLVED THAT - the report be noted.

86. MOTION TO EXCLUDE THE PUBLIC UNDER SECTION 100(A)(4) OF THE LOCAL GOVERNMENT ACT 1972

RESOLVED THAT - under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item on the grounds that it involved the likely disclosure of information defined in paragraphs 1, 2 and 6 of Schedule 12A of the Act.

87. ENFORCEMENT CASE – PROGRESS

The Committee considered the private report of the Head of Growth and Investment (Part 2 – agenda item 1) concerning progress on an enforcement case.

Officers gave a detailed verbal update on progress to date and the Council's next course of action. The Committee was in agreement with this process.

RESOLVED THAT – the update report be noted.

CHAIRMAN