

MINUTES OF PLANNING COMMITTEE

7TH SEPTEMBER 2016

PRESENT:

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

25. MINUTES

The minutes of the meeting held on 27th July 2016 were approved and signed by the Chairman.

26. 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

R15/1881 and R15/2288 – additional letter of objection

R16/1067 –Warwickshire County Council Flood Management Team – no objections subject to an additional condition being included as detailed at minute 26(c) below.

At the meeting, the following representatives attended under the Council's public speaking procedure in respect of the following applications.

(i) R15/1881 and R15/2288 Unit 12 Tripontium Centre, Newton Lane, Newton

Mr Bhupinder Thandi, Cerda Planning (object)
Mr Stephen Whale, Carson-McDowell Solicitors (support)
Councillor Leigh Hunt, Ward Councillor (object)

RESOLVED THAT - the Head of Growth and Investment be authorised to issue decision notices as indicated in relation to the applications below.

- (a) retrospective planning permission for the change of use from B1 (Light Industry with associated office accommodation) to B8 (regional distribution centre local depot with associated office accommodation) and proposed alterations to front elevation of building at Unit 12, The Tripontium, Newton Lane, Newton (R15/2288) – Councillor Helen Taylor moved and Councillor Lewis seconded that the application be deferred pending a site visit to be held immediately prior to the next meeting of the Committee together with clarification on the 7.5 tonne weight limit area at Newton Lane.
- (b) retention of levelling of land to front of building and laying of a 0.1m permeable surface comprising hard core blinded by quarry dust. Erection of 2.35m high palisade fencing along the site boundaries and a 4m high acoustic fencing along site boundary with the site access road at Unit 12, The Tripontium, Newton Lane, Newton, Rugby (R15/1881) – Councillor Sandison moved and Councillor Mrs Avis seconded that the application be deferred pending a site visit to be held immediately prior to the next meeting of the Committee together with clarification on the 7.5 tonne weight limit area at Newton Lane.
- (c) redevelopment and limited infilling of existing structures for a new production facility at Ryton Lodge at Millboard Products, Ryton Lodge, Oxford Road, Ryton-on-Dunsmore, CV8 3EJ (R16/1067) – Councillor Helen Taylor moved and Councillor Butlin seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions in the report together with an additional condition being inserted to read:

“No development shall take place until detailed 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. Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753
- b. Evidence that the discharge rate generated by all rainfall events up to and including the 100 year (plus a suitable allowance for climate change) critical rain storm has been limited to the QBAR runoff rates for all return periods. If this is not achieved, evidence to demonstrate that it is not viable to restrict surface water runoff to the QBAR runoff rates and that the most substantial betterment possible over existing rates has been achieved is required.
- c. 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 drainage system for a range of return periods and storms 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.
- d. Evidence from Seven Trent Water (STW) will be required granting approval of discharge of sewerage to their assets including discharge rate and connection points.
- e. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing

- f. A foul water drainage scheme, where required, including evidence from Severn Trent Water (STW) that there is adequate capacity within their sewerage assets for this development
 - g. Provide a Maintenance Plan to the Local Planning Authority 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 within the communal areas onsite (outside of individual plot boundaries) shall be provided to the Local Planning Authority.
- (d) residential redevelopment of the site to form 11 no. apartments, including erection of a three storey apartment block and extension, modification of existing buildings, provision of parking and vehicular turning areas and associated works at the former Vault Nightclub and rear of 61, 64/65, 66 and 68 Church Street, Rugby (R15/1334) – Councillor Sandison moved and Councillor Helen Taylor seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the applicant entering into a Section 106 Agreement and subject to the conditions in the report.

27. PLANNING APPEALS UPDATE

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 5) concerning progress on planning appeals.

RESOLVED THAT – the report be noted.

28. 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 not be held at Alfred Green Close, Rugby (R16/1625).

29. DELEGATED DECISIONS – 30TH JUNE 2016 – 10TH AUGUST 2016

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.

30. 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 items on the grounds that they involved the likely disclosure of information defined in paragraphs 2, 6 and 7 of Schedule 12A of the Act.

31. ENFORCEMENT

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

RESOLVED THAT –

(1) the report be approved; and

(2) a report be brought to Committee detailing options and costs for the completion of works in accordance with enforcement notices served on the site detailed at items 3-5 on page 2 of Appendix 1 to the report.

CHAIRMAN