

# **PLANNING COMMITTEE**

**16<sup>th</sup> July 2025**

## **Amendment/Correction List after publication of Agenda**

### **Additional Information for Councillors**

#### **Agenda Item 4 (Applications for Consideration)**

##### **Item 1- Application Reference R24/0373**

###### Additional comments received

###### Local residents (1) Objection

- I consider this is a change of use to industrial;
- Rural landscape already assaulted by HS2, Rugby cement lorries, traffic to JLR, extraordinary growth in housing on green belt land around Bilton, Dunchurch, Southam etc.
- RBC have done nothing to insist upon solar panels on roofs and new logistics developments.
- Land is needed to feed the growing population in this area and shows complete ignorance of the importance of such rich and productive Warwickshire land.
- Ironical that at the Council is widely publicising their Nature in Focus with Tom Heap as speaker, who will have choice words about the building of solar farms on farmland.

###### Amendments to draft decision:

Condition 2: correct plan references as below:

Planning Layout - 1687-0201-01/06

Illustrative Masterplan - 1120039-ADAS-XX-XX-DR-L-1000/05

Delete reference to:

Biodiversity Net Gain Assessment - 1120039/WVT69105-139 (00)/01

Received 16/04/2024

Revise condition wording:

CONDITION: 3

No containers, transformers or switchgear units shall be installed unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces of all containers, transformers and switchgear units have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

CONDITION: 4

No fencing or gates shall be installed unless and until details of the proposed materials and colours of all proposed fences and gates have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

**CONDITION: 5**

The planning permission hereby granted shall be limited to a period of 40 years commencing from the date electricity generated by the solar panels is first exported to the electricity network. At the end of this 40-year period, the development shall be removed, and the land restored to its previous agricultural use pursuant to the Decommissioning Method Statement approved under Condition 18 of this permission.

**CONDITION: 6**

No development shall commence unless and until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

This shall include details relating to:

- the control of noise and vibration emissions from construction activities including groundworks and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the construction phase.
- the control of dust including arrangements to monitor dust emissions from the development site during the construction phase
- measures to reduce mud deposition offsite from vehicles leaving the site.
- a piling risk assessment if such works are to take place.

Development shall not be carried out other than in accordance with the approved Construction Management Plan.

**CONDITION: 17**

Within a period of 3 months from the date of first commercial export of electricity the vehicular accesses shall be remodelled to reduce the overall width and geometry to provide an access for maintenance vehicles only, in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority

**CONDITION: 20**

Prior to the the first date of export of electricity from the approved development, a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment (680687-R1(01)-FRA) shall be submitted to and approved in writing by the Local Planning Authority.

The details within this report shall include:

- a) Demonstration that any departure from the agreed design is in keeping with the approved principles.
- b) Any As-Built Drawings and accompanying photos
- c) Results of any performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) Confirmation that the system is free from defects, damage and foreign objects.

**CONDITION: 21**

Prior to the first date of export of electricity from the approved development a detailed, site specific surface water drainage maintenance plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter adhered to for the operational life of the development

Such a maintenance plan shall

- a) Provide the name of the party responsible, including contact name, address, email address and phone number
- b) Include plans showing the locations of features requiring maintenance and how these should be accessed.
- c) Provide details on how surface water each relevant feature shall be maintained and managed for the life time of the development.
- d) Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.

**CONDITION: 26**

Prior to the commencement of development full details of the hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority

These details shall include:

- schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
- existing trees, shrubs and hedgerows to be retained;
- areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
- paved or otherwise hard surfaced areas;
- car parking layouts and other vehicular access and circulation areas;

The approved scheme shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development.

Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within ten years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

**Item 2- application reference R24/0474**

The officer report for committee identifies that the council's 5 Year Housing Land supply position was 4.5 years. This was correct at the time of the report being published however since that date the council now has a position of 4.42 years.

**Item 3- application reference R25/0030**

Additional comments received

Two further third party comments received but raised no new issues raised.

Paragraph 5.5 of the officer report states the following *'Paragraph 155(h)(iv) exempts development consisting of the material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds) as being inappropriate within the Green Belt, provided they preserve its openness and do not conflict with the purposes of including land within it'*

This should state paragraph 154 (h) (v). The assessment is still the same however the correct paragraph number is 154 (h) (v).

Revised CONDITION 4 shall read:

Prior to the use recommencing a management plan for the site operations of the dog exercise shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of waste disposal. The development shall not be carried out other than in accordance with the approved details.