

MINUTES OF PLANNING COMMITTEE

5 JULY 2017

PRESENT:

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

18. MINUTES

The minutes of the meeting held on 14 June 2017 were approved and signed by the Chairman.

19. 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 application below.

(a) erection of 245 dwellings and infrastructure: approval of reserved matters related to R11/0114 {Outline application for residential development (up to 600 dwellings, Use Class C3), new accesses to Coventry Road and Trussell Way, open space, associated infrastructure and ancillary works (access not reserved)} at southern part of Cawston extension site, Coventry Road, Rugby (R16/1780) – Councillor Cranham moved and Councillor Gillias seconded that the Head of Growth and Investment be authorised to approve the reserved matters as detailed in the report subject to the conditions in the report together with the following amendments:

(i) the plans schedule being amended to include:

Materials Plan	SP-02/F	27/06/2017
Boundaries Plan	BP-01/H	27/06/2017
Site Plan showing chimneys	SP-CH/C	27/06/2017

(ii) two additional conditions being inserted to read:

CONDITION: D

No structure, tree or shrub shall be erected, planted or retained within the visibility splays shown on the approved Site Plan - SP-01/U received by the Local Planning Authority on 27/06/2017, which exceed, or are likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

CONDITION: E

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting that order, integral garages serving the development shall not be converted to living accommodation.

(iii) five additional informatives being inserted to read:

INFORMATIVE: 4

It is required that the estate roads including footways, verges and footpaths are designed and laid out in accordance with the principles set out in 'Transport and Roads for Developments: The Warwickshire Guide 2001' and constructed in accordance with the Highway Authority's standard specification. The applicant / developer is advised that they should enter into a Highway Works Agreement with the Highway Authority made under Section 38 of the Highways Act 1980 for the adoption of the roads.

The approval of plans for the purposes of the planning permission hereby granted does not constitute an approval of the plans under Section 38 of the Highways Act 1980.

An application to enter into a Section 38 Highway Works Agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX. In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Street Works Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

INFORMATIVE: 5

Before preparing detailed plans of the estate roads for the purposes of adoption under Section 38 of the Highways Act 1980, the applicants/developers should contact, where appropriate, the Street Lighting Group, Warwickshire County Council, Planning and Transport Department, Shire Hall, Warwick, CV34 4SX.

INFORMATIVE: 6

Unless the applicants/developer have entered into an agreement under Section 104 of the Water Industry Act 1991 with the appropriate water supply and sewerage treatment company for the adoption of all sewers contained or passing within the limits of a highway, the Highway Authority may not be prepared to complete a Highway Works Agreement under Section 38 of the Highways Act 1980 to adopt the highway.

INFORMATIVE: 7

Prior to commencement of development, the applicant is required to enter into an agreement with the Highway Authority under Section 59 of the Highways Act 1980. Prior to works taking place on site and following completion of the development, a joint survey shall be undertaken with the County's Locality Officer to agree the condition of the public highway. Should the public highway be damaged or affected as a consequence of the works being undertaken during the development of the site, the developer will be required to undertake work to remediate this damage as agreed with the Locality Officer.

INFORMATIVE: 8

Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

20. 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.

21. DELEGATED DECISIONS – 11 MAY – 31 MAY 2017

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