

MINUTES OF PLANNING COMMITTEE

8 NOVEMBER 2017

PRESENT:

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

42. MINUTES

The minutes of the meeting held on 27 September 2017 were approved and signed by the Chairman.

43. APOLOGIES

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

44. 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

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

(i) R17/0011 - New Ash Tree Farm, Leicester Road, Rugby

Mr Dennis Watson, Churchover Parish Council (object)

Mr Mark Franks, Moto Hospitality Ltd (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) demolition of existing farm building, construction of new Motorway Service Area (MSA) to comprise: Amenity Building, Lodge (Use Class C1), Drive Thru Coffee Unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking and a Fuel Filling Station with retail shop, together with alterations to the adjacent roundabout on the M6 to form an access point and works to the local highway network. Provision of landscaping, signage, infrastructure and ancillary works including diversion of bridleway at New Ash Tree Farm, Leicester Road, Churchover (R17/0011) – Councillor Cranham moved and Councillor Butlin seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions in Appendix 1 to the minutes including an additional condition relating to regular litter management and subject to the applicant entering into a Section 106 Agreement.
- (b) variation of condition 4 of R13/0695 (retention of one and two storey office, conference, dining and ancillary accommodation, car parking and internal site access road) to allow retention for up to 5 years at College of Policing, Leamington Road, Ryton-on-Dunsmore, CV8 3EN (R17/1781) – Councillor Cranham moved and Councillor Mrs A'Barrow seconded that, subject to the referral of the application to the National Planning Casework Unit, as the development comprises inappropriate development in the Green Belt that will have a floorspace greater than 1,000 square metres, and subject to no new issues being raised in response to the press notice, the Head of Growth and Investment be given delegated powers to grant planning permission subject to the conditions in the report.

45. 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 for the period 1 July to 30 September 2017.

RESOLVED THAT – the report be noted.

46. 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 a time and date to be agreed at 24 The Locks, Hillmorton (R17/1660).

47. DELEGATED DECISIONS – 31 AUGUST 2017 TO 11 OCTOBER 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.

CHAIRMAN

Planning Committee 8 November 2017 – Appendix 1 to the minutes

R17/0011 – Land at Ash Tree Farm, Leicester Road, Churchover

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON:

To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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:

Amended Plans/Documents:

- Proposed Incoming Water and Fire Hydrant Plan - Drawing No. 8299-PE-ZO-XX-DR-ME-0802 Rev P01 - Received on the 13/03/2017
- Water Supplies for Fire Fighting Vehicles - ref: JTH/NJF/160135/17-4/ N104 Issue CP05-24 Rev B - received on the 13/03/2017
- Amenity Building – Elevations – Drawing No. 8299/PL030 Rev. C
- Proposed Biomass Boiler Flue Drawing No. 8299-PE-ZO-XX-DR-M-0803 Rev P01 dated 24.03.17
- Lodge Elevations - Drawing No. 8299/PL046 Rev B
- Fuel Filling Stations Elevations – 8299/PL066 Rev C
- Ancillary Buildings - Biomass and Energy Centre – 8299/PL070 Rev C dated 29/03/17
- Foul Drainage Route to Cosford Drawing. No. 4620-SK-013 Rev A - received on the 24/05/2017
- Foul drainage strategy for Moto Rugby (Motorway Service Area) - REVISION B dated 18th May 2017
- Amended Low and Zero Carbon Technologies Design Statement issue 02
- Supplementary Air Quality Note dated 19th April 2017
- Ancient Monument Scope of Works received on the 18/07/2017
- Proposed Signage- Drawing PL-015 Rev. B received 06/09/2017
- Landscape Masterplan Drawing No. 21605/01 Rev G dated 28.3.2017
- Boundary Treatment 21605/14 Rev C
- Proposed Site Plan Drawing No. 21605/03 Rev H
- Proposed External Lighting Layout Drawing No. 8299-PE-ZO-XX-DR-E-0102 Rev P09 dated 24.03.17

Original Plans/Document

Existing Site Plan -	Drawing No. PL-002 Rev A
Existing Building to be demolished –	Drawing No. PL-005 Rev A
Section	Drawing No. 21605/08 Rev B
Amenity Building - Ground Floor Plan -	Drawing No. PL-020 Rev A
Amenity Building - First Floor Plan –	Drawing No. PL-021 Rev A
Amenity Building - Roof Plan -	Drawing No. PL-022 Rev B
Extent of Retail Area	Drawing No. PL-099 Rev A
Amenity and Lodge LPG Compounds	Drawing No. PL-072 Rev A
Chiller, Water tank and Substation	Drawing No. PL-071 Rev A
Plaza Detail	Drawing No. 21605/06 Rev B

Lodge - Ground Floor Plan -	Drawing No. PL-040 Rev A
Lodge - First, Second Floor and Roof Plan -	Drawing No. PL-041 Rev A
Costa - Ground Floor, Roof Plan and Sections	Drawing No. PL-050 Rev A
Costa – Elevations	Drawing No. PL-055 Rev B
Fuel Filling Station - Ground Floor Plan	Drawing No. PL-060 Rev A
Fuel Filling Station - Roof Plan	Drawing No. PL-061 Rev A
Planting Strategy	Drawing No.21605/011 Rev C
SuDs Schematic	Drawing No. 21605/010 Rev D
Storm Drainage	Drawing No. 4620-SK-004 Rev P4
Outline of access arrangements	Drawing No. M326/31 Rev A
Preliminary horizontal geometry	Drawing No. M326/22 Rev A
Preliminary longitudinal sections	Drawing No. M326/23 Rev A
Preliminary Proposed Road Markings	Drawing No. M326/40
Vehicle Tracking Cars	Drawing No. 4620-SK-007 P5
Vehicle Tracking Caravans	Drawing No. 4620-SK-008 P5
Vehicle Tracking Coaches	Drawing No. 4620-SK-009 P4
Vehicle Tracking HGV	Drawing No. 4620-SK-010 P5
Vehicle Tracking Abnormal Load	Drawing No. 4620-SK-011 P4
Vehicle Tracking Fire Engine	Drawing No. 4620-SK-012 P3
Proposed Incoming Services Plan	Drawing No. 8299-PE-ZZ-00-DR-ME-0801
Parking numbers	Drawing No. 21605/02 Rev F

Travel Plan ref: RD05

Design and Access Statement RD11 December 2016

Environmental Impact Assessment Vol. I, II and III (expect for documents/parts and plans superseded by amended plans/documents set out above)

Geo-Environmental Site Assessment Report - REPORT NO. SW-692.1.1 REVISION 1 dated 18/10/16

REASON:

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION: 3

The development hereby permitted shall not exceed the total quantum of development as detailed below:

- Amenity building – 3,959sqm (gross internal floorspace) containing
- Retail units of which no individual retain unit contained within the amenity building shall not exceed 359sqm (gross internal floorspace)
- Administration and staff facilities at first floor level shall not exceed 598sqm
- Up to a 100 bed hotel
- Drive-thru coffee unit (205sqm gross internal area)
- Fuel Filling Station (261sqm gross internal area in respect to a kiosk unit)

REASON

To ensure the development does not adversely impact on the vitality and viability of Rugby Town Centre.

Landscaping

CONDITION: 4

The landscaping scheme, as detailed on the approved plans, shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the LPA gives its written consent to any variations.

REASON:

To ensure the proper development of the site and in the interest of visual amenity.

CONDITION: 5

Notwithstanding any indication on the approved plans, no part of the development shall be occupied until full details of the proposed landscaping to enclose the proposed diverted public right of way, have been submitted to and approved by the LPA. The approved landscaping shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the LPA gives its written consent to any variations.

REASON:

To ensure the proper development of the site and in the interest of visual amenity.

CONDITION: 6

No works or development shall take place until a final arboricultural method statement/tree protection plan for the protection of the retained trees (section 5.5 & 6.1, BS5837:2012) has been agreed in writing with the LPA. This scheme must include details and positioning of tree protection fencing, ground protection measures, root pruning/access facilitation pruning specification, project phasing and an auditable monitoring schedule.

REASON:

To ensure all retained trees are not damaged during the development phase and are successfully integrated into the scheme

CONDITION: 7

No part of the development shall be occupied until a specification of all proposed tree planting shall be submitted to and approved in writing by the LPA. This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified.

REASON:

To maintain enhance continuity of tree cover within the site for the purposes of screening, amenity value and biodiversity enhancement.

Highways

CONDITION: 8

No construction will be undertaken until a Construction Management Plan, which must contain a Construction Phasing Plan, details to prevent mud, debris and obstacles on the Highway and HGV Routing Plan, is submitted and approved by both the Planning and Highway Authorities.

REASON

In the interest of highway safety

CONDITION: 9

No part of the development hereby permitted shall be occupied until the detailed design of the site access arrangements (as indicatively shown on Drawing M326/22), and have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved highway access works shall be implemented in accordance with the approved plans and permanently retained thereafter.

REASON

In the interest of highway safety

CONDITION: 10

No part of the site shall be occupied on any part of the site until the approved highway access works have been completed, as evidenced by the issuing of a Certificate of Substantial Completion by the Highway Authority.

REASON

In the interest of highway safety

CONDITION: 11

No part of the development hereby permitted shall be occupied until the detailed design of the M6 Junction 1 Improvement Scheme (as indicatively shown on Drawing M326/31), has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall address the following matters;

- a. Provision of an engineering layout demonstrating the geometry of the junction layout and lane widths;
- b. Identification of the detection system and cabling routing through the junction;
- c. Identification of the method of control and back-up system for the operation of M6 Junction 1;
- d. Identification of the location for a maintenance vehicle bay near the traffic signal controllers;
- e. Identification of the locations for two PTZ CCTV cameras for traffic management of M6 Junction 1;
- f. Identification of the locations for street lighting of M6 Junction 1;
- g. Provision of Stage 2 Road Safety Audits based on the detailed drawings.

Thereafter the approved highway access works shall be implemented in accordance with the approved plans and permanently retained thereafter.

No part of the site shall be occupied on any part of the site until the approved highway access works have been completed, as evidenced by the issuing of a Certificate of Substantial Completion by the Highway Authority.

REASON

In the interest of highway safety

CONDITION: 12

No part of the development hereby permitted shall be occupied until the detailed design of lane markings and location of signage for the M6 Junction 1 Improvement Scheme (as indicatively shown on Drawing M326/40), and have first been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

REASON

In the interest of highway safety

CONDITION: 13

Prior to making any submission to the Local Planning Authority in respect of the discharge of any of the highway conditions herein, the developer shall first submit a written schedule, setting out in respect of the relevant condition, those matters (if any) that relate to the operation of the Strategic Road Network and shall provide written evidence to the Local Planning Authority of Highways England's approval of such schedule.

REASON

In the interest of certainty of the implications of development for the safe operation of the Strategic Road Network.

CONDITION: 14

No development shall commence until a scheme of works as shown indicatively in the latest drawing numbers, or as amended by Detailed Design and Road Safety Audit, is implemented. This scheme of works shall include (but not be limited to) the following items:

- M326/31 Revision A Outline of Access Arrangements
- M326/22 Revision A Preliminary Horizontal Geometry
- M326/23 Revision A Preliminary Longitudinal Section
- M326/38 Northbound Slip Road and Merge Arrangements
- M326/39 Southbound Slip Road and Merge Arrangements
- M326/40 Preliminary Proposals for Road Markings
- M326/42 Diagrammatic Layout of Signs

a) Boundary of the works site

b) Scope of works – including but not limited to the following – alteration of the M6 overbridge, new local highway including new access roads and supporting infrastructure, revised highway drainage system.

c) Detailed Design approvals of the revised and new road infrastructure, and highway structures to be obtained from Highways England and Warwickshire County Council.

d) Detailed Signage Strategy and associated designs approved by Highways England and Warwickshire County Council.

REASON

To ensure the safe and free flow of traffic on the Strategic Road Network and in the interest of certainty and to enable the development to proceed.

CONDITION: 15

No on-site construction of the development hereby permitted shall be carried out prior to the building of a suitable access that of which shall be in accordance with the details shown on the submitted plans referred to in Condition 14 or as amended by Detail Design and Road Safety Audit.

REASON

To ensure the safe and free flow of traffic on the Strategic Road Network.

CONDITION: 16

No development shall commence until a Construction Environmental Management Plan for the development has been submitted to, and approved in writing by, the local planning authority and written confirmation of approval has been received from Highways England and provided to the local planning authority. The plan shall include details of:

- a. the hours of construction work and deliveries;
- b. area(s) for the parking of vehicles of site operatives and visitors;
- c. area(s) for the loading and unloading of plant and materials;
- d. storage of plant and materials used in constructing the development;
- e. wheel washing facilities;
- f. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
- g. mitigation measures in respect of noise and disturbance during the construction phase including vibration and noise limits, monitoring methodology, screening, a detailed specification of plant and equipment to be used and construction traffic routes;
- h. a scheme to minimise dust emissions arising from demolition / construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development;
- i. waste management.
- j. routing of construction traffic during the phases of development.
- k. drainage during the construction phase shall identify how surface water run-off will be dealt with so as not to increase the risk of flooding to downstream areas as a result of the construction programme.
- l. protection measures for hedgerows and grasslands. There shall be no burning of materials on site during construction.
- m. Risk Assessments and Method Statements for the works.

Development shall take place in accordance with the approved Construction Environmental Management Plan.

REASON:

In the interest of amenity

CONDITION: 17

No development shall commence until details of connections to utility services and supporting infrastructure, including details of construction and maintenance of the supply infrastructure are submitted for approval by the local planning authority in consultation with Highways England.

REASON:

To comply with paragraph 49 of DfT Circular 02/2013 *The Strategic Road Network and Sustainable Development* ('The Circular').

CONDITION: 18

No part of the development hereby approved shall be used by the public until all parking spaces, internal access roads, turning and manoeuvring areas, and footpaths have been constructed and laid out in accordance with relevant plans listed in Condition 2 and 3.

REASON:

In the interest of highway safety.

CONDITION: 19

No part of the development hereby approved shall be used by the public until a Management and Maintenance Plan for all roads within the site, including verges has been submitted to the local planning authority and written confirmation of approval of such details has been received from Highways England and provided to the local planning authority. The Management and Maintenance Plans shall incorporate a drawing setting out the maintenance boundaries between the Motorway Service Area and the M6 motorway. Such details shall thereafter be adhered to.

REASON:

In the interest of road safety and to safeguard the character and appearance of the area.

HERITAGE and ARCHAEOLOGY

CONDITION: 20

Prior to the development being brought into use the applicant shall undertake the external work along the A426/Highway Boundary as detailed within Ancient Monument Scope of Works, unless otherwise agreed in writing by the LPA.

REASON

To enhance the setting and legibility of this heritage asset.

CONDITION: 21

No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON:

To ensure the preservation of important archaeological remains and that any archaeological history of the site is recorded.

ENVIRONMENTAL HEALTH

CONDITION: 22

The proposed Hotel shall not be occupied until a noise survey has been completed and the details have been submitted to and approved by the LPA. These details must seek to achieve the internal noise levels as stipulated within the table below.

<i>Activity</i>	<i>Location</i>	<i>07:00 to 23:00</i>	<i>23:00 to 07:00</i>
<i>Resting</i>	<i>Living room</i>	<i>35dB_{L Aeq,16hour}</i>	<i>-</i>
<i>Dining</i>	<i>Dining room / area</i>	<i>40dB_{L Aeq,16hour}</i>	<i>-</i>
<i>Sleeping</i>	<i>Bedroom</i>	<i>35dB_{L Aeq,16hour}</i>	<i>30dB_{L Aeq,8hour}</i>

Any mitigation measures identified shall be implemented and retained thereafter in accordance with the approved details.

REASON

In the interest of amenities of users of the hotel

CONDITION: 23

With the exception of works on the highway, the hours of work during the construction phase of the development hereby approved and any traffic movements into and out of the site associated with the construction or maintenance of the authorised development shall be between 08:00 to 1800 hours on Monday to Friday and 08:00 to 13:00 hours on Saturday. No work shall take place outside these times, or on public holidays, unless otherwise agreed in writing with the LPA. Outside of these hours, work at the site shall be limited to foundation concrete pouring, site security, testing of plant and equipment and emergency works including any works to prevent or remedy environmental pollution or health and safety risks (provided that the developer retrospectively notifies the LPA of any emergency works within 24 hours).

REASON

In the interest of residential amenities

CONDITION: 24

Any fixed plant(s) to be installed shall not be operated until a scheme to control noise emitted from it has been approved in writing by the Local Planning Authority and installed as approved. The scheme shall limit noise from fixed plant(s) to a rating level of as least 5dBA below existing background noise level from existing receptors as set out within Table 12.13 of the Environmental Statement with measurements and assessment made in accordance with BD4142:2014. The approved scheme shall be retained thereafter in accordance with the approved details.

REASON

To protect the amenities of nearby residential properties.

CONDITION: 25

Prior to installation of the biomass boiler full manufacturing details of the boiler appliance, together with any necessary mitigation measure, shall be submitted to and approved by the Local Planning Authority. Any necessary mitigation measures shall be fully implemented prior to it being brought into use and thereafter retained in accordance with the approved details.

REASON

In the interest of residential amenities

CONDITION: 26

Prior to the installation of on-site back-up generators, full details, including any necessary mitigation measures, shall be submitted and approved by the LPA detailing their predicted associated emission concentrations in respect to receptors in proximity likely located at the Amenity Building or where relevant. Any identified mitigation measures shall be fully implemented prior to the equipment being brought into use and thereafter retained in accordance with the approved details.

REASON

In the interest of residential amenities

CONDITION: 27

The development hereby permitted shall not commence until an Air Quality Defra Cost Assessment has been undertaken and submitted to and approved in writing by the LPA. Any identified mitigation measures shall be fully implemented prior to the development being brought into use and thereafter retained in accordance with the approved details.

REASON

In the interest of residential amenities

CONDITION: 28

Prior to the first occupation of the development, details of Electric Vehicle Charging Points (active and passive) to be provided shall be submitted to and approved in writing by the LPA. The works shall be carried out in accordance with the approved details prior to first occupation of the development and thereafter retained in accordance with the approved details.

REASON

In the interest of promoting sustainable travel opportunities and to form part of air quality mitigation measures.

CONDITION: 29

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

A validation/verification report shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that successful remediation has been carried out.

REASON:

To ensure the protection of controlled waters.

CONDITION: 30

Full detail of any fuel tanks/tank farm shall be submitted to and approved in writing by the LPA prior to its installation. The fuel tanks/tank farm shall be installed in accordance with the approved details.

REASON

To prevent contamination to ground and controlled waters.

CONDITION: 31

Prior to the demolition of any existing buildings a full Asbestos Survey shall be submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

REASON:

In the interest of health and safety.

CONDITION: 32

The use shall not be brought into operation until a grease trap has been provided on the drainage outlet(s) from the food preparation area(s). The grease trap shall be retained at all times thereafter.

REASON

To ensure the removal of grease from waste effluent to prevent pollution

ECOLOGY

CONDITION: 33

No part of the development hereby permitted, including site clearance, shall be commenced until an updated badger survey, including timetabled mitigation measures where appropriate, has been carried out by a suitably qualified badger consultant and has been submitted to and approved in writing by the Local Planning Authority. This should show an appropriate buffer zone around the vicinity of the identified sett during construction and details of whether a development licence is required, including the location of a badger tunnel under the proposed access roads to the services and appropriate fencing within the design of the proposed development. The approved mitigation plan shall thereafter be implemented in full.

REASON:

To ensure appropriate measures are taken in relation to protected species.

CONDITION: 34

No development shall commence unless and until a scheme ("the scheme") to ensure that there is no net biodiversity loss as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity offsetting metric as applied in the area in which the site is situated at the relevant time and the scheme shall include:

1. Proposals for on-site mitigation and/or for off-site offsetting;
2. A methodology for the identification of any receptor site(s) for offsetting measures;
3. The identification of any such receptor site(s);
4. The provision of arrangements to secure the delivery of any offsetting measures (including a timetable for their delivery); and
5. A management and monitoring plan (to include for the provision and maintenance of any offsetting measures in perpetuity).

The written approval of the Local Planning Authority shall not be issued before the arrangements necessary to secure the delivery of any offsetting measures have been executed. The scheme shall be implemented in full accordance with the requirements of the scheme or any variation so approved.

REASON

To ensure a no net loss of biodiversity

Flooding

CONDITION: 35

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles 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 in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to 26l/s for the site or a revised estimate of the QBar rate.
- Provide provision of surface water attenuation storage as stated within the submitted plans (drawing number: 21605/10) or in accordance with 'Science Report SC030219 Rainfall Management for Developments'.

- Surface water is to be provided via a minimum of two trains of treatment using the proposed above ground drainage features within the drainage design.
- Undertaken infiltration testing in accordance with the BRE 365 guidance to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.
- Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
- 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.
- Provide a maintenance plan to the LPA giving details on how the entire surface 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 shall be provided to the LPA.

REASON

To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.

PUBLIC ART

CONDITION: 36

No part of the development shall be occupied unless and until full details of the proposed public art feature within the main plaza area in front of the amenity building has been submitted to and approved in writing by the LPA. The art work will be inspired by aspects of Rugby's history. Themes could include the following, but not exclusively:

- Characters from Alice's Adventures in Wonderland, recognising the author Lewis Carroll's connection to Rugby.
- The Soldier (poem); Rupert Brooke, war time poet born in Rugby
- The Game of Rugby; William Webb Ellis
- Rugby's engineering history (e.g. Frank Whittle, jet engine design at the
- Former British Thomson-Houston works)
- Other art work as agreed with the Council

Such details shall include scale plans of the public art, the artist selected to deliver the art work, and the selection proceeds undertaken to select the chosen artist. A plaque recognising the artist and subject matter will be positioned adjacent to the work.

REASON

In the interest of visual amenity

LIGHTING

CONDITION: 37

Prior to commencement of development a detailed lighting scheme shall be submitted to and approved by the Local Planning Authority. Such details shall address all of the outstanding issues outlined within the documents entitled Planning Application Lighting Assessment prepared by IT DOES LIGHTING LTD for Rugby Borough Council dated 22nd September 2017. Such details shall also include permanent and

temporary external lighting of the site and new junction with the M6. The approved lighting shall be implemented, prior to occupation, and retained in accordance with the details approved.

REASON

In the interest of amenity

OTHER

CONDITION: 38

Prior to the first occupation of the development, a litter management scheme shall be submitted to and approved by the Local Planning Authority, and implemented thereafter. Such details shall include its regularity.

REASON

In the increase of general amenity

STATEMENT OF POSITIVE ENGAGEMENT:

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

ENVIRONMENTAL STATEMENT:

The information contained within the Environmental Statement submitted under the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) as part of this planning application has been taken into account in the assessment, consideration and determination of the application by the Local Planning Authority.

INFORMATIVES:

INFORMATIVE: 1

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

Should you require any further information please contact us on the telephone number or email below.

INFORMATIVE: 2

Public bridleway RB30 must remain open and available for public use at all times unless closed by legal order, so must not be obstructed by parked vehicles or by materials during construction.

The applicant must make good any damage to the surface of public bridleway caused during construction.

No construction may begin on the existing recorded alignment of public bridleway RB30 unless and until it has been diverted by a confirmed legal order that has come fully into effect.

If it is necessary to temporarily close public bridleway RB30 during construction then a Traffic Regulation Order will be required. Warwickshire County Council's Rights of Way team should be contacted well in advance to arrange this.

Any disturbance or alteration to the surface of public bridleway RB30 requires the prior authorisation of Warwickshire County Council's Rights of Way team, as does the installation of any new gate or other structure on the public bridleway.

In order to divert the public bridleway, as indicated on the approved proposed site plan, you would be required to apply to the Local Authority under section 257 of the Town and Country Planning Act 1990.

INFORMATIVE: 3

The applicant is advised that advertisement consent is required for the proposed advertisements.

INFORMATIVE: 4

This planning permission is subject to a S106 agreement.