

DEVELOPMENT COMMITTEE

Minutes of the meeting held on Monday 15 November 1999, at the Town Hall, Royal Leamington Spa at 6.00 pm.

PRESENT: Councillor Crowther (Chair); Councillors Mrs Begg, Caborn, Coker, Mrs Compton, Darmody, Davis, Evans, Gill, Guest, Harris, Mrs Hodgetts, Kent, Kirton, Mrs Leddy, Mrs Pavier, Thomas.

Councillor Short (Vice-Chairman of the Council)

(Councillor Darmody substituted for Councillor Tamlin
Councillor Harris substituted for Councillor Mrs Boad).

439. MINUTES

The minutes of the meeting held on 20 September 1999 having been printed and circulated, were taken as read and signed by the Chair as a correct record.

PART I

(Matters not the subject of powers delegated to the Committee by the Council)

440. STONELEIGH DEER PARK

The Committee considered a report from Planning on the design brief for the Stoneleigh Business Park within Stoneleigh Deer Park. The decision on whether to use the design brief as a basis for the redevelopment of the site had been deferred by the Committee at its meeting on 20 September 1999 so that members of the Committee could make a site visit.

Planning Officers had met with residents of the Stareton Village to hear their concerns, and following this meeting the residents had written again to the Council expressing their concerns. The report addressed the key areas of concern.

Councillor MacKay, Ward Councillor, attended the meeting and addressed the Committee on this item.

RECOMMENDED that the design brief for Stoneleigh Deer Park,

as set out in the report, be approved as supplementary planning guidance.

441. **WARWICKSHIRE STRUCTURE PLAN**

The Committee considered a report from Planning setting out the current situation on the Warwickshire Structure Plan.

In October 1998 a joint meeting of Development and Strategy Committees had recommended that a number of objections be made to the deposit draft of the Structure Plan. These objections had been made and the Council had subsequently been invited to take part in the Examination in Public (EiP) of the Structure Plan. At the EiP, which had taken place in April and May, an independent panel of inspectors, appointed by the Planning Inspectorate had led a debate on all of the key strategic issues raised by the Structure Plan. The Council had been invited to be present in every session, along with the other District Councils in Warwickshire and other organisations which had made objections to the Structure Plan. Warwickshire County Council had published a report of the panel's conclusions following the EiP and it was now up to Warwickshire County Council to determine whether to accept the recommendations of the panel.

Any proposed changes to the plan by Warwickshire County Council needed to be advertised as proposed modifications to the Structure Plan and comments invited on them.

It was considered that this consultation process would take place in the new year and that there would not be enough time for the Development Committee to make recommendations to the Council on its response. It was proposed, therefore, that Council delegate authority to the Development Committee to make representations on behalf of the District Council to Warwickshire County Council.

RECOMMENDED that

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- (1) the contents of the report be noted; and
- (2) authority be delegated to the Development Committee to make any representations on behalf of the Council to Warwickshire County Council on the proposed modifications to the Structure Plan.

442. PUBLIC SPEAKING AT PLANS SUB-COMMITTEE

The Committee considered a report from Planning outlining some of the key issues associated with the introduction of public speaking rights at Plans Sub-Committee.

There was a requirement within the Business Plan for the Planning Unit to report to members on the feasibility of a scheme of public speaking at Plans Sub-Committee, and this matter had also previously been the subject of a Notice of Motion by Councillor Mrs Begg. It was also identified as one of a number of customer care processes in Development Control by the Audit Commission and their survey had indicated that this practice had been introduced in just over one third of authorities by 1996/97.

Within Warwickshire, a scheme of public speaking had been introduced at Stratford District Council over two years ago. As part of the fundamental review of the planning service, visits had been made to Shrewsbury and Atcham Borough Council where a scheme of public speaking had been launched during 1997.

The report set out the benefits of a public speaking regime, the likely staff/resource implications, the implications for the operation of a Plans Sub-Committee at Warwick District and potential disadvantages.

Members were requested to indicate whether they wished the matter to be considered further by Officers with a report back on a draft scheme of

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arrangements.

RECOMMENDED that no action be taken to allow public speaking at Plans Sub-Committee.

443. REVIEW OF THE MONITORING OF APPROVED DEVELOPMENT

The Committee considered a report from Planning on the revisions to the monitoring of approved development arrangements, taking into account existing staffing levels and the current priority to improve planning application determination levels within the Development Control Group.

The number of monitoring cases open at one time remained at the 200 level. It had been found ineffective in attempting to check all planning permissions with the conditions which required to be discharged. There had also been a significant amount of time spent monitoring approved developments on a formal, regular basis which had been carried out in accordance with the approved plans.

The system for reviewing the progress on major sites where there were large landscape schemes had been established and some post completion visits had been carried out by Leisure and Amenities who then advised on the additional works required.

In view of the experience obtained over the last two years, and the pressure for existing staff resources in the Development Control Group to handle work in relation to the determination of planning applications, a more selective site monitoring system was being proposed.

Concern was expressed about a reduction in monitoring.

RECOMMENDED that the report be referred back to officers and the service plan working party for further consideration.

DEVELOPMENT COMMITTEE (Continued)

PART II

(Matters delegated to the Committee by the Council)

444. NOTICE OF MOTION

The Committee considered the following Notice of Motion from Councillor Mrs E Goode.

“In view of the serious damage caused by flooding to property in the district, this Council welcomes Severn Trent’s commitment to improve our drainage systems and resolves:-

- (A) to agree an action plan with Severn Trent at the earliest opportunity.
- (B) to review the frequency of drain and gully cleaning in the District.
- (C) to urge the Environment Agency to advise on the likely effects of further house building.
- (D) to request Central Government to review the standard of drainage nationally.”

RESOLVED that the motion be addressed within the reports currently being prepared for Committee.

445. PETITION - PARKING IN PORTLAND PLACE WEST, LEAMINGTON SPA

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The Committee considered the following petition, sponsored by Councillor Mrs M A Begg.

“Undue pressure is being placed on the residents of Portland Place West due to the unacceptable parking situation caused by office workers particularly those employed by the Bradford & Bingley Building Society and certain other local offices and shops.

As you know, Warwick District Council is taking over Leamington House and 60 employees are already in residence. Within 12 months chaos will be created by the limited parking facilities within these premises and the large expected flow of members of the public.

Already a number of employees of the Warwick District Council with free parking passes to other car parks are parking in the street all day while working in Leamington House.

Please accept this as a petition for a Residents Parking Scheme and action the same with all speed; otherwise within 12 months when the Warwick District Council’s move into Leamington House will be complete the parking problems for the residents will be totally unacceptable.”

RESOLVED that a report be submitted to a future meeting on the issue of parking facilities for staff and visitors, and residents parking schemes.

446. CAPITAL PROGRAMME 2000/2001

A report from Engineering, Planning and the Commissioning Team was submitted on the Capital Programme for the year 2000/2001.

As part of the Financial Strategy for 2000/2001, the Strategy Committee had approved a maximum amount for the “core” capital programme of £750,000. The amount available in 2000/2001 for new schemes was £634,110 due to supplementary estimates which had been approved in the current year and continuing schemes from 1999/2000.

A draft capital programme for the Committee was submitted showing the proposed expenditure for the years 2000/2001, 2001/2002 and future years.

RESOLVED that the Capital Programme, as set out, be submitted

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to Strategy Committee for approval with the exception that:-

- (1) general provision for lay-bys and parking facilities 2000/01 be reduced to £50,000; and
- (2) environmental highway improvements 2000/01 be increased to £28,500.

447. REVENUE ESTIMATES 2000/2001

The Committee considered a report from Finance, Engineering and Planning on the revenue estimates for the years 1999/2000 and 2000/2001.

In September 1999 the Strategy Committee had formulated the Council's Financial Strategy for the year 2000/2001. This had been prepared on the assumption that there would be a potential growth in 2000/2001 of £900,000. Final decisions on the use of the potential growth would be made by the Strategy Committee in February 2000.

The effects of applying the Financial Strategy to the services covered by the Committee had produced a target budget of £1,583,950. An analysis of the budget for each service was appended to the report and identified the main groups of expenditure and income. The Engineering Services Account showed an under-recovery of £160,300 which was mainly attributed to the loss of the Severn Trent Agency and represented unallocated salaries of the staff affected who would ultimately transfer to Severn Trent under TUPE Regulations.

Details of the revised estimates for 1999/2000 totalling £1,902,500 and the estimates for 2000/2001 of £1,581,200 were set out in the report.

RESOLVED that

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- (1) the revenue estimates for 2000/2001 amounting to £1,581,200 be approved and referred to the Strategy Committee; and
- (2) the revised estimates for 1999/2000 amounting to £1,902,500 be approved and referred to the Resources Sub-Committee.

448. SHOPFRONT SECURITY IN OLD TOWN, LEAMINGTON SPA

The Committee considered a report from Planning in response to a petition which had been submitted to the Committee in July 1999 from traders in the Old Town in respect of external security shutters. An interim report had been considered by the Committee in September 1999.

The Council had adopted a shopfront security policy in 1993 after significant consultations. A copy of this policy document was appended to the report. Following the submission of the petition and photographic evidence to support the petition, investigations had been undertaken and details of those investigations were set out in the report. Two meetings had been held with the Crime Prevention Officer and a further meeting had been arranged with the Crime Prevention Officer, representatives of the District Council and Mr Paul Yardley, the Chairman of Regeneration. There had been a general resolution from this meeting that the existing policy should be upheld as it tried to avoid town centres becoming completely shuttered at night and as such "dead areas". It had been proved nationally that an approach which created dead areas actually encouraged crime rather than helping to upgrade and protect an area.

It was suggested that the Council could offer an advisory service to traders following an initial glass breakage, particularly where an alternative approach could be suggested which would replace a large window with smaller panes and deter

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future vandalism. Advice would also be provided on the type of glass available to reduce breakages and, also sources of advice on selecting insurance that would give more adequate cover to glass breakages. A draft leaflet had been prepared for traders which was appended to the report.

RESOLVED that

- (1) further work be done on the leaflet, as a supporting advisory leaflet to the supplementary planning guidance currently offered in the present shopfront design guidance policy; and
- (2) the existing shopfront design guidance policy be retained and altered only in terms of a date in words as necessary, to meet current legislation.

449. PARKLANDS AVENUE, LILLINGTON, LEAMINGTON SPA - PROVISION OF BUS SHELTER

The Committee considered a report from Engineering setting out the results of the further consultation exercise requested by the Committee, on the provision of a bus shelter in Parklands Avenue.

The consultation was carried on the following three options:

- (A) The provision of bus shelter at Delamere Way.
- (B) The provision of bus shelter at Sherwood Walk.
- (C) No bus shelter provision.

In total 143 households have been consulted and 87 completed questionnaires have been returned (61% response) of which:

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46 (53%) opposed the siting of any bus shelter in Parklands Avenue;

41 (47%) supported the provision of a bus shelter of which 22 preferred the Sherwood Walk location and 19 preferred the Delamere Way Location.

RESOLVED that no action be taken to provide a bus shelter in Parklands Avenue, Lillington, Leamington Spa.

450. ENGINEERING QUALITY MANUAL

The Committee considered a report from Engineering on the development of a Quality Manual within the Engineering Business Unit.

The need for producing the Quality Manual had been highlighted as part of the fundamental review of the Engineering Business Unit and its development costs had been jointly funded by the Commissioning Team and the Engineering Business Unit.

An extract of some of the procedures from the Manual was appended to the report. A full copy of the manual was available for inspection at the meeting and would be available in future for inspection at the office of the Engineering Business Unit.

The report set out how the Manual had been developed, the mechanism for continuing improvement and review of the Manual and the benefits to the Council of such a document.

John Smith, Assistant Manager (Regulation), gave a short and entertaining presentation to members on the process that had been undertaken to produce the Quality Manual.

RESOLVED that the Quality Manual and the considerable work

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done by officers in its development be noted.

451. HIGHWAY IMPROVEMENT SCHEMES 2000/2001

The Committee considered a report from Engineering on a schedule of schemes to be submitted to Warwickshire County Council for inclusion in the Minor Improvements Programme.

The schedule of schemes to be put forward for the year 2000/2001, which was not in priority order, was appended to the report together with a list of schemes which had been submitted last year to the County Council. Schemes included in Warwickshire County Council's local transport plan would be the subject of a separate report.

RESOLVED that the list of possible minor improvement schemes as set out in Appendix 2 of the report be approved and submitted to Warwickshire County Council.

452. ENVIRONMENTAL HIGHWAY IMPROVEMENT SCHEMES 1999/2000

The Committee considered a report from Engineering on the recent consultations carried out with respect to outline scheme proposals for environmental highway improvement schemes for 1999/2000.

Consultation had taken place on the top five ranked schemes which were:-

- (A) Beverley Road, Leamington Spa.
- (B) Old Milverton Road, Leamington Spa.
- (C) Adelaide Road/York Road, Leamington Spa.

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(D) Guys Cliffe Avenue, Leamington Spa.

(E) Lime Avenue, Leamington Spa.

Consultations with local residents on the schemes had been carried out recently avoiding the summer vacation period, which had resulted in a slippage of the proposed implementation programme advised to the Committee in July 1999.

In July 1999, the Committee had agreed to implement the Old Milverton scheme and Guys Cliffe Avenue scheme within the current financial year with the Lime Avenue scheme held in reserve. The outline scheme proposals for Old Milverton Road and Guys Cliffe Avenue were set out in the report, with the summary of the recent consultations for both schemes. It was evident from the consultation responses received that residents generally supported the principle of traffic calming in Guys Cliffe Avenue and Old Milverton Road. However, a substantial number had raised issues relating to scheme design which needed further investigation before a scheme could be developed and further consultations undertaken. A copy of a petition, received from residents of Derwent Close, about the consultation on the Beverley Road and Guys Cliffe Avenue schemes was circulated at the meeting.

Warwickshire County Council had confirmed their support of the scheme proposals in principle. Warwickshire Constabulary and the Emergency Fire and Rescue Services had expressed support for the scheme proposals. As part of the consultation process, it was necessary to take a report to one of the County Council's new area committees. The mechanism and dates for this had yet to be confirmed which had an effect on the programme timetable. A revised programme timetable was set out in the report, which had an effect on the funding of the proposals. If the proposals were agreed, arrangements would need to be made

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to roll forward the necessary finances.

RESOLVED that

- (1) the schemes at Guys Cliffe Avenue and Old Milverton Road, Leamington Spa be progressed; and
- (2) the allocated budget for these schemes of £77,800 be transferred into the 2000/2001 Capital Programme.

453. CONSIDERATE CONTRACTORS SCHEME

The Committee considered a report from Engineering on the development of a Warwick District Considerate Contractor Scheme and the implementation of a pilot project.

A considerate contractor scheme aimed to encourage public utilities and contractors working on or adjacent to the highway to carry out their operations in a safe, tidy and considerate manner, with due regard to passing pedestrians and road users.

The scheme comprised a code of good practice covering care, cleanliness, consideration and co-operation, regular street works inspections by District Officers, annual judging and a telephone hotline enabling the general public to comment on the scheme and on participating contractors.

It was intended that public utilities and all contractors undertaking work on or adjacent to the highway would be required to become members of the considerate contractor scheme and agree to abide by the code of practice. A copy of the proposed scheme was appended to the report.

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The scheme offered awards, based on the highway users satisfaction of related construction works and site conditions, which were judged against the standards in the code of practice. Membership, could bring benefits to participants and the community as tidier sites were often less costly to run and were safer.

It was proposed to implement a twelve month pilot project from 1 April 2000. The successful operation of the scheme would depend on resources being allocated for promotional literature, site signage, monitoring and the evaluation of contractor performance and the offering of awards. The estimated revenue cost of operating the scheme on an annual basis was approximately £5,000.

RESOLVED that

- (1) the development of a considerate contractor scheme and the implementation of a 12 month pilot project be approved;
and
- (2) a bid be made to the Economic and Community Development Sub-Committee to fund this initiative through key issue monies.

454. GENERAL REPORT

(A) CAPITAL PROGRAMME MONITORING

The Committee considered reports from Planning and Engineering on the current progress being made on the capital programme schemes for the year 1999/2000.

RESOLVED that the reports be noted.

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(B) WARWICK MARKET PLACE - PUBLIC ART

RESOLVED that the installation of the art features as part of the Warwick Market Place enhancement scheme during the summer 2000 be approved.

(C) DIGITAL PHOTOGRAPHY AT PLANS SUB-COMMITTEE

The Committee considered a report from Planning on the use of digital technology at Plans Sub-Committee to improve the presentation of planning applications. The report set out what the use of digital technology would involve, the changes in procedures/training requirements and the potential benefits.

RESOLVED that prior to making a decision on this matter a trial demonstration of digital photography take place at a future reserve night of the Plans Sub-Committee.

(D) PROPOSED INTRODUCTION OF 30 MPH SPEED LIMIT - CLINTON LANE, KENILWORTH

RESOLVED that the proposal by Warwickshire County Council to introduce a 30 mph speed limit in Clinton Lane, Kenilworth be supported.

(E) BIRMINGHAM ROAD SERVICE ROAD ACCESS, WARWICK -

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PROPOSED PROHIBITION OF VEHICLES

RESOLVED that the view of the Director of Planning, Transport and Economic Strategy for Warwickshire County Council that no further action be taken in respect of the closure of the western access/exit from Birmingham Road service road be supported and that a revised proposal to close the access/exit to Eastleigh Crescent be advertised.

- (F) PROPOSED WAITING RESTRICTIONS - THE SPINNEY AND QUARRY STREET/RUGBY ROAD, LEAMINGTON SPA

RESOLVED that subject to satisfactory formal consultation, the Director of Planning, Transport and Economic Strategy for Warwickshire County Council be requested to advertise the proposals for the introduction of double yellow lines in the Spinney and Quarry Street/Rugby Road as detailed on Drawing No. R.8.99.05.

- (G) PROPOSED TRAFFIC REGULATION ORDERS - BRUNSWICK STREET AND SIDE ROADS, LEAMINGTON SPA

RESOLVED that subject to satisfactory formal consultation the Director of Planning, Transport and Economic Strategy for Warwickshire County Council be requested to advertise the proposals for the introduction of double yellow lines in Brunswick Street and the revocation of existing limited waiting in Grove Place, East Grove and Eagle Street, Leamington Spa as detailed on Drawing No. R.8.98.05.01.

- (H) DEVELOPMENT OF WARWICKSHIRE LOCAL TRANSPORT PLAN

RESOLVED that the Warwickshire County Council's proposed

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framework for the development of Warwickshire's year 2000 Local Transport Plan submission as set out in the report be noted.

(I) CAR PARKING PLAN

RESOLVED that the progress made to date on the development of the District Car Parking Plan, in accordance with the process agreed by Committee in July 1999, be noted.

(J) RAILTRACK'S BRIDGE MAINTENANCE PROGRAMME FOR WARWICK DISTRICT

The Committee considered a report from Engineering on Railtrack's works programme for bridge maintenance within Warwick District, following Councillor Kent's Notice of Motion to the Committee in March 1999 and a previous report presented to the Committee in September 1999.

Concern was expressed that no dates had been included in the programme and that there were some inaccuracies.

RESOLVED that Railtrack's proposed bridge maintenance programme for their bridge network within Warwick District be noted.

(K) PROVISIONS OF LAY-BYS AND PARKING FACILITIES 1999/2000

The Committee considered a report from Engineering on the recent consultations undertaken for three layby schemes contained in the approved schedule of schemes 1999/2000. The three schemes were, Wellington Road, Lillington, Denby Close/Elton Close, Lillington; and

The Valley, Radford Semele.

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RESOLVED that following the outcome of the consultation exercise on the three schemes, the development and implementation of the scheme proposals for Wellington Road and The Valley be approved.

(L) ADOPTION OF HIGHWAYS

RESOLVED that the highways listed in Appendix "B" be adopted under Section 38 of Highways Act 1980, as amended by Section 22 of the New Roads and Streetworks Acts 1991, as highway maintainable at public expense.

(M) STREET NAMING

RESOLVED that the following names be approved:

(1) STEEDS COURT - for the Michael Richards Homes development at Barford;

(2) GROVEHURST PARK - for the Persimmon Homes development at Stoneleigh Abbey.

(N) PLANNING FORUM - 14 OCTOBER 1999.

RESOLVED that the minutes of the Planning Forum held on the 14 October 1999 be noted (see Appendix "C").

455. PUBLIC AND PRESS

RESOLVED that under Section 100A of the Local Government Act 1972 the public and press be excluded from the meeting for

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the following item by reason of the likely disclosure of exempt information within paragraph 12 of Part I of Schedule 12A of the Local Government Act 1972.

456. LINEN STREET CAR PARK, WARWICK

The Committee considered a report from Engineering and the Commissioning Team on a proposed agreement with Laing Homes, who had now purchased the Westgate Arms Hotel site and had secured planning permission to redevelop the site for housing 44 units with 43 parking spaces.

Counsel's opinion had been requested in relation to the proposed agreement. It had been hoped that Counsel's opinion could be reported at the meeting, but it had not yet been received.

RESOLVED that the Chief Executive hold discussions with Group Spokespersons when Counsel's opinion has been received and she be authorised in consultation with the spokespersons to decide whether to proceed with the agreement or report back to Committee.

(The meeting ended at 10.07 pm)

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