

# DEVELOPMENT COMMITTEE

Minutes of the meeting held on Monday 20 September 1999 at the Town Hall, Royal Leamington Spa at 6.00 pm.

**PRESENT:** Councillor Crowther (Chair); Councillors Mrs Begg, Caborn, Coker, Mrs Compton, Davis, Evans, Gill, Golby, Guest, Harris, Kent, Kirton, Mrs Leddy, MacKay, Mrs Pavier, Tamlin.

(Councillor Harris substituted for Councillor Mrs Boad, Councillor MacKay substituted for Councillor Mrs Hodgetts and Councillor Golby substituted for Councillor Thomas)

## 314. **MINUTES**

The minutes of the meeting held on 19 July 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)

## 315. **PETITION FROM THE RESIDENTS OF THE SPINNEY, OFF RUGBY ROAD, MILVERTON, ROYAL LEAMINGTON SPA**

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

“We, the undersigned, being residents of The Spinney off Rugby Road in Milverton, feel our area is being neglected and we want the Council to carry out the following improvements:

- (1) The Council should adopt, protect and maintain the fencing and landscaping fronting our houses at the rear of Highfield Terrace. This area has recently been damaged by the construction of a car access. We want the Council to refuse any further applications of this nature. The alleyway is blocked with rubbish and the fencing needs repair or replacement.
- (2) The green area fronting Rugby Road needs trimming back on a regular basis to make the access to The Spinney safe and ensure the footpath on Rugby Road is kept clear. There are dead trees which need removing.
- (3) The road surface is full of potholes and needs repairing.

- (4) Double yellow lines are needed at the junction of The Spinney and Rugby Road to prevent parked vehicles making it dangerous to exit on to the main road.
- (5) The street lighting is inadequate and this makes residents feel insecure.
- (6) Children climb over the wall at the end of The Spinney on to the railway line and cross over to Goodfellow Street. This should be prevented by raising the height of the wall or creating a barrier.”

RECOMMENDED that a report be submitted to a future meeting.

316. **PLANNING SERVICE PLAN**

The Committee considered a report from the Commissioning Team and Planning on a revision to the Service Plan for 1999/2000 so that it reflected the requirements for additional resources within the Planning Unit for 2000/2001.

A revised Section 6 (Present and Future Needs) of the Service Plan to March 2001 was appended to the report which set out both additional capital and revenue requirements for 2000/2001.

Bids for capital resources exceeded available resources. A cross Business Unit Officer Group had prioritised the Capital Programme bids but further consideration would be given by Group Leaders and final recommendations would be presented to the next Strategy Committee. Bids for additional revenue would also be considered in the broader strategic context by Strategy Committee.

RECOMMENDED that

## **DEVELOPMENT COMMITTEE (Continued)**

- (1) Strategy Committee be asked to approve the bids for capital and revenue resources as set out in Appendix "B";
- (2) the prioritisation of the bids for capital resources as suggested by the Officers Group and indicated in Appendix "B" be approved;
- (3) requests be made to Resources Sub-Committee for supplementary estimates of £7,000 to improve the technical introduction and presentation of applications to Plans Sub-Committee; and £11,000 to enable the preparation of neighbourhood briefs in relation to the South West Warwick Brief;

## **DEVELOPMENT COMMITTEE (Continued)**

- (4) a request be made to Resources Sub-Committee to carry forward certain elements of the overall budget for the Local Plan (£35,500) into 2000/2001 to meet the Local Plan Preparation Programme; and
- (5) the Service Plan be updated in accordance with the prioritisation of capital and revenue resources.

### **317. ENGINEERING SERVICE PLAN 2000/2001**

The Committee considered a report from the Commissioning Team and Engineering on a revision to the performance indicators, the saving options and the bids for capital and revenue resources to the Engineering Service Plan for the year 2000/2001.

The performance indicators now included customer care elements and members suggested an amendment to the measures for the answering of telephone calls. Officers outlined amendments to the capital programme bids in terms of costs associated with Old Square, Warwick. It was acknowledged that the fees and charges agreed at the meeting would have an impact on the final Service Plan details.

#### **RECOMMENDED that**

- (1) the performance indicators and the saving options as set out in the report be approved; and
- (2) Strategy Committee be asked to approve the bids for capital and revenue resources as set out in Appendix "C".

### **318. DEVELOPMENT IN STONELEIGH WARD**

The Committee considered a report from Planning in response to the following

## DEVELOPMENT COMMITTEE (Continued)

Notice of Motion presented by Councillor MacKay to the meeting of the Committee in July 1999.

“That in view of the adverse effects of past developments on the rural communities of Stoneleigh Ward, and the imminent threat of more, this Council adopt a policy of development and control which:

- (1) will acknowledge that the quality of life of its customers is its first priority;
- (2) will seek innovative ways of alleviating unacceptably damaging effects;
- (3) will, through a strategic planning brief, resist new, or expansion of existing developments which will impact adversely on the communities;
- (4) will mitigate the consequential effects from developments in neighbouring Authorities by insisting on the integration of preventative measures into schemes;
- (5) will hold developers and their clients accountable for their forecasts of impact by demanding post audits.”

The report set out a planning overview of the Stoneleigh Ward, setting out the measures within the Warwick District Local Plan to protect Stoneleigh’s character and the development issues in relation to various key sites within the ward such as the National Agricultural Centre, the University of Warwick, Stoneleigh Business Park, Coventry Airport and Stoneleigh Abbey.

As with other areas of the district the Council had promoted policies, primarily through the local plan, which protected the quality of the environment and had argued in favour of retention of the Green Belt and special landscape area and against major growth in villages. In particular, the Council had sought to resist proposals by Warwickshire County Council for a major site for employment

## **DEVELOPMENT COMMITTEE (Continued)**

purposes in Green Belt land to the north of Coventry Airport.

The review of the local plan which had begun would allow an opportunity to review the present policies which the Council had established. During the review process, consultation would take place with local people, elected members and parish councils.

### **RECOMMENDED that**

- (1) the range of planning policies and initiatives promoted by the Council to protect and enhance Stoneleigh ward be noted; and
- (2) the sensitive location of the ward and the need for the characteristics of the ward be borne in mind as the local plan is reviewed.

### **319. HILL CLOSE GARDENS, WARWICK**

The Committee considered a report from Planning setting out the capital programme bid implications and progress towards making a Heritage Lottery Fund application for Hill Close Gardens as requested by the Committee at its meeting in July 1999.

Four options had been presented to the last meeting for the future management of the gardens. The outcome of the discussion at that meeting had indicated support for option 3, management of the gardens by Warwick District Council in collaboration with the friends group and individual plot holders, with a view to it leading to option 2 and the establishment of a Trust with Warwick District Council involvement. A capital programme bid for £27,500 had been prepared which would be assessed alongside other capital programme bids at a future meeting.

## **DEVELOPMENT COMMITTEE (Continued)**

Progress had been made towards the preparation of a Heritage Lottery Fund application by way of a public consultation exercise, the views of which would be incorporated into the Heritage Lottery Fund application and would form an important part of that documentation.

### **RECOMMENDED that**

- (1) the pursuance of Option 3 with a view to progressing to Option 2 in terms of the future maintenance and restoration of the gardens be endorsed;
- (2) the outcome of the public consultation exercise be incorporated into the Heritage Lottery Fund application;
- (3) the Capital Programme bid which has been lodged for the sum of £27,500 to support a Heritage Lottery Fund (HLF) application be noted and a similar commitment be made for subsequent years to constitute the full Warwick District Council contribution to the HLF funding; and
- (4) a progress report be prepared for the next meeting of the Committee.

### **320. STONELEIGH DEER PARK**

The Committee considered a report from Planning on a revised design brief for the restoration and future maintenance of the southern part of Stoneleigh Deer Park, following the public consultation exercise which had been undertaken.

The report set out the principles of the design brief for the site, a summary of the consultation responses which had been received and the proposed modifications to the design brief.

## DEVELOPMENT COMMITTEE (Continued)

RECOMMENDED that consideration of using the design brief as a basis for the development of all the buildings within the business park be deferred in order for the Committee to hold a site visit.

### PART II

(Matters delegated to the Committee by the Council)

#### 321. PARKLANDS AVENUE, LILLINGTON, ROYAL LEAMINGTON SPA PROVISION OF BUS SHELTER

The Council at its meeting on 15 September 1999 agreed to refer this matter back to the Committee for further consideration.

RESOLVED that a full consultation exercise be undertaken to establish whether the residents wish to have a bus shelter facility and if provision is needed at which location it should be provided.

#### 322. FEES AND CHARGES 2000/2001

(Councillor Guest declared a non-pecuniary, non-substantial interest in this item).

A report from Finance and Engineering was submitted.

In July 1997, the Strategy Committee had formulated the Council's Financial Strategy for the three years 1998/99 to 2000/2001. The Strategy comprised three major elements relating to the target level of revenue spending, the level of capital expenditure and the increase in income to be sought by increasing fees and charges associated with using Council facilities. In addition, the Financial Strategy required that committees identify service options to reduce net expenditure by 15% over the three year period. This had been achieved through

## DEVELOPMENT COMMITTEE (Continued)

the establishment of service plan groups.

In respect of fees and charges, committees were advised to increase income by the rate of inflation which for 2000/2001, was anticipated to be 2.5%. Any income generation above that level could be counted towards the service plan options to reduce overall net expenditure. Therefore, the Committee was required to determine the levels of fees and charges under the responsibility of the Committee, in light of the financial strategy guidelines.

The report set out the results of an examination of the car parking fees and charges income for the first five months of the current financial year which indicated that there was a significant reduction in income from daily parking tickets. There was a greater usage of season tickets particularly, in the multi-storey car parks in Leamington and Warwick.

The report set out three options for car parking fees and charges in 2000/2001.

The service planning process also introduced a new series of charges in respect of permits and licences with effect from 1 September 1999.

RESOLVED that the Strategy Committee be asked to approve the following:

- (1) season ticket charges as set out in option A of Appendix "D" with effect from 1 April 2000;
- (2) the rest of the car parking fees and charges as set out in option B of Appendix "D" with effect from 1 April 2000;
- (3) the other fees and charges as set out in Appendix "D" with effect, unless otherwise stated, from 1 April 2000;

## **DEVELOPMENT COMMITTEE (Continued)**

- (4) the Guide Dogs for the Blind Association continue to receive free concessionary tickets to allow them to park their training vans in any of the Council's car parks;
- (5) disabled users when displaying their disabled badge continue to park free of charge; and
- (6) only one registration number per season ticket be allowed to kerb misuse and fraud.

### **323. DECRIMINALISATION OF PARKING**

The Committee considered a report from Engineering stating that the District's Interim Transport Plan outlined an action requiring that Engineering "pursue the decriminalisation of on-street parking enforcement in Warwick District". In order to assist members in the consideration of this issue Mr Norman Downie, a specialist in the field of decriminalisation of parking attended the meeting and gave a brief presentation to members on decriminalised parking enforcement under the Road Traffic Act 1991 and what it meant for Warwick District Council.

The Chair thanked Mr Norman Downie for his presentation and answering questions from members.

The pursuance of decriminalisation of parking would have resource implications for the Council and had been included in the bids for revenue within the Engineering Service Plan for 2000/2001 which was being considered by the Committee at this meeting.

**RESOLVED** that the presentation be noted.

### **324. RAILWAY BRIDGES: EMSCOTE ROAD AND COVENTRY ROAD, WARWICK**

## DEVELOPMENT COMMITTEE (Continued)

The Committee considered a report from Engineering on the outcome of discussions with Railtrack regarding the maintenance of bridges within the area, in response to the following Notice of Motion which had been submitted to the Committee in March 1999 by Councillor Kent:

“That this Council via the Development Committee - urges Railtrack to inspect and put in good order, in terms of repairs and painting, all bridges in the district especially Cast Iron ones. With particular reference to Emscote Road, Warwick Bridge, where part of the cast iron upstand plus other sections have broken away and fallen onto the road below. Whilst safety is the paramount consideration, appearances are important too!”

Railtrack had advised that work was planned for the two bridges on Emscote Road and Coventry Road in Warwick and that they would submit their programme outlining work to be undertaken within the district to the Council by the end of the month.

The report outlined the work that was proposed for the two bridges in Warwick.

RESOLVED that the report be noted and a further report outlining the programme of works proposed by Railtrack for bridges in Warwick District be submitted to a future meeting.

### 325. FLOODING - 8 AUGUST 1999

The Committee considered a report from Engineering summarising the events relating to the flooding of Kenilworth, Leamington and Whitnash on 8 August 1999.

The report outlined the events of Sunday 8 August 1999, action taken during the week commencing Monday 9 August and gave details of the causes of the flooding. A summary of the worst flooding areas and the probable causes was appended to the report and the Head of Engineering stated at the meeting that the Park Hill

## **DEVELOPMENT COMMITTEE (Continued)**

area of Kenilworth had been omitted from that summary.

The report was also being submitted to the Health & Control Committee at its meeting on 22 September 1999 and officers confirmed that a further report would be submitted in due course.

RESOLVED that the 1983 report, which forms the basis of current Council policy on land drainage be reviewed, considering what further action the Council may wish to take using the permissive powers under the Land Drainage Acts.

### **326. PROVISION OF LAYBYS AND PARKING FACILITIES 1999/2000**

The Committee considered a report from Engineering on the responses to the consultations recently undertaken for the top six ranked layby and parking provision schemes. A copy of the consultation responses was appended to the report.

A number of residents who had responded to the Clare Close/Compton Close consultation considered that 14 additional spaces provided by the scheme were insufficient for the local demand for parking spaces. The current proposals could be extended to provide 25 additional spaces in total, but this would be at an additional cost of approximately £20,000 on the allocated budget. It was felt unlikely that additional funding for an extended scheme could be made available from the current year's capital programme as the resources were fully committed.

## DEVELOPMENT COMMITTEE (Continued)

Members were requested to consider whether the original scheme proposals for Clare Close/Compton Close should be progressed, or whether an extended scheme should be developed with a view to its implementation in the year 2000/2001.

### RESOLVED that

- (1) an extended scheme for Clare Close/Compton Close be developed for implementation in 2000/2001 subject to funding allocation for such provision;
- (2) the next three schemes contained on the Approved Schedule of Schemes be reassessed for implementation within the current financial year; and
- (3) the prioritised implementation of the five outline scheme proposals, appended to the report, subject to further detailed design and costings, within the budget provision of £74,800 allocated for 1999/2000, be approved.

### 327. HATTON COUNTRY WORLD

The Committee considered a report from Planning setting out a draft planning brief for the future of Hatton Country World and to authorise a public consultation on the brief.

In March 1998, a detailed report into the range of uses and development at the Hatton Country World site had been presented to members because there were concerns about certain breaches of planning control taking place which needed attention. The two key areas of concern were the introduction of factory outlet retailing and provision of extensive areas of permanent car parking.

## DEVELOPMENT COMMITTEE (Continued)

In April 1998, the Plans Sub-Committee had resolved that:

- (1) the preparation of supplementary planning guidance be undertaken;
- (2) the guidance to be submitted to the Development Committee; and
- (3) consideration of an enforcement action be deferred depending on the outcome of the preparation of a supplementary planning guidance.

Since April 1998 officers had been working to prepare the supplementary planning guidance, which had involved meetings with the owner of Hatton Country World and his Agent, and taking legal advice on certain issues relating to some of the previous planning permissions granted on the site.

The report set out the key issues which officers felt should be addressed in relation to the future of Hatton Country World, these being the amount and character of retail use on the site, the impact of the proposal upon the local landscape and the scale of growth at Hatton Country World. The report also set out the comments received from the owner of Hatton Country World from discussions and in relation to previous reports which had been prepared for the Plans Sub-Committee.

### RESOLVED that

- (1) the brief for Hatton Country World as attached to the report, be approved as a basis for public consultation;
- (2) any comments that are made and any modifications that need to be made to the brief be considered by the Committee at its next meeting;

## DEVELOPMENT COMMITTEE (Continued)

(3) no enforcement action be considered by the Plans Sub-Committee until such time as a revised version of the brief has been considered by this Committee; and

(4) the sustainability of the site should be recognised in the brief.

### 328. SOUTH WEST WARWICK - REVISED FRAMEWORK BRIEF

The Committee considered a report from Planning setting out a revised framework brief for the South West Warwick housing and employment allocation as the basis for a further period of public consultation.

A framework brief for South West Warwick had been approved in September 1996, however, ongoing negotiations involving officers, the Council's urban design consultants and the landowners had introduced new factors that had caused the original brief to be revisited and also provided the opportunity to introduce more information with respect to the access to, and layout of the employment element of the site.

The report set out the alterations to the residential element and the employment land considerations. The proposed adjustments to the brief did not alter the basic approach endorsed by the Council in respect of the site and its proposed use, however, the alterations were of such a scale as to warrant an opportunity for further representations to be considered. It was therefore proposed to use the revised brief as a basis for consultation for a period of six weeks.

#### RESOLVED that

(1) the revised framework brief be approved as a basis for further public consultation; and

(2) the results of the public consultation be reported back to this

## DEVELOPMENT COMMITTEE (Continued)

Committee at the earliest opportunity.

### 329. SHOP FRONT SECURITY IN OLD TOWN, ROYAL LEAMINGTON SPA

The Committee considered a report from Planning in response to the following petition which had been presented to the Development Committee in July 1999 by Councillor Hammon:

“Warwick District Council’s policy guidelines on external security shutters were adopted in the 1980’s since then local shop owners in Old Town have suffered an increase in breakages of windows and theft from shop premises. The police have been unable to detect or deter offenders.

Particular shops are high risk such as jewellers and shops that sell alcohol and tobacco, they need to protect their business interest and sustain insurance cover by protecting their property with external shutters.

Warwick District Council have allowed external shutters in other parts of Leamington, we strongly urge them to review their existing guidelines and allow traders in Old Town the right to install external shutters.”

The report detailed the action which had been taken and proposed that a report be prepared for the next meeting which would take account of discussions with the Crime Prevention Officer, representatives of insurance companies and glass manufacturers together with the response to properties highlighted in the photographic submission.”

**RESOLVED** that a detailed report and recommendations be presented to the next meeting of the Committee.

### 330. GENERAL REPORT

## **DEVELOPMENT COMMITTEE (Continued)**

### **(A) CAPITAL PROGRAMME MONITORING 1999/2000**

The Committee considered reports from Engineering and Planning on the current progress being made on the Capital Programme Schemes for year 1999/2000.

RESOLVED that reports be noted.

### **(B) VICTORIA BRIDGE, ROYAL LEAMINGTON SPA**

The Committee considered a report from Engineering on the outcome of the recent consultation exercise for improvements to Victoria Bridge and outlined the proposed programme for these works.

In June 1999, officers of Warwickshire County Council had given a brief presentation to the Committee outlining the options for improvements to Victoria Bridge. The group spokespersons had agreed that option 2, to retain the extension to the bridge by strengthening was the preferred option. A letter received from Warwickshire County Council, confirming the results of the consultation exercise and identifying option 2 as the preferred scheme was appended to the report.

RESOLVED that the report be noted.

### **331. CAR PARK CHARGES - MILLENNIUM**

The Committee considered a report from the Commissioning Team on the proposed contingency cover for the continued ability to charge for car parking over the Millennium period.

The Road Traffic Regulation Act gave the Council the necessary powers to charge

## DEVELOPMENT COMMITTEE (Continued)

for off-street car parking. Those charges were set by the making of off-street parking places orders which covered off-street car parks throughout the district.

Existing charges were based upon the pay and display system. The car parking machines contained date sensitive chips, and although the Council had received assurances from the suppliers that all of the equipment was year 2000 compliant it was considered that a contingency plan should be established in case the pay and display machines did not work.

In the event that the machines were not able to be brought back into use by 4 January 2000, it was proposed that the pay and display system be suspended and car drivers be charged a flat rate of 50p for entering a car park.

A notice of variation under Section 46A of the Act would be needed to legalise this system of charging, with the basis upon which the variation would come into effect and the period for which it would last.

### RESOLVED that

- (1) a notice of variation of the existing Off-Street Parking Places Orders is made providing for a pay on entry method of charging at the rate of 50p per visit, with no visit lasting more than 24 hours; and
- (2) this variation will come into effect at any time from 4 January 2000 onwards at the direction of the Council's Chief Executive and for a period until it is possible to return to the pay and display method of charging at which time charges will revert to the levels previously decided, and the notice of variation deemed cancelled.

(Although this item was not on the agenda the Chair agreed it should be

## **DEVELOPMENT COMMITTEE (Continued)**

considered as a matter of urgency due to the need to make the notice of variation in time for the new year).

(The meeting ended at 10.10 pm)

MINS/DEV20-9