

**Planning Committee:** 21 May 2024

**Item Number: 9**

**Application No:** Various Listed Below

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**Report seeking Delegated Authority for Officers to Incorporate the Requirements of the Net Zero Carbon Development Plan Document for Planning Applications currently Awaiting the Completion of Section 106 Legal Agreements**

Recommendation

Planning Committee are recommended to authorise Officers to amend the recommendations for the planning applications listed below by adding the following text:

*"Planning Committee are also recommended to delegate authority to the Head of Place, Arts and Economy in consultation with the Chair of Planning Committee to issue the decision notice, granting planning permission subject to any additional planning conditions or Section 106 Agreement requirements which they consider appropriate in the circumstances where they consider that the applicant has demonstrated compliance with the requirements of the net Zero Carbon Development Plan Document (DPD).*

*In the circumstances where those requirements have not been demonstrated within an appropriate time period, Planning Committee are recommended to delegate authority to the Head of Place, Arts and Economy in consultation with the Chair of Planning Committee to refuse planning permission for that reason."*

Background

Councillors will be aware that following the receipt of the Inspector's letter on 9 April 2024, within which the Inspector confirmed that the Net Zero Carbon Development Plan Document (DPD) had passed the test of soundness, from that date the DPD attracts substantial weight in the consideration of all relevant planning applications.

There are a number of current planning applications which were previously considered by Planning Committee prior to the Net Zero Carbon DPD coming into effect and which already benefit from a resolution to grant planning permission subject to the completion of a Section 106 Legal Agreement.

However, because those applications have not yet been finally determined through the issuing of a decision notice, that DPD now carries substantial weight in their consideration.

Those planning applications are as follows:-

W/21/0939: The Old Leper Hospital/Chapel/Masters House, Saltisford, Warwick – Residential development including the conservation, repair and alteration of existing buildings and erection of an apartment block.

W/21/1918: Longacre, Harbury Lane, Warwick, CV34 6SL  
Erection of 2 detached houses and the creation of 4 self build residential plots.

W/22/1077: Land to the east of Stratford Road, Longbridge, Warwick  
Outline planning application for employment related development.

W/23/0195: Land at Gibbet Hill Road and Westwood Heath Road, Coventry  
Outline application for the creation of University of Warwick Social Sciences Quarter.

W/23/1094: Burrow Hill House, Hob Lane, Burton Green  
Outline planning application for the erection of 1no. dwelling.

In order to accommodate those additional considerations, it will be necessary for the applicants for each of those applications to make further submissions to which detailed consideration will be given to demonstrate compliance with the DPD, taking account of specialist advice where appropriate.

Officers consider that the most effective way to ensure that all of the relevant DPD considerations are now fully addressed for each of those applications without taking up additional Planning Committee time, by way of this report, it is being requested that the Committee authorise the Head of Place, Arts and Economy in consultation with the Chair of Planning Committee to grant planning permission in each case, once Officers are satisfied that the requirements of the Net Zero Carbon DPD have been satisfactorily incorporated into the proposals.

As part of that, delegated authority is sought to impose additional planning conditions and Section 106 Agreement clauses where considered necessary and appropriate, and to refuse planning permission in the circumstances where the Head of Place, Arts and Economy in conjunction with the Chair of Planning Committee consider that an appropriate time period has elapsed without the submission of sufficient information to demonstrate such compliance.

The Committee are therefore requested to support the recommendation as set out above to authorise the use of delegated powers as requested.