

Application No: W/18/0554

Town/Parish Council: Cubbington

Case Officer: Dan Charles

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Waverley Riding Stables, Coventry Road, Cubbington, CV32 7UJ

Demolition and redevelopment of existing equestrian centre to provide 16 no. dwellings (Class C3); widening and improvement to existing vehicular access and road off Coventry Road; and provision of associated parking, landscaping and surface water attenuation.

For Rosconn Strategic Land

HISTORY

W/18/0554 - Demolition and redevelopment of existing equestrian centre to provide 16 no. dwellings (Class C3); widening and improvement to existing vehicular access and road off Coventry Road; and provision of associated parking, landscaping and surface water attenuation – **REFUSED 19.10.2018**

RELEVANT POLICIES

- National Planning Policy Framework
- DM1 – Infrastructure Contributions

ASSESSMENT

This report relates to the above planning application that was refused planning permission by Planning Committee on 9th October 2018 with the decision being issued on 19 October 2018.

The application had been recommended to Committee for approval by Officers subject to the signing of a Section 106 Agreement to secure a range of obligations on the developer. These included;

- A requirement for affordable housing.
- A contribution of £10,000 towards local highway improvements.
- A contribution of £13,233 towards indoor sports facility improvements in Cubbington
- A contribution of £1,133 towards outdoor sports facility improvements in Cubbington
- A contribution of £38,732 towards improvements to open space facilities within Cubbington
- A contribution of £75 per dwellinghouse towards the provision of sustainable travel packs.

The applicants have appealed against the decision of the Local Planning Authority and the proposal is subject to an Appeal Hearing in early September. As part of the appeal process, a signed Section 106 Agreement is required to secure the

contributions in the event that the appeal is allowed. This has to be submitted by 27 August 2019, prior to the next meeting of the Committee.

Officers do not have delegated authority to sign a Section 106 Agreement where there is no Committee Resolution to grant planning permission for the works.

The pursuance of the Section 106 Agreement does not weaken or dilute the case for the appeal hearing, it is merely a requirement that in the event the appeal is allowed by the Inspector, appropriate infrastructure contributions are secured.

Without delegated authority to agree the Section 106 Agreement, in the event that the appeal was allowed, there would be no mechanism to secure the requested contributions.

This report therefore seeks Authority from the Planning Committee to process and sign the Section 106 Agreement in line with the above requests.

CONCLUSION/RECOMMENDATION

Planning Committee are recommended to grant Delegated Authority to Officers to agree the content, based on the figures stated above, and proceed to signing of the Section 106 agreement.