

Planning Committee: 6 October 2020
Observations Received Following Preparation Of Agenda

Item 5: W/19/1200 – Southcrest Farm, Kenilworth

5 Year Housing Land Supply Update

The Council's newly released figures state that as of April 2020, the Council can demonstrate a 5.58-year Housing Land Supply.

Update to Recommendation

Subject to receipt of confirmation that the purchase of the school land has been completed to the satisfaction of the Local Planning Authority and Warwickshire County Council Education Services, which would confirm that the application site is therefore surplus to educational requirements, Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of the Committee Report and an additional condition regarding drainage (final wording to be confirmed by Highways England) and a Section 106 Agreement to secure the necessary financial contributions/obligations as set out in the report.

Planning Committee is also recommended to delegate authority to the Head of Development Services in consultation with the Chair of Planning Committee to finalise the terms of the Section 106 Agreement including any variation to, or clarification of, the sums requested where the revised sums meet the relevant statutory test and finalise the wording of proposed conditions.

Planning Committee is also recommended to delegate authority to Officers to issue the decision following confirmation, in consultation with Warwickshire County Council Education Services, that the application site is surplus to educational requirements and following the receipt of further guidance from Highways England regarding the imposition of an additional condition concerning drainage.

Should a satisfactory Section 106 Agreement not have been completed within three months of the date of decision, Planning Committee is recommended to delegate authority to the Head of Development Services to refuse planning permission on grounds that the proposal makes inadequate provision in respect of the issues the subject of that agreement.

Update to Highways England Consultation response

Highways England maintain a holding response until 8th October for additional information regarding drainage matters. Highways England have advised that they are to revise this response due to progress having been made on resolving the outstanding drainage matter, and will be providing a condition imposition of which can be concluded through the delegated authority, as per the revised recommendation set out above.