

Planning Committee

Minutes of the meeting held on Wednesday 24 May 2017 in the Town Hall, Royal Leamington Spa at 6.00 pm.

Present: Councillor Cooke (Chairman); Councillors Mrs Bunker, Cain, Mrs Cain, D'Arcy, Day, Gifford, Heath, Mrs Hill, Mrs Stevens and Weed.

Also Present: Committee Services Officer – Miss Cox; Legal Advisor – Mrs Gutteridge; Team Leader, Development Control – Mr Sahota; Planning Officer – Miss Obremski; and Housing Strategy & Development Manager – Mr Bruno.

13. **Apologies and Substitutes**

- (a) There were no apologies; and
- (b) Councillor Mrs Cain substituted for Councillor Edgington, Councillor Cain substituted for Councillor Morris and Councillor Gifford substituted for Councillor Boad.

14. **Declarations of Interest**

There were no declarations of interest.

15. **Site Visits**

There were no site visits undertaken prior to the meeting, as agreed with the Chairman and following consultation with the Committee members.

16. **W/16/1987 – Land on the West Side of Southam Road, Radford Semele**

The Committee considered an application from Kendrick Homes Ltd for the approval of all reserved matters under outline planning permission W/15/1761 for a residential development of 25 dwellings, including a revised access design. The reserved matters related to the appearance, landscaping, layout and scale of the development. Site access from Southam Road into the site had been approved under the outline permission.

The application was presented to Committee because of the number of objections received.

The officer was of the opinion that the proposed development provided a high quality residential environment in accordance with the garden suburbs principles, including an appropriate mix of market and affordable housing and acceptable dwelling house and layout design solutions. Therefore, it was recommended that the application was approved.

An addendum circulated at the meeting advised that four additional letters commenting on the application had been received.

PLANNING COMMITTEE MINUTES (Continued)

The Team Leader for Development Control advised Members that Warwickshire County Council (WCC) Highways had no objection to the proposal.

Following consideration of the report, presentation and the information contained in the addendum, it was proposed by Councillor Gifford and seconded by Councillor Mrs Bunker that the application should be granted, with a note to the applicant regarding the lack of garage/driveway to the bungalow.

The Committee therefore

Resolved that W/16/1987 be **granted**, with a note to the applicant regarding the lack of garage/driveway to the bungalow and subject to the following conditions:

- (1) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 349-04-01A, 349-04-02A, 349-05-01A, 349-05-02A, 349-06-01A, 349-06-02A, 349-08-01A, 349-08-02A, 349-09-01, 349-10-01A, 349-10-02A, 349-12-01A, 349-12-02A, 349-14-01A, 349-14-02A, 349-14-03A, 349-14-04A, 349-15-01A, 349-15-02A, 349-17-01, 349-17-02, 349-18-01, 349-18-02, 349-19-01 and 349-20-01, and specification contained therein, submitted on 13 March 2017 and approved drawing(s) 349-01-01B, 349-02-301, 349-02-701-P1, 349-702-P1, 349-703-P1, 349-16-01B, 349-16-03B, 349-16-04B and 349-16-05A and specification contained therein, submitted on 11 April 2017.

Reason: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011; and

- (2) a landscaping condition requiring details of native species.

(Following the meeting, the Team Leader for Development Services clarified with the agent that the parking provided was in accordance with the Council's adopted Vehicle Parking Standards Supplementary Planning Document. Therefore, it was agreed with the Chairman that the note regarding the garage/driveway was not required).

17. W/17/0171 – 18 Wychwood Close, Bishop's Tachbrook

This application was withdrawn by the applicant prior to the meeting.

18. W/17/0172 – 19 Wychwood Close, Bishop's Tachbrook

This application was withdrawn by the applicant prior to the meeting.

PLANNING COMMITTEE MINUTES (Continued)

19. W/17/0245 – Pheasant Lake, Birmingham Road, Wroxall

The Committee considered an application from Mr Spacey for the removal of condition 3 (occupancy) of planning permission W/16/2125; notification for prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and associated operational development. Condition 3 restricted the occupancy of the property to those working at the adjacent Pheasant Lakes Organic Farm (Warwickshire Organics). The application was presented to Committee because an objection had been received from Beausale, Haseley, Honiley and Wroxall Parish Council.

The officer was of the opinion that because there were no existing noise concerns regarding the wider site, and it was unlikely that there would be a significant intensification of the site which would lead to an unacceptable level of harm to the living conditions of the occupiers of the dwelling, condition 3 should be removed and the application should be approved.

Following consideration of the report and presentation, it was proposed by Councillor Day and seconded by Councillor Weed that the application should be granted, in accordance with the recommendation in the report.

The Committee therefore

Resolved that W/17/0245 be **granted** subject to the following conditions:

- (1) the development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended); and
- (2) the development shall not be occupied until visibility splays have been provided to the vehicular access to the site with an 'x' distance of 2.4 metres and 'y' distances of 160 metres to the near edge of the public highway carriageway, in both directions. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway. **Reason:** In the interests of highway safety and to satisfy Policy DP6 in the Warwick District Local Plan 1996-2011.

20. W/15/1452 – Land at Lower Heathcote Farm, Harbury Lane, Warwick – Variation of Section 106 Agreement

The Committee considered an application from Bovis Homes Ltd for the variation of a Section 106 agreement to revise the affordable housing tenure mix.

PLANNING COMMITTEE MINUTES (Continued)

The application related to planning permission W/14/0661 which was originally granted on 19 September 2014 and subsequently varied under W/15/1452 to provide for the incorporation of a fabric first approach. The permissions were for a residential development of a maximum of 785 dwellings, the provision of three points of access, a mixed use community hub/local centre and community buildings, the potential provision of a primary school, comprehensive green infrastructure, a continuous open space network and multi-functional open space and allotments, foul and surface water drainage infrastructure, including attenuation ponds, and ancillary infrastructure and ground remodelling.

Both permissions were subject to a Section 106 Agreement which imposed a range of obligations on the developer, including a requirement for affordable housing to be provided at a rate of 40% across the site.

The revised affordable housing tenure mix requested by the applicant was as follows:

Tenure	Originally Proposed Proportion of Affordable Units	Revised Proportion the subject of this Report
Social Rent	60%	39%
Affordable Rent	25%	25%
Shared Ownership	15%	36%

The officer was of the opinion that the proposed changes to the affordable housing provisions of the Section 106 Agreement were in accordance with the Council's policies. Therefore, it was recommended that the Section 106 Agreement was amended as requested.

A letter from Brandon Lewis MP, former Minister of State for Housing and Planning, regarding the impact of social rent changes on the delivery of affordable housing, was circulated at the meeting. The letter provided guidance to authorities that asked them to look favourably on such requests to vary Section 106 agreements because of the unexpected announcement of rent cuts for housing associations of 1% per year from 2016/17 for four years, and uncertainty about what would happen after that.

Following consideration of the report, presentation and the letter circulated at the meeting, it was proposed by Councillor Mrs Cain and seconded by Councillor Mrs Bunker that the application should be granted, in accordance with the officer's recommendation.

The Committee therefore

PLANNING COMMITTEE MINUTES (Continued)

Resolved to vary the Section 106 agreement relating to planning permission W/15/1452, to allow the revision of the affordable housing tenure mix.

21. Appeals Report

Members received a report from officers outlining the existing enforcement matters and appeals currently taking place.

Resolved that the report be noted.

(The meeting ended at 6.50pm)