

Planning Committee: 8 January 2020

Item Number: 7

Application No: W/19/0933

Town/Parish Council: Hatton

Case Officer: Dan Charles

01926 456527 dan.charles@warwickdc.gov.uk

Land On The North Side Of Birmingham Road, Hatton

Full Planning Application - 150 Dwellings (Class C3); New Vehicular Access from Birmingham Road; New Temporary Vehicular Access for Sales and Construction from Birmingham Road; & Associated Works infrastructure

For Taylor Wimpey UK Ltd

INTRODUCTION

This report relates to the above planning application which was referred to Planning Committee on 5 November 2019 where it was resolved to grant planning permission subject to the signing of a Section 106 Agreement.

This proposal seeks some minor alterations to the content of the Section 106 Agreement in terms of the required contributions for which Committee approval is required.

RECOMMENDATION

Planning Committee are recommended to resolve to agree the proposed changes to the Section 106 agreement to allow;

- The removal of the requirement to provide a contribution towards Stanks Island Highway Improvement Works.
- The inclusion of the contribution of £59,045 for the NHS Clinical Commissioning Group (Doctors Surgeries).

HISTORY

W/17/2415 - Full planning application for construction of 150no. dwellings (Class C3); a new vehicular access from Birmingham Road; a new temporary access for sales and construction from Birmingham Road; associated drainage and infrastructure; public open space; landscaping and all other ancillary and enabling works – **WITHDRAWN 24.04.2018**

DETAILS OF THE CHANGES

- To remove the requirement for a contribution towards Stanks Island improvement works.
- To include a contribution of £59,045 towards NHS Clinical Commissioning Group (Doctors Surgeries) to mitigate the impact of the development.

RELEVANT POLICIES

- National Planning Policy Framework
- DM1 - Infrastructure Contributions (Warwick District Local Plan 2011-2029)

ASSESSMENT

The main issue relevant to the consideration of this is whether the amended details would continue to enable the delivery of a sustainable development that mitigates its impact through appropriate infrastructure contributions having regard to the Council's policies and national planning guidance.

The first issue relates to the highways contribution towards ongoing works at Stanks Island.

The original Committee Report stated that a contribution towards the Stanks Island improvement works had been requested subject to a final figure to be confirmed. Following an assessment of the ongoing works, it was confirmed that the Stanks Island Project was already fully funded and no additional contributions were required to deliver these works. This was reported verbally by the Highways Officer present at the meeting but was not addressed in the submitted minutes of the Committee.

This report therefore seeks authority to formally omit this request from the Section 106 Agreement.

In light of the above, Members should note that the scheme still provides a contribution of £540,000 towards strategic Highways improvement projects and measures to improve walking and cycling.

The second issue is seeking authority to include the CCG request of £59,045 towards improvement works for primary health care facilities (Doctors Surgeries) to mitigate the impact of the development.

The Committee report noted this request within the Consultation Response section but this was not included in the list of contributions identified within the Financial Contributions section in the report.

For the avoidance of doubt, this report seeks authority from Members to include the request to be included within the Section 106 Agreement.

SUMMARY / CONCLUSION

The proposed changes to the Section 106 Agreement require authority from Members to update the terms of the Section 106 Agreement to omit the Stanks Island request and include the CCG request.

These elements have been fully justified and Members are requested to authorise the changes as set out within this report.