

	AGENDA ITEM NO.
Report Cover Sheet	
Name of Meeting:	Executive
Date of Meeting:	25 th March 2008
Report Title:	Planning Brief for the Station Area
Summary of report:	This report updates members of the preparation of the planning brief for the station area and seeks support to delegate authority to approve the brief to the Planning Committee.
For further information please contact (report author);	Philip Clarke Group Leader (Policy, Projects & Conservation) philip.clarke@warwickdc.gov.uk
Business Unit:	Planning
Would the recommended decision be contrary to the policy framework:	No
Would the recommended decision be contrary to the budgetary framework:	No
Wards of the District directly affected by this decision:	Brunswick and Milverton
Key Decision?	Yes
Included within the Forward Plan?	Yes (ref. N)
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No.
Date and name of meeting when issue was last considered and relevant minute number:	Executive, 23 rd July 2007 (minute no. 271) Executive, 11 th February 2008
Background Papers:	Executive report, 23 rd July 2007

Consultation Undertaken		
Below is a table of the Council's regular consultees. However not all have to be consulted on every matter and if there was no obligation to consult with a specific consultee they will be marked as n/a.		
Consultees	Yes/ No	Who
Other Committees	N/A	
Ward Councillors	N/A	
Portfolio Holders	Yes	Cllr. John Hammon
Other Councillors	N/A	
Warwick District Council recognised Trades Unions	N/A	
Other Warwick District Council Service Areas	N/A	
Project partners	N/A	
Parish/Town Council	N/A	
Highways Authority	N/A	
Residents	N/A	
Citizens Panel	N/A	
Other consultees	N/A	
Officer Approval		
With regard to officer approval all reports must be approved by the report authors relevant director, Finance Services and Legal Services.		
Officer Approval	Date	Name
Relevant Director(s)		
Chief Executive	28/2/08	Chris Elliott
CMT	28/2/08	
Section 151 Officer	28/2/08	
Legal	26/2/08	Simon Best
Finance	26/2/08	Marcus Miskinis
Final Decision?	Yes	
Suggested next steps (if not final decision please set out below)		

1. **RECOMMENDATION(S)**

- 1.1 That Executive notes the contents of the report and in particular the fact that additional meetings of the Executive may need to be arranged to allow for consideration of both the draft and final versions of the brief.

2. **REASON(S) FOR THE RECOMMENDATION(S)**

- 2.1 Members will recall that at the last meeting of the Executive in February 2008, they approved the appointment of GVA Grimley to prepare a planning brief for the station area. This followed from the closure of the Ford Foundry plant in July 2007 and the Council's commitment to work with partners to ensure that a proper planning framework is prepared for this site. As members will recall, we have successfully bid to Advantage West Midlands for £100,000 to fund this work and appointed GVA Grimley following a competitive tendering process.

- 2.2 GVA Grimley has now commenced work. It is currently gathering technical information and engaging with a range of local stakeholders (including all landowners of the site and a range of local groups including Leamington Town Council, the Leamington Society and CLARA) to prepare some draft proposals for the area.

- 2.3 The Council has agreed a timetable with GVA Grimley for them to complete the brief, and there are a number of important milestones within this. These are as follows:-

- Early stakeholder engagement March 2008
- Preparation of draft brief prior to public consultation May 2008
- Carrying out of public consultation (to be undertaken by GVA Grimley) June-July 2008
- Preparation of final brief for approval as Supplementary Planning Guidance September 2008

- 2.4 It will be important to keep to this timetable if at all possible for two reasons:-

1. We have made commitments to key stakeholders to prepare the planning brief as promptly as we reasonably can. In particular, Ford, which wishes move quickly to determine the future of its current land holdings, has agreed to co-operate with the Council in the preparation of the brief.
2. The key opportunity for the public to comment on the brief will be during the formal public consultation that follows approval of the draft brief. We are keen for this to take place before the summer holiday period if at all possible to maximise the opportunity for local people to make any comments.

- 2.5 There are two occasions when the Council will formally need to approve documents. These are (i) approval of the draft brief prior to public consultation and (ii) approval of the final brief as Supplementary Planning Guidance. As can be

seen from the above timetable, the timing of these reports does not fit comfortably into the Council's cycle of Executive meetings. At the time of writing this report, the dates of Executive meetings for 2008/09 had not been fixed however if the pattern from previous years is followed, it would not be possible to take either of these reports to a regular meeting of the Executive without incurring significant delays to the process of preparing the brief.

- 2.6 The Development Portfolio Holder is keen that a key planning brief such as this should properly be considered by Executive. It is therefore suggested that in order for this to be done, it may be necessary to hold special meetings of the Executive to consider the reports. These will be arranged once the calendar of Executive meetings for 2008/09 is known.

3. ALTERNATIVE OPTION(S) CONSIDERED

- 3.1 The Council has already agreed the principle of preparing a brief. Executive could delegate approval of the brief to the Planning Committee. There is precedent for the Planning Committee approving planning briefs and other Supplementary Planning Guidance in the past.

4. BUDGETARY FRAMEWORK

- 4.1 This project is being entirely funded by AWM. The only cost to the Council for this project is officer time, and this can be met within our normal budgets.

5. POLICY FRAMEWORK

- 5.1 The brief for the area will conform with the policies of the adopted Warwick District Local Plan.