

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday 12 June 2013 in the Town Hall, Royal Leamington Spa at 6.00 pm.

PRESENT: Councillor Rhead (Chairman); Councillors Boad, Brookes, Mrs Bunker, Dagg, De-Lara-Bond, Mrs Falp, Weber, Wilkinson and Williams.

26. **SUBSTITUTES**

Councillor Mrs Falp substituted for Councillor MacKay.

The Council's Solicitor, John Gregory, addressed the Committee and advised them on pre-determination issues and outlined the effect of the recent Coventry City Council decision. He also advised Members about some non-material considerations that had been raised during the application process.

27. **DECLARATIONS OF INTEREST**

Minute number 29 – W12/1143 – Coventry and Warwickshire Gateway Development

Councillor De-Lara-Bond declared an interest because her spouse worked in the vicinity of the proposed development.

28. **SITE VISITS**

To assist with decision making, Councillors Brookes, Mrs Bunker, Boad, De-Lara-Bond, Mrs Falp, Rhead, Weber and Wilkinson had visited the application site prior to the December 2012 meeting of the Committee or on the more recent site visit.

Councillor Williams had conducted his own site visit due to work commitments.

29. **W12/1143 – COVENTRY AND WARWICKSHIRE GATEWAY DEVELOPMENT**

The Committee considered an application from the Coventry and Warwickshire Development Partnership LLP.

The application was for a comprehensive redevelopment comprising the following:

demolition of existing structures and the erection of new buildings to accommodate offices, research & development facilities and light industrial uses (Use Class B1), general industrial uses (Use Class B2), storage and distribution (Use Class B8), hotel accommodation (Use Class C1), museum accommodation (Use Class D1), a model car club facility, small scale retail and catering establishments (Use Classes A1, A3, A4 and/or A5), car showroom accommodation, replacement airport buildings, a new countryside park, ground modelling work including the construction of

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landscaped bunds, construction of new roads/footpaths/cycle routes, remodelling of highways/junctions on the existing highway network, stopping up/diversion of footpaths, associated parking, servicing and landscaping (hybrid planning application seeking full planning permission in respect of the replacement airport buildings and their associated parking/servicing/landscaping and outline planning permission, with reserved matters details concerning access only to be discharged, in respect of the remainder of the proposed development).

The application was presented to the Committee due to the extensive effect that this would have on the District and its residents, and due to the high level of objections received.

The application had been presented at Planning Committee on 19 December 2012 and the decision made was to defer for further information, including the issues set out below and other matters relevant to the decision (see Minute 165 of 19 December 2012 for further details).

- An assessment of the likely number of jobs created at the Gateway for residents of Warwick District;
- Further details of the potential future occupiers of the units, and the corresponding employment numbers if possible;
- The travel benefits for Warwick District including cycle and bus routes;
- An update on the progress made with English Heritage with regard to the Lunt Roman fort;
- Provision in the Section 106 agreement to link education providers with future employers;
- Further information on the propositions being made to the Beatty family with regard to their future at the farm or elsewhere;
- Generally more indication as to the benefits for Warwick District, rather than the main focus being on the gains that Coventry City Council are likely to reap;
- Feedback from the Landscape Consultant employed by the Council on the latest scheme proposed.

The report summarised the further information that had been submitted in relation to the above issues and included a further assessment in relation to these issues. The report was intended to be read in conjunction with the 19 December 2012 Committee Report and Addendum Report, which were included as appendices to the report.

All Members of the committee had been provided with the report and findings from G L Hearn and details of the Heads of Terms included with the corresponding Section 106 agreement.

The policies relevant to the case had not altered from the report submitted in December 2012 and the officer still considered them to be relevant.

An addendum circulated at the meeting presented further information including corrections and clarifications of conditions and details within the report and further consultation responses.

It was the officer's opinion that the further information received since the application was considered by Planning Committee in December 2012

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confirmed that the proposals were acceptable in planning terms. This further information addressed all of the matters raised by Planning Committee.

Overall it was considered that the proposed development would generate significant economic and employment benefits for Warwick District and the sub-region. The proposed development would also provide a range of other benefits for Warwick District as referenced in the report.

Therefore, it remained the view of officers that there were very special circumstances that outweighed the harm to the Green Belt. Overall it was considered that the proposals accorded with Development Plan policies, Government Guidance in the National Planning Policy Framework and other planning policy which was a material consideration.

The Planning Committee were therefore recommended to resolve that:

- i) they were minded to approve those elements of the application within the administrative area of Warwick District Council subject to the conditions listed and a Section 106 agreement being entered into by the applicant in respect of those matters highlighted in this and the December report and subject to the Secretary of State not wishing to intervene regarding determination of the application; this decision would relate directly to those matters under the District Council's jurisdiction; and
- ii) they were supportive of the application proposals as a whole for the reasons highlighted in this report and the attached report.

There were a number of speakers registered to address the Committee and the first category was comprised of representatives from various Parish Councils. They were Councillor Hancox representing Stoneleigh and Ashow Joint Parish Council, Mrs Keightley of Baginton Parish Council and Councillor Shattock of Bubbenhall Parish Council, all of whom were in objection to the application.

One member of the public, Mr Avery, addressed the Committee as neither a supporter nor objector to the scheme, with particular references made to the proposed cycle routes and improvement schemes.

A number of objectors addressed the Committee. They were Mr Fryer, Mr Ellwood, Mr Powell, Mr Yates, Mr Wintle and Mr Symes.

Three representatives of the applicant, Roxhill Development LTD, addressed the Committee in support of the application. They were Mr Holmes, Mr Johnstone and Mr Keir.

Councillor MacKay addressed Members in his capacity as Ward Councillor for Stoneleigh and Ashow Parish Council, which was objecting to the application.

The Committee was satisfied that most of the issues raised at the December 2012 meeting had been addressed and further queries were answered by officers from Warwick District Council, County Highways,

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Coventry City Council and representatives from G L Hearn throughout the duration of the meeting.

Members were mindful that a number of details had not been included within the Section 106 agreement. These included clarity on the contribution to Warwick District for the provision of adequate cycle routes and the inclusion of Warwickshire County Council's Ecology comments. Members also requested that the agreement to link education providers with future employers be included.

The Head of Development Services assured Members that the finer details of the Section 106 agreement would be worked on by officers in conjunction with the Planning Committee Chairman and Members would be updated in due course.

Following consideration of the report and presentation, along with the representations made at the meeting and the information contained in the addendum, the Committee resolved to grant the application, subject to the conditions detailed in the report and addendum and with assurances that further detailed work would be undertaken on specific elements of the Section 106 agreement. An update report on the Section 106 would be submitted to the Committee at a later date.

RESOLVED to

- i) approve those elements of the application within the administrative area of Warwick District Council subject to the conditions listed and a Section 106 agreement being entered into by the applicant in respect of those matters highlighted in this and the December report and subject to the Secretary of State not wishing to intervene regarding determination of the application; this decision will relate directly to those matters under the District Council's jurisdiction; and
- ii) support the application proposals as a whole for the reasons highlighted in this report and the attached report.

(The meeting ended at 10.05 pm)