PLANNING COMMITTEE

Minutes of the meeting held on Tuesday 9 April 2013 in the Town Hall, Royal Leamington Spa at 6.00 pm.

PRESENT: Councillor Illingworth (Chairman); Councillors, Mrs Bromley, Brookes, Ms De-Lara-Bond, MacKay, Mobbs Weed, Wilkinson and Williams.

Apologies for absence were received from Councillor Mrs Blacklock.

207. **SUBSTITUTES**

Councillor Mobbs substituted for Councillor Rhead.

208. **DECLARATIONS OF INTEREST**

Minute Number 211 – W13/0095 – Land adjacent School House, 1 Church Hill, Bishop's Tachbrook

Councillor Brookes declared a personal interest because the application site was in his Ward. He also stated that although he was a member of Bishop's Tachbrook Parish Council, he had not been involved in any of the decision making process.

209. **SITE VISITS**

No site visits had taken place in relation to this meeting.

210. **MINUTES**

The minutes of the meetings held on 5 and 26 February and 19 March 2013 were agreed and signed by the Chairman as a correct record.

211. **W13/0095 – LAND ADJACENT SCHOOL HOUSE, 1 CHURCH HILL, BISHOP'S TACHBROOK**

The Committee considered an application from Mr Jones for a proposed new dwelling on land adjacent to the Old School House, which was a revised design of a previously approved dwelling, under planning application W11/0742.

This application was presented to the Committee because of the number of objections received, including one from Bishop's Tachbrook Parish Council. The Parish Council objected on the grounds that the approved dwelling was a well thought out and considered scheme but the proposed amended scheme would not be as sympathetic to the character, appearance and setting of the Conservation Area.

The officer considered the following policies to be relevant:

National Planning Policy Framework
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
DP6 - Access (Warwick District Local Plan 1996 - 2011)
DP8 - Parking (Warwick District Local Plan 1996 - 2011)
DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
Vehicle Parking Standards (Supplementary Planning Document)
Residential Design Guide (Supplementary Planning Guidance - April 2008)
Sustainable Buildings (Supplementary Planning Document - December 2008)
Open Space (Supplementary Planning Document - June 2009)
Distance Separation (Supplementary Planning Guidance)

An addendum circulated at the meeting, outlined some additional comments which had been received from Bishop's Tachbrook Parish Council since the publication of the agenda.

It was the officer's opinion that the development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site was located. Furthermore, the proposal would not adversely affect the amenity of nearby residents and was therefore considered to comply with the policies listed.

Councillor Deeley introduced Bishop's Tachbrook Parish Council's objection, in his capacity as Chairman. He reminded Members that the site's location was of high value, not only in the Conservation Area but to the wider locality as well.

Councillor Bullen continued the Parish Council's objection and highlighted the importance of maintaining the character of the area. He made reference to the Parish's conservation leaflet and described the potential disruption to the views of the junction and the loss of the existing trees.

Miss Boden addressed members and explained why they wanted to build this as their family home. The site had been purchased with planning permission but they had not felt that the original design had been in keeping with the area. The family were hoping to maintain the integrity of the site and had been working at length to resolve the issues raised by objectors and maintain existing views.

Councillor Mobbs queried which trees would be preserved, and following advice from officers was satisfied with the recommendations as long as sufficient landscaping conditions were included. He therefore, proposed that the application be approved and this was seconded by Councillor MacKay.

Queries were raised regarding the windows in the proposed design, which overlooked the old school house and whether they would be obscure glazed. Councillor Brookes felt that the new design was more open and highly visible compared to the original permissions. He also queried the comments made by the Conservation Architect and the timing of these comments being loaded to the website.

Councillor Mrs Bromley asked some questions regarding parking spaces and sufficient turning circles, vehicular access to the site and visibility bays. Officers confirmed that the existing driveway was to be used, pointed out the visibility bays on the plans and advised that County Highways had not made any objection to the application.

Councillor Brookes proposed that the application be deferred to allow a site visit to take place and to request sectional information be provided by the applicant. This was seconded by Councillor Mrs Bromley. This proposal was put to the vote and was drawn 4 votes to 4. The Chairman used his casting vote and voted against the proposal, therefore the motion was lost.

Officers advised on the differences between an 'eco-house' and the usual 10% renewable energy provision requested by the local authority and the weight that could be given to parish plans, design statements and neighbourhood plans.

The original motion, proposed by Councillor Mobbs, to grant the application as per the officer's recommendation was put to the vote and agreed.

Therefore, following consideration of the report and presentation, along with the representations made at the meeting and the information contained in the addendum, the Committee was of the opinion that the application should be granted.

RESOLVED that W13/0095 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);

(2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing numbers 646.11; 646.13K; 646.14D; 646.15F and 646.16F and specification contained therein, submitted on 28 January 2013 and 15 March 2013. **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;

(3) no development shall be carried out on the site

which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON**:To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011;

(4) samples of the external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON**: To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011;

(5) prior to the commencement of the development hereby permitted a soft landscaping scheme including a scheme to provide bat boxes for the site shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species. **REASON**: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011;

(6) no development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of

investigation which has been submitted by the applicant and approved in writing by the local planning authority. **REASON**: To ensure any items of archaeological interest are adequately investigated, recorded and if necessary, protected, in order to satisfy the requirements of Policy DP4 of the Warwick District Local Plan 1996-2011;

(7) no work of any kind shall be begun on the site until the protective fence(s) around the trees identified as being retained on the approved plans, have been erected and the fencing has been confirmed in writing to be acceptable by the District Planning Authority. Within the approved fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no site huts, no fires lit and no excavation of trenches for drains, service runs or for any other reason. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011;

(8) the development shall not be commenced until an access for vehicles has been provided to the site not less than 5 metres in width for a distance of at least 7.5 metres, as measured from the near edge of the public highway carriageway. **REASON**: In the interests of vehicular and pedestrian safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011;

(9) the access to the site for vehicles shall not be used unless a public highway footway crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority. **REASON**: In the interests of vehicular and pedestrian safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011;

(10) the access to the site shall not be constructed in such a manner as to reduce the effective capacity of any drain or ditch within the limits of the public highway. **REASON**: In the interests of vehicular and pedestrian safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011;

(11) the development shall not be commenced 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 43 metres to the near edge of the public highway carriageway to the east and to the centre line of the carriageway to the west. 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 vehicular and pedestrian safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011;

(12) the development shall not be commenced until a turning area has been provided within the site so as to enable the largest vehicle anticipated on site to leave and re-enter the public highway in a forward gear. **REASON**: In the interests of vehicular and pedestrian safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011;

(13) notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no building or enclosure shall be provided within the curtilage of, and no extension or addition erected or constructed to, any dwelling(s) hereby permitted without the prior written approval of the local planning authority. **REASON**: That due to the restricted nature of the application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the local planning authority in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011;

(14) the development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturer's specifications. Micro generation equipment no longer needed for micro generation shall be

removed as soon as reasonably practicable.
REASON: To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011; and

(15) provisions for all hard surfaces shall be made to be permeable or porous or ensure that direct run off water is to a porous surface area within the curtilage of the dwelling house
REASON: To reduce surface water run-off and to ensure that the development does not increase the risk of flooding elsewhere, in accordance with Policy DP11 of the Warwick District Local Plan.

212. **W13/0138 – 22 KEYTES LANE, BARFORD, WARWICK**

The Committee considered an application from Ms Healey for the installation of a micro-hydro turbine within a small control building.

This application was presented to the Committee because of the number of objections received. The issues raised in the objections related to the design and siting of the control hut, the loss of trees on the island, the impact on wildlife, noise and vibration from the turbine; the affect of the character and appearance of the Conservation Area and impact on the water flow.

The officer considered the following policies to be relevant:

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
National Planning Policy Framework
DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

It was the officer's opinion that the application should be granted because the Government actively encouraged the adoption of proactive strategies to mitigate and adapt to climate change and support a more low carbon future. To achieve a low carbon future the development of renewable energy, alongside other improvements would make a contribution. The promotion of small scale, on-site, renewable energy technology was covered within Policy DP13. Any development which generated energy from renewable resources as long as it did not have an unacceptable impact on local amenity including visual appearance and noise and the natural environment, was considered acceptable. The information

submitted in support of this application had adequately addressed the concerns raised and therefore was in accordance with national and local policy.

An addendum circulated at the meeting advised that further representations had been received since the publication of the agenda. These related to the size and siting of the control hut and possible other uses for the hut.

Mr Phillips addressed the Committee in objection to the application. He lived opposite the proposed development and felt that misleading information had been passed to the Environment Agency and although consultation had taken place with them, they had not seen detailed plans. He made reference to the diverted river flow and was not satisfied that the relevant extraction licence had been obtained. He invited the Committee to attend a site visit at his property and see the view from his side of the river.

A supporter, Ms Eadon addressed Members and described her desire to produce renewable energy, using the power of water. She explained that that section of river had been a mill site in the past and detailed the extensive discussions between herself, the Environment Agency, fish and ecology experts. She advised that the project had been very carefully designed and reminded Members that Environmental Health had raised no objections on noise grounds.

Members discussed the differences between domestic and commercial projects but were advised that there was no criteria to distinguish between the two. The Head of Development Services reminded Members that the Environment Agency had no objection to the scheme and were comfortable with the working relationship they had with the applicant.

Councillor Mrs Bromley stated that she was in favour of hydro schemes but had some concerns about the impact on local wildlife and the potential for increased noise.

In response to this, officers advised that a condition could be added restricting the noise level and if the noise level should rise, the planning conditions would be breached. An alternative was that the potential issue could then be dealt with as a statutory nuisance by the Environmental Health Department who had the powers to serve an abatement notice.

There was some discussion about the engineering viability of the project, the discrepancies between the two speakers' accounts and the potential for disruption to the river flow and weir. However, Members were reminded of the relevant planning issues and that the Environment Agency had not raised an objection.

Following consideration of the report and presentation, along with the representations made at the meeting and the information contained within the addendum, the Committee was of the opinion that the application should be granted in accordance with the officer's recommendations. It was also agreed that a note be added to the application to ensure that the

correct licenses were in place prior to commencement of the project and an additional condition be added to restrict overall noise levels.

RESOLVED that W13/0138 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);

(2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan, site plan and approved drawing showing the proposed control hut submitted on 6th February 2013 and specification contained therein **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;

(3) no development or other operations (including demolition, site clearance or other preparatory works) shall be commenced until adequate steps, which shall have been previously approved in writing by the local planning authority, have been taken to safeguard against damage or injury during construction works to protect the root systems, trunks and lower canopies of trees directly within proximity to the structure and along the access route for a 13. tonne tracked excavator. (In particular no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s).) **REASON**: To protect those trees which are of significant amenity value to the

area and which would provide an enhanced standard of appearance to the development in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011;

(4) the external materials of the control hut shall be built in cob or rammed earth, with a green or live roof as indicated on the approved drawing of the control hut. **REASON**: To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011; and

(5) overall noise levels be restricted to 64 dba.

213. **W13/0208 – FORMER FORD FOUNDRY SITE & ASSOCIATED LANDHOLDINGS, OLD WARWICK ROAD, ROYAL LEAMINGTON SPA**

The Committee considered an application from Trilogy (Leamington Spa) Ltd for the erection of a petrol filling station with kiosk and ancillary facilities including car wash and jet wash, served by an amended arrangement off Old Warwick Road. This was a revised application following refusal of planning application number W12/1507.

This application was presented to the Committee because an objection had been received from Royal Leamington Spa Town Council. The Town Council felt that the vehicular ingress and egress at its junction with Old Warwick Road would impact adversely on highway and pedestrian safety due to the proposed traffic movements.

The officer considered the following policies to be relevant:

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
DP6 - Access (Warwick District Local Plan 1996 - 2011)
DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
UAP3 - Directing New Retail Development (Warwick District Local Plan 1996 - 2011)
SC2 - Protecting Employment Land and Buildings (Warwick District Local Plan 1996 - 2011)
Sustainable Buildings (Supplementary Planning Document - December 2008)
National Planning Policy Framework (in particular the definitions in Annex 2)

It was the officer's opinion that the application should be granted because the proposals would not cause unacceptable harm to the living conditions of

neighbouring dwellings or to the character and appearance of the area. Furthermore, it was considered that this was an appropriate location for a petrol filling station and that the proposals would be acceptable in terms of highway safety and in terms of policies relating to the protection of employment land.

An addendum circulated at the meeting recommended that condition 11 as listed in the report should be deleted and outlined the full reasons for this. Therefore, if approved the application would be subject to conditions 1 to 10 and 12 to 15.

Members supported the application but were mindful that the highway restrictions should be closely monitored, especially considering the recent congestion caused by the new supermarket development.

Following consideration of the report and presentation the Committee was of the opinion that the application should be granted in accordance with the officer's recommendations, minus condition 11 as explained in the addendum.

RESOLVED that W13/0208 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);

(2) the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) B944/1256 P7 & B944/1257 P1, and specification contained therein, submitted on 21 February 2013. **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;

(3) the development shall be carried out only in full accordance with sample details of facing and roofing materials which shall have been submitted to and approved in writing by the local planning authority. **REASON**: To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011;

(4) the petrol filling station hereby permitted shall not be brought into use unless and until:

(a) details of revisions to the on-carriageway cycle lane markings, dropped kerb and associated tactile paving on the Old Warwick Road westbound approach to the site access signal junction have been submitted to and approved in writing by the local planning authority (to move these features to a point approximately 35m east of the existing approved position); and
(b) the revised cycle lane markings, dropped kerb and associated tactile paving have been completed in strict accordance with the details approved under (a).

REASON: In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011;

(5) the development hereby permitted shall be carried out in strict accordance with details of surface and foul water drainage works that shall have been submitted to and approved in writing by the local planning authority. This shall include details of how the scheme will be maintained and managed after completion. The surface water drainage scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The drainage strategy should demonstrate that the surface water run-off generated up to and including the 1 in 100 year 20% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. **REASON**: To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site and to prevent the increased risk of flooding, in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011;

(6) no development shall take place until details of a scheme for the installation of the underground tank(s) has been submitted to and approved in writing by the local planning authority. The scheme shall include full structural details of the installation, including details of excavation, the tank(s), tank surround, associated pipework and monitoring system. The scheme shall be implemented and maintained in strict accordance with the approved details. **REASON**: To protect the

groundwater quality of the area, in accordance with Local Plan Policy DP9;

(7) the development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which shall have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the petrol filling station hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON**: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011;

(8) the petrol filling station hereby permitted shall not be brought into use unless and until the following highway works (as shown on the approved plans for planning permission no. W10/1310) have been completed in strict accordance with the approved plans (as amended by condition 4 above):

(a) the signalised access shown on drawing no. 19374-01-1-OS-004A;
(b) the on and off-road cycle path to Old Warwick Road and Princes Drive shown on drawing nos. 19374-01-1-OS-004A, 19374-01-1-OS-007A & 19374-01-1-OS-008A;

(c) the improvements to the Europa Way roundabout shown on drawing no. 19374-01-1-OS-007A;
(d) the widening and improvements to the Old Warwick Road roundabout, the provision of signalised crossings to Princes Drive and Europa Way, access treatments, associated landscaping and provision of an uncontrolled crossing to Myton Road, as shown on drawing nos. 19374-01-1-OS-007A & 19374-01-1-OS-008A;
(e) the improvements and widening to Princes Drive as shown on drawing nos. 19374-01-1-OS-005D & 19374-01-1-OS-008A; and
(f) the new signal junction, signalised pedestrian crossing and associated works to the Park Drive / Princes Drive junction, as shown on drawing no. 19374-01-1-OS-005D.

REASON: In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011;

(9) the proposed car parking area for the petrol filling station hereby permitted shall be constructed, surfaced, laid out and available for use prior to the first use of any part of the development hereby permitted, in full accordance with the approved plan. At all times thereafter the car parking area shall be kept free of obstruction and available for the parking of vehicles in association with the petrol filling station hereby permitted. **REASON**: To ensure that adequate parking facilities are available, in accordance with the requirements of Policy DP8 of the Warwick District Local Plan 1996-2011;

(10) if, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this unsuspected contamination will be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented in strict accordance with the approved details. **REASON**: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried

out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DP3 & DP9 of the Warwick District Local Plan 1996-2011;

(11) the engines of all delivery lorries shall be switched off within 5 minutes of the lorry parking on the site. **REASON**:To protect the amenities of surrounding properties, in accordance with policies DP1 and DP2 of the Warwick District Local Plan 1996-2011;

(12) noise arising from any plant or equipment operated on the application site, when measured one metre from the facade of any noise sensitive premises (including the hotel hereby permitted), shall not exceed the background noise level by more than 3dB(A) measured as LAeq(5 minutes). **REASON**: To protect the amenities of surrounding properties, in accordance with Policy DP9 of the Warwick District Local Plan 1996-2011;

(13) no external lighting or sound amplification system shall be fixed to the external walls or roofs of the buildings hereby permitted, or on any open land within the application site without the written consent of the District Planning Authority. **REASON**: To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011; and

(14) no materials, plant or equipment of any description including skips or containers, shall be stacked, stored or deposited on any open area of the site. **REASON**: To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

214. **NPPF: IMPLICATIONS FOLLOWING END OF THE TRANSITION PERIOD SET OUT IN PARAGRAPH 214**

The Committee received some notes from Development Services advising what weight could be given in relation to saved policies from the Council's current Local Plan.

The document also outlined what the implications of these polices would be.

(The meeting ended at 7.35 pm)