Planning Committee: 6 December 2016 **Item Number:** 6

Application No: W 16 / 0239

Registration Date: 11/02/16
Town/Parish Council: Baginton **Expiry Date:** 12/05/16
Case Officer: Rob Young
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Land to the north and south of the A45 (between Festival and Tollbar junctions) and land at the A45/Festival Roundabout, the A46/Tollbar Roundabout and at the junctions of the A444 with the A4114/Whitley Roundabout.

Comprehensive development comprising demolition of existing structures and the erection of new buildings to accommodate offices, research & development facilities and light industrial uses (Use Class B1), hotel accommodation (Use Class C1), car showroom accommodation, small scale retail and catering establishments (Use Classes A1, A3, A4 and/or A5), new countryside park, ground modelling work including the construction of landscaped bunds, construction of new roads/footpaths/cycle routes, remodelling of junctions on the existing highway network, associated parking, servicing and landscaping (Outline application discharging access with all other matters reserved). FOR Coventry City Council & Jaguar Land Rover

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PROPOSED AMENDMENT TO CONDITION 13

This application was considered by Planning Committee on 23 April 2016. Committee resolved to grant planning permission, subject to the completion of a satisfactory section 106 agreement to secure various restrictions and contributions. Work has been progressing with the section 106 agreement and this is nearing completion.

Alongside this Jaguar Land Rover have been undertaking further due diligence and investigations into the site and it has now become apparent that the site is currently constrained by the availability of a power supply in the short term. This has created an issue with Condition 13 of the draft planning permission, which requires the first 10,000 sq m of floorspace within the development to be occupied by Jaguar Land Rover.

Due to the short-term power constraints, Jaguar Land Rover have advised that they are only able to commission and occupy 8,500 sq m of floorspace within the timeframe dictated by the condition. Jaguar Land Rover have advised that they remain fully committed to taking significant additional floorspace within the development, over and above this initial 8,500 sq m, but due to the power constraints the initial occupation condition is problematic as currently worded.

A copy of the letter from the applicant setting out the reasoning behind their request is appended to the end of this report.

OFFICER ASSESSMENT OF PROPOSED AMENDMENT

The proposals amount to a relatively minor change to the threshold specified in the condition (a 15% reduction). As such, it would not represent a significant change in the effect of the condition. There are evidently short term power constraints which dictate that Jaguar Land Rover are unable to comply with the condition as currently worded. A failure to amend the condition as request may jeopardise the implementation of the development and the substantial economic benefits that it would deliver. Therefore it is considered that it would be appropriate for the condition to be amended as requested.

RECOMMENDATION

Planning Committee are recommended to amend condition 13 to read as follows:

The first 8,500 square metres (GFA) of floorspace within the development shall be occupied by Jaguar Land Rover. No other buildings shall be occupied within the development until Jaguar Land Rover have fully occupied 8,500 square metres of B1 floorspace within the technology campus.

There would also be a similar change to the corresponding clause in the section 106 agreement.