

Planning and Development Board – Supplementary Report

5 August 2024

PAP/2023/0188

Land at Tamworth Road, Dosthill

Outline planning application with full details of access (with matters reserved for landscape, scale, layout and appearance) for development comprising up to 22,000 sqm (GEA) for flexible Use Class E (g) (ii), E (g) (iii), B2 and/or B8, with associated car parking and works (cross boundary application Tamworth BC reference 0163/2023) for

Summix RLT Developments Ltd

1. Introduction

- 1.1 This application is included on the Agenda for the Board's 5 August Meeting.
- 1.2 It indicates that the final consultation response from the Warwickshire County Council as Highway Authority was still awaited at the time of publication of the report. The recommendation reflects this position.
- 1.3 That response has now been received and with the agreement of the Chairman, this Supplementary Report has been prepared for circulation, rather than have the matter tabled on the evening of the Meeting.

2. The Highway Authority Response

- 2.1 As anticipated in the main report, the Warwickshire County Council as Highway Authority has formally responded with no objection.
- 2.2 It has requested that conditions be placed on any planning permission that might be granted.
- 2.3 The first one refers to providing the access onto the A51 in line with the plans and making good any damage. It also requires no gates to be added. The provision is covered by Conditions 5 and 11 as recommended to the Board.
- 2.4 The second one requires the submission of a Green Travel Plan. The one submitted requires amendment. A revised Plan has now been received and it would appear to meet the changes required by the Highway Authority. This version will be substituted in the recommended condition 5(f) of the main report. Should this not be the case, then an additional pre-occupation condition will need to be added.
- 2.5 The third requires the submission of a Construction Management Plan. This is already included in the draft conditions recommended to the Board – number 15.

- 2.6 These have been referred to the applicant as is required, and there is no objection to their inclusion.
- 2.7 The County Council additionally, has requested a sum of £7k for the “processing and implementation” of a Traffic Regulation Order (TRO) to “restrict parking on the A51 if overspill parking from the site occurs”. The money would be kept by WCC for this purpose for a period of five years after the last building on the site is occupied. It would be returned after this period, if not used for a TRO.
- 2.8 The applicant has agreed that he would provide this contribution through a separate Section 106 Unilateral Undertaking with the Warwickshire County Council. As a Unilateral Undertaking, it need not be compliant with the relevant Section 106 tests. However, in this case it is considered that it would be as it is directly related to mitigating a potential adverse impact – ie. parking on the A51. Moreover, it can also be treated as an extension of the planning condition recommended in the main report concerning parking on the spur road – condition 13.

Recommendation

That planning permission be granted subject to the conditions as set out in the Main Report at Appendix A, subject to the substitution of the Travel Plan referenced in Condition 5(f) with Version Two dated July 2024 and the completion of a Section 106 Unilateral Undertaking by the applicant with the Warwickshire County Council in the terms as set out in this Supplementary Report.