



MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 8th JUNE 2021

PRESENT: Councillor J Chesworth (Chair), Councillors S Goodall, M J Greateorex, J Harper, T Jay, D Maycock, K Norchi, R Rogers and J Wade

The following officers were in attendance: Anna Miller (Assistant Director – Growth & Regeneration), Stuart Evans (Solicitor to the Council), Sally Price (Senior Planning Officer) and Jodie Small (Legal, Democratic and Corporate Support Assistant)

Apologies received from: Councillor(s) M Bailey, P Brindley and S Pritchard

Councillor D Box was absent from the meeting

1 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 30th March 2021 were approved and signed as a correct record.

(Moved by Councillor S Goodall and seconded by Councillor K Norchi)

2 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3 APPLICATIONS FOR CONSIDERATION

3.1 0051/2021 24 Kepler, Lichfield Road Industrial Estate, TAMWORTH, B79 7XE

Application number 0051/2021

Development Demolition of Existing Warehouse Building & Erection of New Warehouse with Associated Service Yard and Car Parking

Location 24 Kepler, Lichfield Road Industrial Estate, TAMWORTH, B79 7XE

RESOLVED Approved subject to the conditions outlined below

Conditions/ reasons

- 1 The development shall be started within three years of the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004
- 2 The development hereby approved shall only be carried out in accordance with the application form, the supporting letter and drawing numbers:

RLTAM BBA Z0 XX DR A 1002	Existing Site Plan
RLTAM BBA Z0 XX DR A 1005	Proposed Site Layout
RLTAM BBA ZZ XX GF A 2002	Ground Floor GA plan
RLTAM BBA ZZ XX DR A 3001	Elevations Plan
RLTAM BBA ZZ XX DR A 3001	Elevations Sheet 2
RLTAM BBA Z0 XX DR A 4001	Sections
RLTAM BBA Z0 01 DR A 2003	Mezzanine
RLTAM BBA Z0 XX VS A 0002	3D

Unless otherwise agreed in writing by the Local Planning Authority.
Reason: To define the approval

CONDITIONS to be complied with PRIOR to the commencement of development hereby approved

- 3 Before the commencement of the development hereby granted a schedule of improvement works to the ordinary water course abutting the west of the site shall be submitted to and approved by the Local Planning Authority. The improvement works so approved shall be implemented in full prior to the development progressing beyond oversite.
The submitted details shall include a schedule of activities together with an accompanying plan and photographs detailing the proposed removal of excessive undergrowth, fallen tree members, or other obstructions and general litter.

This requirement shall apply to the east bank of the water course up to its centre line, for the length of the abutting development boundary.

Thereafter the liability for maintenance of the water course shall revert to that under common law Riparian Rights.

Reason: To ensure that the water course is in a reasonable state of repair at the commencement of the development.

- 4 Before the commencement of the development hereby granted progresses beyond oversite, full details of the means of surface water disposal shall be submitted to and approved by the Local Planning Authority. Details so approved shall be implemented in full before the development hereby permitted is first brought into use.

The design must demonstrate:

- Surface water drainage system(s) designed in accordance with the Non-technical standards for sustainable drainage systems (DEFRA, March 2015).
- SuDS design to provide sufficient water quality treatment, in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria. Mitigation indices are to exceed pollution indices for all sources of runoff. Car parking areas to feature permeable paving.
- Limiting the discharge rate generated by all rainfall events up to 100 year plus climate change in accordance with the guidance in the SCC SUDS Handbook. Provision of surface water runoff attenuation storage to achieve the limited discharge.
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations, to include as a minimum the 100-year plus 40% climate change and the 30-year return periods. Submerged outfall to be assumed for the downstream boundary condition in the calculations, to represent high levels in the receiving watercourse. Confirmation of a flap valve on the outlet.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.
 - Details of the flood resilient design to be provided, based on the assumption that the building may flood to low levels.

Reason: To ensure that the site is adequately drained, to avoid pollution, and prevent increased risk of flooding.

- 5 A Tree Protection plan and method statement for the retained trees

shall be submitted to and approved by the LPA before development commences.

Reasons: In the interests of the setting and visual appearance of the development, and in compliance with policies EN4: Protecting and Enhancing Biodiversity and EN5: Design of New development as set out in the Tamworth Local Plan 2006-2031 and provisions of the NPPF.

Prior to use CONDITIONS to be complied with:

- 6 The development hereby permitted shall not be brought into use until the parking, turning and servicing areas have been provided in accordance with submitted Drg. No RLTAM BBA Z0 XX DR A 1002, the subject of this consent, with the parking bays clearly delineated, which shall thereafter be retained at all times for their designated purposes.

Reason: To protect pedestrian and highway safety in accordance with Policy SU2 of the Local Plan.

- 7 The development hereby permitted shall not be brought into use until the proposed cycle parking facilities as indicated on submitted Drg. No's. RLTAM BBA Z0 XX DR A 1002 have been installed.

Reason: To protect pedestrian and highway safety in accordance with Policy SU2 of the Local Plan.

- 8 Before the development hereby permitted is first brought into use a Flood Evacuation Plan shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that adequate precautions are in place to safeguard the occupants should a flood event occur.

- 9 Before the development hereby permitted is first brought into use a Management and Maintenance Plan for surface water drainage system shall be submitted to and approved by the Local Planning Authority. Thereafter the system shall be maintained in accordance with the approved plan.

Reason: To ensure the surface water system is maintained and managed for the lifetime of the development.

All other CONDITIONS to be complied with:

- 10 The submitted Construction Management Plan hereby approved shall be adhered to for the duration of the construction phase.
Reason: To protect pedestrian and highway safety in accordance with Policy SU2 of the Local Plan.

- 11 Any planting to include 5 new tree's which within a period of 5 years of implementation dies, is removed, or becomes seriously damaged or diseased shall be replaced during the next planting season with others of a similar size or species, unless the Local Planning Authority gives written consent to a variation. Should replacement planting be necessary, the Local Planning Authority shall be notified in writing not less than 7 days prior to the replacement planting taking place. Notification shall include details of the problem with the implemented scheme and the specification and timing of the replacement planting. Reasons: In the interests of the setting and visual appearance of the development, and in compliance with policies EN4: Protecting and Enhancing Biodiversity and EN5: Design of New development as set out in the Tamworth Local Plan 2006-2031 and provisions of the NPPF.
- 12 The new unit hereby approved shall be used solely for the following Use Classes: Class E (processes Industrial), B2 (General Industry) and B8 (Storage and Distribution) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended by the Use Classes (amendment) Order 2020 or any provision equivalent to that Class in any statutory instrument revoking and re-enacting those Orders with or without modification). Reason: To protect highway safety and the vitality of Tamworth Town Centre in accordance with Policies EN5 and EC2 of the Local Plan respectively.
- 13 No vegetation clearance shall take place between May 1st and 30th September.
- Reason: To protect the health and wellbeing of biodiversity within the site in accordance with Policy EN4 of the Local Plan
- 14 Details shall be submitted for approval of the type and location of two bird boxes and two bat boxes to be installed on site.
- Reason: To protect the health and wellbeing of biodiversity within the site in accordance with Policy EN4 of the Local Plan
- 15 No lighting to be installed on the western side of the site. If such lighting is required then a lighting plan must be submitted for approval, accompanied by a contour diagram that demonstrates minimal effects on habitats (watercourse and trees.)
- Reason: To protect the health and wellbeing of biodiversity within the site in accordance with Policy EN4 of the Local Plan

(Moved by Councillor S Goodall and seconded by Councillor T Jay)

3.2 Application 0143/2021 BD Schenker, Centurion Way, TAMWORTH

Application number 0143/2021

Development	Construction of Aluminium framed building (warehouse)
Location	BD Schenker, Centurion Way, TAMWORTH, Wilnecote, B77 5PN
RESOLVED	Approved subject to the conditions outlined below,

Conditions / Reasons

1. The development shall be started within three years from the date of this decision. Reason: In compliance with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall only be carried out in accordance with the application form, the supporting letter and drawings: DRG01; DRG02; DRG03; DRG04; DR05 unless otherwise agreed in writing by the Local Planning Authority. Reason: To define the permission

(Moved by Councillor S Goodall and seconded by Councillor T Jay)

Chair