

MINUTES OF PLANNING COMMITTEE

27TH NOVEMBER 2013

PRESENT:

Councillors Helen Walton (Vice-Chairman in the Chair), H Avis (substituting for Councillor Srivastava), Mrs Avis, Cranham, G Francis, Mrs Garcia (substituting for Councillor M Walton), Hazelton (substituting for Councillor M Francis), Mrs New, Pacey-Day, Mrs Parker (substituting for Councillor Ms Robbins) and Sandison.

56. MINUTES

The minutes of the meeting held on 6th November 2013 were approved and signed by the Chairman.

57. APOLOGIES

Apologies for absence from the meeting were received from Councillors M Francis, Ms Robbins, Srivastava and M Walton.

58. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Hillmorton Ex-Servicemen's Club, High Street, Hillmorton – Councillor Cranham (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a member of the club and also being a local resident).

Item 4 of Part 1 – Land south of Coventry Road and north east of Cawston Lane, Rugby – Councillor G Francis (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of pre-determination).

Councillor G Francis left the meeting during the item in which he had declared an interest and took no part in the voting and discussion thereon.

59. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 4).

All the representations received prior to the preparation of the agenda and considered by the Committee were referred to in the individual reports.

Subsequent representations also considered by the Committee related to the following application.

(a) Parish Councils

R13/1805 – comments from Brandon and Bretford Parish Council:

- request that within the landscaping mature trees are planted
- request that a condition to be included to stipulate that it is to be a 'Farm Enterprise' and not general waste disposal
- request that a condition be included to state that there is a 5 mile radius on forage collection

(b) Third Parties

None

RESOLVED THAT – the Head of Planning and Culture be authorised to issue a decision notice as indicated in relation to the application below.

(a) display of 1 no. internally illuminated fascia sign and 2 no. noticeboard signs at Hillmorton Ex-Servicemen’s Club, High Street, Hillmorton (R13/1439) – Councillor Sandison moved and Councillor Mrs New seconded that the Head of Planning and Culture be authorised to:

(i) refuse planning permission for the erection of an internally illuminated fascia sign for the reason stated in the report; and

(ii) grant planning permission for the two noticeboard signs subject to the conditions in the report.

(b) outline planning application for the development of the site for up to 250 dwellings (Use Class C3), with means of access from Coventry Road and an emergency access from Cawston Lane, together with drainage and flood attenuation measures, the creation of public space and hard and soft landscaping and associated infrastructure at land south of Coventry Road and north east of Cawston Lane, Rugby (R11/1521) - Councillor Cranham moved and Councillor Mrs Garcia seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the completion of a Section 106 Agreement and the conditions in the report together with an additional condition being inserted to read, “No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

1. provision of in principle agreement by Severn Trent Water to discharge surface water from ponds 2 and 3 to the existing surface water sewer within Cawston Lane lands and confirm an allowable discharge rate, demonstrating that the development will not increase risk elsewhere and where possible, reduces flood risk overall;
2. confirmation to limit the discharge of surface water from the development site to the unit Greenfield runoff rate for the equivalent rainfall return period (1 year event: 2.5 l/s/ha; 30 year event: 6 l/s/ha; 100 year event: 7.9 l/s/ha);
3. demonstration that the combined discharge rate from the two storage basin cascading system (i.e. from each ‘additional basin’ and ‘greenfield volume basin’) is limited to either at or below the equivalent unit Greenfield runoff rate;
4. demonstration that the surface water drainage system will operate without above ground flooding during the 30 year rainfall event and no flooding of buildings in the 1 in 100 year (plus climate change allowance) critical rainfall event;
5. provision of attenuation storage for up to and including the 100 year plus 30% climate change rainfall event;
6. provision of a suitable number of sustainable drainage techniques to provide sufficient water quality treatment and attenuation in line with CIRIA C697;

7. demonstration within the FRA that the surface water drainage scheme shall be maintained after completion.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

- (c) proposed on-farm anaerobic digestion plant and associated hard surfaced clamp area for the storage of maize at Brandon Grange Farm, Bretford Road, Brandon (R13/1805) – Councillor Sandison moved and Councillor Cranham seconded that, subject to the application being referred to the National Planning Casework Unit, as the development results in inappropriate development in the Green Belt that will have a floor space greater than 1,000 square metres, the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with an additional condition and informative being inserted as detailed below.

Condition 15

The energy crops to be used in the anaerobic digestion plant hereby approved shall only be sourced from fields located within a 5 mile radius of Brandon Grange Farm farmhouse.

Informative 12

In respect of condition 11, the applicant is required to incorporate the use of larger specimen native plants (ie some planting of standards 8-10cm girth, together with feathered specimens 150-180mm high) to give a more immediate impact, particularly when viewed from more sensitive viewpoints (ie numbers 4 and 7 of the Landscape and Visual Assessment Addendum).

- (d) erection of 23 timber holiday lodges with associated works at land south of Blue Haven Marina, Hillmorton Wharf, Crick Road, Rugby, CV21 4PW (R12/2182) - Councillor Cranham moved and Councillor Sandison seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with an additional condition being inserted to read, "During the construction period adequate measures shall be taken to prevent deleterious matter being carried onto all nearby highways."
- (e) outline planning application for redevelopment of 16.69ha of the southern part of the former Peugeot Works site for up to 40,000 square metres for Class B8 (storage & distribution) and B1c/B2 (light & general industry) with up to 20% B1c/B2, including vehicle parking and landscaping; vehicle access from the A423 Oxford Road; importation of c50,000 cubic metres of material to raise ground levels; retention of areas of nature conservation, biodiversity enhancements and improvements to public footpaths at Site C, Former Peugeot Works, Oxford Road, Ryton on Dunsmore (R13/0451) - Councillor Cranham moved and Councillor Hazelton seconded that, subject to the application being referred to the National Planning Casework Unit, as the development results in inappropriate development in the Green Belt that will have a floor space greater than 1,000 square metres and will have a significant impact on its openness, the Head of Planning and Culture be authorised to grant planning permission subject to the completion of Section 106 Agreement and the conditions in the report together with an additional informative being inserted to read, "The applicant/developer is advised that, in connection with condition 3(d), structural landscaping and bunding shall be included along the north eastern boundary in order to protect the residential amenity of adjacent properties."

(f) use of land for the formation of three stockpiles for the storage of excavated material for a temporary period expiring on 31st March 2015 at land adjacent to DIRFT Zone 3 Expansion site, between A428 Crick Road and A5 Hillmorton Road, Rugby (R13/1879) - Councillor Cranham moved and Councillor G Francis seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with an additional condition being inserted to read, "Prior to any development across this site:

- a programme of archaeological evaluative trial trenching shall be undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority
- a proposed Archaeological Mitigation Strategy (including a detailed stockpiling methodology), designed to avoid any impact upon any underlying archaeological deposits and based on the RPS document 'DIRFT II, Zone 3: Temporary Spoil Stockpile Heritage Statement', shall be submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development. Dependent upon the results of the trial trenching, this may include further archaeological fieldwork and/or the preservation in situ of any archaeological deposits worthy of conservation
- unless otherwise agreed with the Planning Authority, no development shall take place until any fieldwork detailed in the approved Archaeological Mitigation Strategy document has been completed to the satisfaction of the Planning Authority. The post excavation analysis, publication of results and archive deposition shall be undertaken in accordance with the approved Mitigation Strategy document."

60. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

The Committee considered advance notice of site visits submitted at the meeting.

RESOLVED THAT – a site visit be held at the former radio mast site, together with key highway locations associated with the application, at a time and date to be agreed.

61. DELEGATED DECISIONS – 18TH OCTOBER 2013 TO 7TH NOVEMBER 2013

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 6) concerning decisions taken by her during the above period.

RESOLVED THAT – the report be noted.

CHAIRMAN