

MINUTES OF PLANNING COMMITTEE

19TH FEBRUARY 2014

PRESENT:

Councillors Ms Robbins (Chairman), Mrs Avis, Buckley (substituting for Councillor M Francis), Butlin, Cranham, G Francis, Mrs Garcia (substituting for Councillor M Walton), Mrs New, Pacey-Day, Sandison, Srivastava and Helen Walton.

80. MINUTES

The minutes of the meeting held on 29th January 2014 were approved and signed by the Chairman.

81. APOLOGIES

Apologies for absence from the meeting were received from Councillors M Francis and M Walton.

82. 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

Lime Tree Avenue (R14/0142) – Dunchurch Parish Council – no objections

(b) Third Parties

61 Ratliffe Road, Rugby (R13/2322):

Councillor Sandison

– Would like his comments to be read separately from those of Councillor Howard Avis.

- The original application was one that RBC had previously refused and which was dismissed at appeal

- No objection to the amended application.

Local Residents (2 further representations)

- I have measured new footprint of amended extension. While still larger than I would like it gives every person most of what they want

- The garage sited as proposed tidies up the top corner of Ratliffe Road giving easy access for cars without spoiling outlook for neighbours

- The applicant doubles the size of the property without shading too much of our garden

- The main objection (access from Overslade Manor Drive) has now been withdrawn – revised proposal will not affect quality, character and amenity of local residents or wildlife – will also allow the proposed tree planting to continue along the verge in Overslade Manor Drive
- In general the proposal seems to address our main concerns and has made sympathetic changes
- Still have major concerns over the potential access onto Overslade Manor Drive across the grass verge at the back of the applicants property and indeed from any other properties that back onto Overslade Manor Drive
- Two trees have recently been planted on the grass area which we applaud and urge further planting of trees covered by TPO's in the area, to sustain the present environment for the future
- Suggest some sort of covenant be introduced to safeguard the area for all time.

At the meeting, the following representations were made under the Council's public speaking procedure in respect of the following application.

(i) The Heathfield, 10 Bilton Lane, Rugby (R13/2118)

Mr Alan Stothard – objector
 Mrs Helen Hackley – supporter (applicant)
 Councillor Roberts (Ward Councillor – objector)

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

- (a) single storey rear extension and single storey garage to front at 61 Ratliffe Road, Rugby (R13/2322) – Councillor Cranham moved and Councillor Helen Walton seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with condition 3 being amended to read, “Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:
 5/47/13 Rev A received by the LPA on 24/1/2014
 2/47/13 Rev A received by the LPA on 24/1/2014
 4/47/13 Rev A received by the LPA on 24/1/2014
 1/47/13 received by the LPA on 16/12/2013
 3/47/13 received by the LPA on 16/12/2013”
- (b) outline permission for the erection of 3 no.2 storey dwellings together with associated works (all matters reserved) at The Heathfield, 10 Bilton Lane, Rugby, CV22 6PT (R13/2118) – Councillor Helen Walton moved and Councillor Cranham seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (c) erection of 29 dwellings with associated access, parking, landscaping and works at Ambulance Station, Browsover Lane, Rugby, CV21 1HY (R13/1169) - Councillor Helen Walton moved and Councillor Cranham seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the applicant entering into a Section 106 Agreement and the conditions in the report.

- (d) demolition of existing bungalow and garage and erection of two storey dwelling, variation of condition 2 of R13/0375 to amend siting of dwelling in relation to neighbouring properties at 42 Lime Tree Avenue, Rugby, CV22 7QT (R14/0142) - Councillor Helen Walton moved and Councillor Butlin seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (e) conversion of existing double garage to ancillary habitable accommodation at 2 Ridge Drive, Rugby (R13/2227) - Councillor Cranham moved and Councillor Butlin seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with condition 4 being amended to read, "The habitable accommodation hereby approved shall not be used for any purposes, to include commercial purposes, other than ancillary to the residential use of No. 2 Ridge Drive."

83. RUGBY RADIO STATION

The Committee considered the additional report of the Head of Planning and Culture concerning representations made by the NHS during the determination of the Rugby Radio Station (R11/0699).

RESOLVED THAT – the representations made by the NHS as detailed in the report be noted and the resolution of the Planning Committee made on 8th January 2014 remains unchanged.

84. 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 4 Lancaster Road at a time and date to be arranged.

85. DELEGATED DECISIONS – 10TH JANUARY 2014 TO 30TH JANUARY 2014

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