

# MINUTES OF PLANNING COMMITTEE

18TH AUGUST 2010

## PRESENT:

Councillors Gillias (Chairman), Cranham, Day, Lane, Lewis, Kirby, Mrs Parker, Ms Robbins, Roberts, Sandison, Spiers (substituting for Councillor Butlin) and Whistance.

Councillor Galsworthy was also in attendance.

## 29. MINUTES

The minutes of the meeting held on 28<sup>th</sup> July 2010 were approved and signed by the Chairman.

## 30. APOLOGIES

An apology for absence from the meeting was received from Councillor Butlin.

## 31. DECLARATIONS OF INTEREST

Item 4 of Part 1 – rear of 92 Claremont Road, Rugby – Councillor Gillias (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being known to him).

Item 4 of Part 1 – 30 Kings Newnham Road, Church Lawford, Rugby – Councillor Kirby (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being known to him).

Item 4 of Part 1 – Former GEC Recreation Ground, Hillmorton Road, Rugby – Councillor Sandison (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of being Ward Councillor).

Item 4 of Part 1 – Rear of 92 Claremont Road, Rugby – Councillor Lewis (prejudicial interest as defined by the Council's Code of Conduct for Councillors by virtue of an objector being well known to him).

Item 4 of Part 1 – Rear of 92 Claremont Road, Rugby – Councillor Ms Robbins (prejudicial interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being very well known to her).

Councillors Lewis and Ms Robbins left the meeting during the item in which they had declared an interest and took no part in the voting and discussion thereon.

## 32. 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 applications.

(a) Parish Councils

None

(b) Third Parties

R10/0910 – letters from four objectors stated that the amended plans do not overcome their original objections.

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

(a) erection of a single storey detached dwelling at land adjacent to 30 Kings Newnham Road, Church Lawford, Rugby (R10/0936) – it was moved by Councillor Cranham and seconded by Councillor Ms Robbins that the Head of Planning and Culture be authorised to refuse planning permission for the reasons set out below.

(1) Policies S3 and H14 of the Rugby Borough Local Plan 2006 seek to ensure that applications for housing in Local Needs Settlements such as Church Lawford are only granted where they meet either a housing need identified in the relevant Housing Needs Survey or where a particular individual's housing need has been established. The applicant has failed to provide sufficient evidence to support an individual housing need, and the proposal is therefore in conflict with these policies.

(2) The proposed location and style of the property is out of keeping with the locality and would create an alien feature within the streetscene and therefore would be contrary to Policy GP1 of the Rugby Borough Local Plan 2006 which specifically seeks to ensure that development is sympathetic to the character of the locality in which it is situated. The relationship of the proposed dwelling to those adjacent is such that it would be immediately adjacent to private rear garden areas, and these would be overlooked by the proposed side facing windows leading to an unacceptable loss of privacy. Therefore the proposal would be contrary to Policy GP3 of the Rugby Borough Local Plan 2006 which seeks to ensure that development does not result in a detrimental loss of amenity for neighbouring residents.

(3) The site's vehicular access does not allow for sufficient visibility to comply with current standards and is therefore detrimental to highway safety. Although a hedge adjacent to it has been cut back to increase visibility it is not in the applicant's ownership or control, and as such could be allowed to grow back, thus restricting visibility in the near future. The proposal is therefore in conflict with Policy T3 of the Rugby Borough Local Plan 2006 which specifically deals with highway safety, and seeks to ensure that development or the use thereof does not impact on the safety of highway users, both vehicular and pedestrian.

(b) erection of a 3-bed dwelling house, garage and store and formation of access at The Old Vicarage, Vicarage Lane, Dunchurch, CV22 6QP (R10/0154) – it was moved by Councillor Cranham and seconded by Councillor Ms Robbins that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.

(c) erection of a single storey front and rear extensions at 2 Turner Close, Hillmorton, Rugby, CV21 4DB (R10/0389) – it was moved by Councillor Kirby and seconded by Councillor Ms Robbins that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.

(d) construction of a drainage pond at former GEC Recreation Ground, Hillmorton Road, Rugby (R10/0992) – it was moved by Councillor Cranham and seconded by Councillor Kirby that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.

(e) demolition of existing building and erection of 1 bedroom studio flat at rear of 92 Claremont Road, Rugby (R10/0910) – it was moved by Councillor Sandison and seconded by Councillor Cranham that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.

(f) variation of condition 5 and waiver of condition 7 to planning permission R08/0618/PLN dated 13/06/2008 at Fox Farm, Wolfhampcote Lane, Sawbridge, Rugby (R10/0938) – it was moved by Councillor Kirby and seconded by Councillor Cranham that the Head of Planning and Culture be authorised to vary condition 5 and waive condition 7 of planning permission R/08/0618/PLN as detailed in the report.

### **33. DIVERSION OF PART OF FOOTPATH RB10, NEWBOLD ON AVON**

The Committee considered the report of the Head of Democratic and Legal Services (Part 1 – agenda item 5) concerning the diversion of part of a footpath in Newbold on Avon.

**RESOLVED THAT** – the Borough of Rugby (Part of Footpath RB10 Newbold on Avon) Public Path Diversion Order 2010 be confirmed.

### **34. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS**

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

**RESOLVED THAT** – no further site visits be held immediately prior to the next meeting of the Committee.

### **35. DELEGATED DECISIONS – 16<sup>TH</sup> JULY 2010 TO 5<sup>TH</sup> AUGUST 2010**

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 7) concerning decisions taken by her during the above period.

**RESOLVED THAT** – the report be noted.

**CHAIRMAN**

