

MINUTES OF PLANNING COMMITTEE

13TH AUGUST 2014

PRESENT:

Councillors Ms Robbins (Chairman), H Avis, Mrs Avis, Buckley, Butlin, Mrs Garcia (substituting for Councillor G Francis), Gillias, Lewis, Pacey-Day, Sandison, Mrs Simpson-Vince and Helen Walton.

20. MINUTES

The minutes of the meeting held on 23rd July 2014 were approved and signed by the Chairman.

21. APOLOGIES

An apology for absence from the meeting was received from Councillor G Francis.

22. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 11 Bell Lane, Monks Kirby, Rugby – Councillor Mrs Garcia (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being her husband).

Councillor Mrs Garcia left the meeting during the item in which she had declared an interest and took no part in the voting and discussion thereon).

23. 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

None

(b) Third Parties

R13/2285 – letter from applicant requesting an amendment to condition 3 of the report.

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

(i) R13/2285 No Limits Gym, Hillmorton Community Centre, Hillmorton Road, Rugby

Miss Zoe Williams (objector)
Mr M Cornwell (applicant)
Councillor Mrs New (Ward Councillor)

(ii) R14/1133 – The Corn Dryer, Flecknoe Station Road, Flecknoe

Mr Lee, Chair of Wolfhampcote Parish Council

(iii) R13/0377 – 7 Park Cottages, Cathiron, Harborough Magna

Mr P Godden (objector)

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

(a) retention of part change of use of building from showroom to a trade counter/Use Class A1 retail unit at 24 Somers Road, Rugby (R14/0284) – Councillor Butlin moved and Councillor Mrs Avis seconded that the Head of Planning and Culture be authorised to refuse planning permission for the reason stated in the report and, in liaison with the Legal Services Manager, be authorised to instigate enforcement action to secure the cessation of the change of use.

(b) erection of a first floor extension and retention of a storage container at No Limits Gym, Hillmorton Community Centre, 326 Hillmorton Road, Rugby (R13/2285) - Councillor Helen Walton moved and Councillor Sandison seconded that the Head of Planning and Culture be authorised to refuse planning permission for the following reason.

The development, by virtue of its height, scale, bulk and massing in close proximity to neighbouring residential dwellings, would on its own and taking account of historic extensions to the building represent an overbearing, over-intense form of development visually out of keeping with the area to the detriment of the amenity of the area contrary to the provisions of policy CS16 of the Rugby Borough Core Strategy 2011.

The Committee considered that the proposed development would have a detrimental impact on the visual amenities of neighbouring residents by being over intensive and overbearing and, therefore, conflicts with Policy CS16.

(c) conversion of corn dryer to dwelling house – alterations to approved scheme ref R13/0427 at The Corn Dryer, Flecknoe Station Road, Flecknoe (R14/1133) - 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.

- (d) change of use from engineering business and the repair of canal boats (Use Class B2) to mixed use consisting of engineering business and the repair of canal boats (Use Class B2) and boat hire business (sui generis) and erection of steel framed building (part retrospective) at 7 Park Cottages, Cathiron, Harborough Magna (R13/0377) - Councillor Helen Walton moved and Councillor Mrs Avis seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report, with amendments to the condition numbering.
- (e) retention of ground floor rear window, canopy feature and altered roof layout with removal of internal stairs, removal of first floor flank wall windows, removal of floor boarding at first floor level and removal of double window to front with the insertion of garage door in its place at 11 Bell Lane, Monks Kirby, Rugby (R14/1284) - Councillor Butlin 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.

24. 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 Livingstone Avenue, Long Lawford (R14/1352) at a time and date to be agreed.

25. DELEGATED DECISIONS – 4TH JULY 2014 – 24TH JULY 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