

# MINUTES OF PLANNING COMMITTEE

8TH SEPTEMBER 2010

## PRESENT:

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

Councillor Galsworthy was also in attendance.

## 36. MINUTES

The minutes of the meeting held on 18<sup>th</sup> August 2010 were approved and signed by the Chairman.

## 37. 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

None

**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 dwelling and detached garage to include part demolition of a listed building at The Forge, The Green, Broadwell, Rugby (R10/0808) – it was moved by Councillor Cranham and seconded by Councillor Mrs Parker that the Head of Planning and Culture be authorised to refuse planning permission for the reasons stated in the report.

(b) Listed Building Consent to part demolish a listed building to include external alterations at The Forge, The Green, Broadwell, Rugby (R10/0812) – it was moved by Councillor Cranham and seconded by Councillor Mrs Parker that the Head of Planning and Culture be authorised to refuse Listed Building Consent for the reason stated in the report.

(c) conversion of roof space to provide living accommodation for staff and retention of dormer windows (re-submission of R09/0576/PLN)(Ref 923) – it was moved by Councillor Kirby and seconded by Councillor Butlin that the Head of Planning and Culture be authorised to grant planning permission subject to standard conditions, including a condition restricting the occupancy to full-time staff associated with the business.

The Committee considered that the proposed development would have no significant impact on the local amenity and that there were very special circumstances to allow the development in the Green Belt. The proposal, therefore, complied with Policies E2 and GP1.

- (d) redevelopment of land comprising part full planning permission for the erection of a building (Unit 1) and use for purposes falling within classes B1(c) (light industrial), B2 (general industrial) and B8 (storage or distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended, including ancillary offices, together with the construction of access road, parking and service areas and associated works, and installation of oil and gas storage tanks and part outline planning permission for the erection of a building (Unit 2) and use for purposes falling within classes B1(c) (light industrial), B2 (general industrial) and B8 (storage or distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended, together with ancillary offices, parking and service areas and associated works – all matters reserved at HTA Precision Sheet Metal Ltd., Watling Street, Rugby (R10/0103) – it was moved by Councillor Kirby 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 together with two additional conditions being inserted to read:
- ”(i) Prior to the occupation of unit 2, a further noise assessment of the use(s) to be carried on and any plant, equipment or machinery to be installed together with proposals to mitigate any potential noise arising therefrom, shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation measures so approved shall be fully implemented and completed before unit 2 is first brought into use.”
- ”(ii) Vehicular access to the development comprising both units 1 and 2 shall not be gained at any time other than from the new access road spur hereby permitted off the access road from the A5 Watling Street serving the neighbouring Europark development.”
- (e) extension to Lime Tree Village to form a Continuing Care Retirement Community (Use Class C2) incorporating a 30 bed Care Home, 47 Extra Care Cottages (Use Class C2), 12 Extra Care Apartments (use Class C2 associated communal facilities, open space and car parking facilities at Lime Tree Village, Cawston Lane, Rugby (Ref. 665) – it was moved by Councillor Cranham and seconded by Councillor Kirby that, subject to the completion of a Section 106 legal agreement to secure an off-site financial contribution towards libraries and affordable housing provision; restrictions on use class, age, minimum care package and selling; provision of private open space; travel plan; and a habitat species and landscape improvement and management plan the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with condition 21 being amended to read, “The car and cycle parking provision for each plot, including the care home and extra-care apartments and any adjacent visitor spaces, as detailed on the approved plans, shall be made available for use prior to the first occupation of that unit, and shall be permanently retained for such purposes and not used for any other purpose unless otherwise agreed in writing with the Local Planning Authority.”

- (f) erection of 4 no. apartments and 15 no. detached/semi-detached dwellings together with associated garaging, parking facilities and site works at 8-16 Crick Road, Hillmorton, Rugby, CV21 4DX (R10/0953) – it was moved by Councillor Cranham and seconded by Councillor Kirby that, subject to the applicant entering into a Section 106 Agreement to secure the provision of affordable housing and financial contributions towards education, library and open space facilities, the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with conditions 8, 9 and 17 being amended to read:

“(8) Unless otherwise in connection with the development access, no loading or unloading of vehicles, either calling at the premises or being in control of the occupiers of the site, shall be carried out other than within the cartilage of the site during the period of construction. No vehicles which have been left with or are in the control of the occupier or their employees, shall be stored or parked on the highway.”

“(9) Unless otherwise in connection with the development of the access, no vehicles calling at the site or being in the control of the developer/occupier or contractors employees by the developer/occupier shall be loaded, unloaded or parked on the highway (Crick Road – A428) during the construction period. Adequate measures shall be taken to prevent deleterious matter being carried onto being carried onto all nearby highways.”

“(17) Prior to the occupation of the development, a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the scheme has been fully implemented to the satisfaction of the Local Planning Authority.”

### **38. 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 prior to the next meeting of the Committee.

### **39. STATISTICS OF PLANNING APPLICATIONS – AUGUST 2009 – JULY 2010**

The Committee the report of the Head of Planning and Culture (Part 1 – agenda item 6) concerning statistics of planning applications for the period August 2009 to July 2010.

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

### **40. DELEGATED DECISIONS – 6<sup>TH</sup> AUGUST 2010 TO 20<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.

**41. MOTION TO EXCLUDE THE PUBLIC UNDER SECTION 100(A)(4) OF THE LOCAL GOVERNMENT ACT 1972**

**RESOLVED THAT** - “under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item on the ground that it involves the likely disclosure of information defined in paragraphs 1, 2 and 3 of Schedule 12A of the Act and that in all of the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.”

**42. ENFORCEMENT**

The Committee considered the private report of the Head of Planning and Culture (Part 2 – agenda item 1) concerning progress on enforcement activities.

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

**CHAIRMAN**