

MINUTES OF PLANNING COMMITTEE

24TH SEPTEMBER 2014

PRESENT:

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

31. MINUTES

The minutes of the meeting held on 3rd September 2014 were approved and signed by the Chairman.

32. APOLOGIES

Apologies for absence from the meeting were received from Councillors Buckley and Pacey-Day.

33. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 155 Lawford Lane, Rugby – all members of the Committee declared a non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being a Councillor.

34. 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

R13/1791 – Land adjoining 14 The Locks, Hillmorton

One objection from local residents on grounds of:

- Major disruption during construction
- Impact on conservation area

One letter with comments from local resident:

- Good use of scrub land but too much building for small plot, one big house ok but additional terraces too much
- Plans make buildings look much higher than existing houses, could land be flattened to reduce impact

- Issues over highway safety and additional traffic

Letter received from Cllr Lawrence addressing the committee and raising the following concerns:

- The canal bridge is extremely narrow and not conducive to additional traffic or an increase of parking
- The Locks is a little jewel in Rugby's crown appreciated by residents and the many visitors to it due to the canal
- Overdevelopment of the site and contrary to our duty to preserve the area and prevent excessive development which will erode the character and isolated setting of the locks

At the meeting, the following representatives attended under the Council's public speaking procedure in respect of the following application.

(i) R14/1106 – Land at Wolvey Wolds, Wolds Lane, Rugby

Mrs Julie Warwick, JMW Planning Ltd (objector)
Mr John Hardman, Parish Councillor, Wolvey Parish Council (objector)
Mr M Denny, ASC Renewables (applicant) (supporter)

(ii) R13/1791 – Land adjacent to 14 The Locks, Hillmorton

Mr J Canney (objector)
Mr R Rayson, Godfrey-Payton (agent)(supporter)
Councillor Buckley (Ward Councillor)

Note: Councillor Buckley left the meeting immediately after his presentation to the Committee.

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

- erection of a single temporary meteorological mast of up to 60 metres in height for a temporary period of 3 years at land at Wolvey Wolds, Wolds Lane, Rugby (R14/1106) – 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.
- subdivision of the existing single A5 unit at ground floor level, to form two separate A5 units, together with external alterations at 62-63 Church Street, Rugby, CV21 3PT (R14/1096) – Councillor Helen Walton 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, "No vehicular takeaway delivery service shall operate from the newly formed A5 use (No. 62 Church Street, Rugby)."
- erection of no. 1 detached 4-bed dwelling with outside store and garage, together with no. 2 semi-detached dwellings and associated works at land adjoining 14 The Locks, Hillmorton (R13/1791) - 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 proposed development is considered to be an overdevelopment of the site which would have an adverse impact on the character of the Conservation Area and the wider streetscene. The buildings themselves are considered by virtue of their layout, size, massing and design to constitute a prominent and incongruous feature within the streetscene which does not

either preserve or enhance the character of The Locks Conservation Area. The development is therefore contrary to the contents of Policies CS1 and CS16 of the Rugby Borough Core Strategy 2011, the Sustainable Design and Construction SPD 2012 and the NPPF, specifically Part 12.

The Committee considered that the proposed development had a detrimental impact on the Conservation Area and did not enhance this or the street scene. It was also considered that the proposal was overdevelopment of the site and was visually intrusive. The Committee considered, therefore, that the proposed development was contrary to Policies CS1 and CS16.

- (d) single storey rear extension at 155 Lawford Lane, Rugby (R14/1640) - 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.

35. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

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

RESOLVED THAT –

- (1) a site visit be held at the Old Livery, Glebe Farm Road, Draycote (R14/1692) at a time and date to be agreed; and
- (2) site visits not be held at the following locations:
- (a) Former garden centre, Oakdale Road, Binley Woods (R11/0786)
- (b) 24 Coombe Drive, Binley Woods (R14/0788).

36. DELEGATED DECISIONS – 15TH AUGUST – 4TH SEPTEMBER 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.

37. 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 grounds that it involved 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.

38. ENFORCEMENT

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

RESOLVED THAT –

(1) the report be approved; and

(2) the case outlined in page 2 of the Appendix to the report be re-examined and reported back to the Committee.

CHAIRMAN