

MINUTES OF PLANNING COMMITTEE

15TH OCTOBER 2014

PRESENT:

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

Note: *Councillor Helen Walton took the Chair for the item in which Councillor Ms Robbins had declared a pecuniary interest and for items 5 and 6 of the agenda.*

39. MINUTES

The minutes of the meeting held on 24th September 2014 were approved and signed by the Chairman.

40. APOLOGIES

An apology for absence from the meeting was received from Councillor H Avis.

41. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 11 Bell Lane, Monks Kirby – Councillors Butlin, Buckley and Helen Walton (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being a fellow Councillor).

Item 4 of Part 1 – 11 Bell Lane, Monks Kirby – Councillor Ms Robbins (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being a fellow Councillor and close friend).

Item 4 of Part 1 – Former Herbert Gray College, St. Andrew's Church House and Marjorie Hume House, Little Church Street, Rugby, Warwickshire, CV21 3AW – Councillor Sandison (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

Item 4 of Part 1 – The Old Livery, Glebe Farm Road, Draycote – Councillor Helen Walton (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being known to her).

Councillors Ms Robbins and Helen Walton left the meeting during the items in which they had declared pecuniary interests and took no part in the voting and discussion thereon.

42. 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

R14/1692 The Old Livery, Draycote – object – resist further alterations once the original conversion was done.

R14/1352 26 Livingstone Avenue, Long Lawford – Long Lawford Parish Council agreed with neighbour objections

(b) Third Parties

R13/0128 and R14/0570 Former Herbert Gray College etc – 5 objections – no new issues raised.

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

(i) R14/1692 The Old Livery, Glebe Farm Road, Draycote

Mr Bob Faxon, agent (supporter)

(ii) R14/1352 26 Livingstone Avenue, Long Lawford

Mrs R Jacques (objector)

(iii) R14/1659 11 Bells Lane, Monks Kirby

Mr Wooliscroft (objector – on behalf of Parish Council)

Miss Garcia (supporter – applicant's daughter)

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

(a) conversion of existing integral garage into bedroom including installation of two new windows and timber doors to remaining garage (part retrospective) at The Old Livery, Glebe Farm Road, Draycote (R14/1692) – Councillor Butlin moved and Councillor Sandison seconded that the Head of Planning and Culture be authorised to refuse planning permission for the reason stated in the report.

(b) demolition of existing buildings, conversions and extensions to existing buildings and new build, including 5-storey blocks to form 73 extra care residential units (Class C2) with associated facilities plus café, and highway, landscape and boundary works (St. Andrew's Church House already has extant consent for demolition) at former Herbert Gray College, St. Andrew's Church House and Marjorie Hume House, Little Church Street, Rugby, Warwickshire, CV21 3AW (R13/0128) – Councillor Helen Walton moved and Councillor Sandison seconded that the Head of Planning and Culture be given delegated powers to approve the application, subject to conditions and informatives in the report, following the completion of a legal agreement to include an off-site financial contribution towards landscaping, occupancy restriction in relation to age and care packages.

(c) Listed Building application for the partial demolition, conversion and extensions to existing buildings, including 5-storey blocks, to form 73 extra care residential units (Class C2) with associated facilities at former Herbert Gray College, Little Church Street, Rugby, Warwickshire, CV21 3AW (R14/0570) – Councillor Helen Walton moved and Councillor Butlin seconded that, subject to the referral of the application to the National Planning Casework Unit, as the development results in the removal of principal internal elements of the listed building, such as a staircase and load-bearing walls, the Head of Planning and Culture be given delegated powers to grant listed building consent subject to the conditions and informatives in the report.

(d) erection of a part two storey part single storey to the north facing elevation of the dwelling at 26 Livingstone Avenue, Long Lawford (R14/1352) – Councillor Helen Walton moved and Councillor Buckley seconded that the Head of Planning and Culture be authorised to refuse planning permission for the following reasons.

1. The proposed part two storey, part single storey rear extension by virtue of its massing and scale would result in the property being overdeveloped therefore detrimental to the character and appearance of the dwelling itself and the surrounding area contrary to policy CS16 of the Rugby Borough Core Strategy 2011.

2. The proposed extension by virtue of its positioning and massing would result in a detrimental impact upon the residential amenities of the neighbours in terms of an overbearing impact and loss of sunlight. Furthermore the dormer windows to the extension would overlook the neighbouring properties resulting in a loss of privacy again to the detriment of their amenity contrary to policy CS16 of the Rugby Borough Core Strategy 2011.

The Committee considered that the proposed development was not in keeping and out of character with the existing property. It also considered that the proposal would have a detrimental impact on neighbouring amenities by virtue of overlooking and massing. It was considered, therefore, that the proposed development conflicts with policy CS16.

(e) outline planning consent for the erection of up to 175 dwellings, open space, earthworks, balancing pond, site remediation, structural landscaping, car parking and other ancillary and enabling works, with means of access from Technology Drive (using the existing approved bellmouths) and all other matters reserved at land south of Technology Drive, Rugby (R14/1232) – Councillor Helen Walton moved and Councillor Sandison seconded that the application be deferred pending discussions with Warwickshire County Council Highways Authority regarding use of Hunters Lane link road by HGV vehicles.

(f) removal of condition 5 of R05/0777/14408/OP (outline application for the conversion and extension of the existing stables to form a local needs dwelling) to allow occupation of the dwelling unrelated to the Bell Inn PH at 11 Bell Lane, Monks Kirby (R14/1659) – Councillor Mrs Simpson-Vince moved and Councillor G Francis seconded that the Head of Planning and Culture be authorised to remove condition 5 of application R05/0777/14408/OP subject to its replacement with a new condition relating to marketing to local people in the first instance.

43. 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.

44. DELEGATED DECISIONS – 5TH SEPTEMBER 2014 – 25TH 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.

CHAIRMAN