

MINUTES OF PLANNING COMMITTEE

26TH NOVEMBER 2014

PRESENT:

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

53. MINUTES

The minutes of the meeting held on 5th November 2014 were approved and signed by the Chairman.

54. APOLOGIES

Apologies for absence from the meeting were received from Councillors H Avis and Buckley.

55. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Springfield, Fosse Way, Princethorpe, Rugby – Councillors Butlin, Gillias, Miss Lawrence, Ms Robbins and Mrs Simpson-Vince (non-pecuniary interests as defined by the Council's Code of Conduct for Councillors by virtue of the applicant's wife being known to them).

Item 4 of Part 1 – Church Farm, London Road, Ryton-on-Dunsmore – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a member of the Coventry Guild of Bell Ringers).

Item 4 of Part 1 – Dipbar Fields, Daventry Road, Dunchurch – Councillor Butlin (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a former owner of the site).

Councillor Butlin left the meeting during the item in which he had declared a pecuniary interest and took no part in the voting and discussion thereon.

56. 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, together with a verbal update on neighbour representations received on application R13/1255 in relation to highway safety and development in the Green Belt.

Subsequent representations also considered by the Committee related to the following applications.

(a) Parish Councils

None

(b) Third Parties

R13/1255, 3 letters received raising issues of highway safety and development in the Green Belt.

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

(i) R13/1255 and R14/0970 Church Farm, London Road, Ryton-on-Dunsmore

Mr Rupert Lee (objector)
Mr D O'Neill (supporter)
Councillor Roberts (Ward Councillor – object)

(ii) R13/0690 Dipbar Fields, Daventry Road, Dunchurch

Mr Laurence Wilbraham, Wilbraham Associates (supporter)
Councillor Roberts (Ward Councillor – object)

(iii) R14/1220 Springfield, Fosse Way, Princethorpe

Mr Walter Bush (objector)
Mr Phil Brown, JPP Consulting Drainage engineers (supporter)

RESOLVED THAT - the Development and Enforcement Manager be authorised to issue decision notices as indicated in relation to the applications below.

- (a) conversion of hostel to two dwellings and erection of a detached double garage at Church Farm, London Road, Ryton-on-Dunsmore (R13/1255) – Councillor Mrs Garcia moved and Councillor Mrs Simpson-Vince seconded that the Development and Enforcement Manager be authorised to grant planning permission subject to the conditions and informatives in the report together with an additional informative being added to read, “The applicant and developer are respectfully reminded that due to the proximity of the site to the functioning Church of St. Leonards, workers carrying out the development should be mindful of ceremonies and services taking place and show respectful working practice. If required work should cease during those periods when the church is in use to respect the attendees of the church.”
- (b) outline application of the demolition of the existing structures and erection of 6 new dwellings with all matters reserved at Church Farm, London Road, Ryton-on-Dunsmore (R14/0970) - Councillor Mrs Simpson-Vince moved and Councillor Mrs Garcia seconded that the Development and Enforcement Manager be authorised to grant planning permission subject to the applicant entering into a Section 106 legal agreement and subject to the conditions and informatives in the report, together with the following amended conditions, additional conditions and informatives.

Amended Condition 4 to read:

The development shall not be carried out other than in accordance with the plans and documents detailed below:

Plan/Document Reference	Date Received
13-17-00-2A	4 June 2014
13-17-009A	4 June 2014
13-17-011	4 June 2014

Design and Access Statement (incorporating planning statement Appendix A) 4 June 2014
'Appraisal of the proposed development in relation to Church of St Leonard'
24 July 2014

Condition 23:

The reserved matters in relation to Condition 3 shall have regard to the indicative plans no. 13-17-010A received by the Local Planning Authority on the 4 June 2014 and 13-17-008-F received by the Local Planning Authority on the 13 November 2014.

Informative 5:

The applicant and developer are respectfully reminded that due to the proximity of the site to the functioning Church of St. Leonards, workers carrying out the development should be mindful of ceremonies and services taking place and show respectful working practice. If required work should cease during those periods when the church is in use to respect the attendees of the church.

Informative 6:

The applicant and developer are respectfully requested to consider the implementation of sustainable technologies and building methods which aid in reducing the carbon dioxide emissions of the new dwellings.

Informative 7:

The applicant and developer are requested to make the occupants, and subsequent occupants, of the new dwellings aware of the proximity of the dwellings to the Church of St Leonard which has active church bells which give rise to some noise disturbance at certain times.

- (c) outline planning application for the development of the site for up to 86 dwellings (Use Class A3) and associated works including means of access from the A45/M45 roundabout and an emergency access from Daventry Road, all other matters reserved at Dipbar Fields, Daventry Road, Dunchurch (R13/0690) - Councillor Gillias moved and Councillor Mrs Simpson-Vince seconded that the Development and Enforcement Manager be authorised to grant planning permission subject to the applicant entering into a Section 106 legal agreement and subject to the conditions and informatives in the report, together with conditions 14 and 15 being amended and an additional condition being inserted to read as follows:

CONDITION: 14

Prior to the commencement of any works, a Construction Method Statement shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

A) The control of noise and vibration emissions from construction activities including groundwork's and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the construction phase.

B) The control of dust including arrangements to monitor dust emissions from the development site during the construction phase.

Development shall be carried out in compliance with the approved Construction Method Statement, unless otherwise approved in writing by the Local Planning Authority. The details submitted, once agreed, shall be implemented in full.

CONDITION: 15

Prior to any development commencing a further noise survey and assessment by a competent noise consultant must be prepared and submitted, with any proposed works, to the local planning authority for approval. The assessment must take into account noise emitted from road traffic related noise around the site and the Severn Trent owned pumping station near the site.

Any proposed mitigation must insure that the internal noise climate for each property achieves complainant with the following: Internal noise levels to be achieved in all habitable areas attributable to external noise sources with windows shut and adequate room ventilation provided. 30 dB Laeq 16 hour between 07:00 and 23:00 hours 30 dB Laeq between 23:00 and 07:00 hours 45 dB LA Max between the hours of 23:00 and 07:00. For gardens, balconies, terraces and other shared communal external areas, a target noise level for day time periods of 55 dB Laeq, T should be met from steady continuous noise sources such as road traffic.

The details submitted, once agreed, shall be implemented in full.

CONDITION: 24

Development shall not commence until details of the emergency bollards have been submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any dwelling, the emergency access bollards shall be installed in accordance with the approved details. The bollards shall be retained and maintained in perpetuity.

- (d) variation of condition 2 of approval ref R13/0094 (demolition of existing dwelling and outbuildings and the erection of a replacement dwelling and garage including landscaping works and free standing solar panels) to retrospectively amend ground levels and change specified facing bricks at Springfield, Fosse Way, Princethorpe, Rugby (R14/1220) - Councillor Butlin moved and Councillor G Francis seconded that the Development and Enforcement Manager be authorised to grant planning permission subject to the conditions and informatives in the report, and subject to an additional informative being inserted to read, " Consideration should be given to the planting of sustainable landscaping in areas around the periphery of the site where the gradient of the land is steeper".

- (e) change of use for the extension of existing caravan site to accommodate 5 gypsy families with a total of 5 caravans, including laying of hardstanding at land west of Bryants Bungalow, Brandon Road, Toll Bar End, Coventry, CV3 3GW (R14/0169) - Councillor G Francis moved and Councillor Gillias seconded that the Development and Enforcement Manager be authorised to grant temporary planning permission subject to the conditions and informatives in the report.
- (f) proposed conversion of existing detached garage together with external alterations and extension of existing detached double garage to form a separate residential dwelling house, including the repositioning of the existing driveway (resubmission of approved planning permission R14/0886 dated 23/07/2014 to include a separate access to serve the development and increasing the size of the proposed extensions) at Heathlands, Coventry Road, Cawston, Rugby (R14/1763) - Councillor Butlin moved and Councillor Gillias seconded that the Development and Enforcement Manager be authorised to grant planning permission subject to the conditions and informatives in the report.

57. 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.

58. DELEGATED DECISIONS – 17TH OCTOBER 2014 – 6TH NOVEMBER 2014

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