

MINUTES OF PLANNING COMMITTEE

20TH OCTOBER 2010

PRESENT:

Councillors Gillias (Chairman), Butlin, Day, Mrs Hotten (substituting for Councillor Sandison), Lane, Lewis, Kirby, Mrs Parker, Roberts, Sewell (substituting for Councillor Cranham), Spiers (substituting for Councillor Ms Robbins) and Whistance.

49. MINUTES

The minutes of the meeting held on 29th September 2010 were approved and signed by the Chairman.

50. APOLOGIES

Apologies for absence from the meeting were received from Councillors Cranham, Ms Robbins and Sandison.

51. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 5 Newbold, Rugby – Councillor Kirby (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being known to him).

52. 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

R/08/0303/MRES - 3 additional letters of objection on grounds of:

- inappropriate scale and character/design not in keeping
- adverse impact on amenity, privacy and daylight.

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

- (a) provision of a dropped kerb at 49 Rugby Road, Dunchurch (R10/0560) – it was moved by Councillor Kirby and seconded by Councillor Lane that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (b) upgrading of the open space between Nelson Way and Montgomery Drive including enhanced landscaping, a floodlit multi use games area and wildflower meadow with associated lighting, footpaths and vehicle access points (Phase 1), plus a toddlers play area, fitness trail and grass mounds (Phase 2) at open space between Nelson Way and Montgomery Drive, Bilton, Rugby, CV22 7LE (R10/1299) – it was moved by Councillor Whistance and seconded by Councillor Butlin that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with the following amendments and additions:
- (i) condition 2 being amended to read, “The lighting to the Multi Use Games Area hereby approved shall be operated on a timer which only allows illumination between the hours of 4pm and 7pm, unless otherwise agreed in writing with the Local Planning Authority. The lighting columns and equipment shall be maintained in accordance with the manufacturer’s guidelines in perpetuity.”
- (ii) an additional condition being inserted to read, “Prior to the commencement of the development, measures to prevent the vandalism of the floodlights to the Multi Use Games Area shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented and maintained in accordance with the approved details thereafter.”
- (c) reserved matters application for residential development comprising 5 one-bed and 6 two-bed flats (outline planning permission R05/1197/2339/MAJP) at 5 Newbold Road, Rugby (R08/0303/MRES) – it was moved by Councillor Kirby and seconded by Councillor Butlin that the Head of Planning and Culture be authorised to approve the reserved matters in accordance with conditions 3(a) and 3(b), including landscaping condition 3)(c) of planning permission R05/1197/2339/MAJP subject to the additional conditions in the report and subject to the following amendments/addition conditions:
- (i) conditions 1 and 3 being amended to read:
- ”1. Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:
ROC/429/PD/001A (Amended Plans - Received 23/09/2010)
ROC/429/PD/002B (Amended Plans - Received 23/09/2010)
ROC/429/PD/2000B (Amended Plans - Received 23/09/2010)
ROC/429/PD/3000B (Amended Plans - Received 23/09/2010)
R-M0660_201 - Topographical Survey
ROC/429/PD/004 (Received 14/02/2008) relating to landscaping details only and to be amended by the requirements of condition no. 5 below to show the revised building position and car parking layout approved by drawing no. ROC/429/PD/2000B above
Site Location Plan - Received 14/02/08”

“3. The windows to be formed in the north (side) elevation of Flats 6 & 9 and the first floor windows to be formed in the north (side) elevation of the two storey rear projection of the proposed building serving the shared lobby, hallways and bathrooms of Flats 7 & 8, shall be fixed and non-opening and shall not be glazed or re-glazed other than with obscure glass.

(ii) additional conditions and informatives being inserted to read:

“4. The kitchen window to be formed in the west (rear) elevation of Flat 8 and the bedroom window to be formed in the east (side) elevation of Flat 10, shall not be glazed or re-glazed other than with obscure glass.”

“5. Notwithstanding the landscape details shown on Drawing No. ROC/429/PD/004 originally received by the Local Planning Authority on 14th Feb 2008, an amended landscaping plan which incorporates the revised building position and car parking layout shall be submitted to and approved by the Local Planning Authority before the development is commenced.

“Informative 1 - As the proposal involves the demolition of the existing building bats, nesting birds or owls may be present, which are protected species. Should any evidence of their presence be found during any stage of the demolition works, then demolition works should cease immediately and the Local Planning Authority and Warwickshire County Council Ecology Unit (Tel 01926 418105) be notified at the same time.”

53. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

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

RESOLVED THAT – site visits be held at the following locations at times and dates to be arranged.

- (i) 60 Manor Road, Rugby
- (ii) Field View, Main Street, Withybrook.

54. STATISTICS OF PLANNING APPLICATIONS – OCTOBER 2009 – SEPTEMBER 2010

The Committee considered the revised report of the Head of Planning and Culture (Part 1 – agenda item 6) which was circulated on 12th October 2010 concerning statistics of planning applications for the period October 2009 to September 2010.

RESOLVED THAT – the report be noted.

55. DELEGATED DECISIONS – 20TH SEPTEMBER 2010 TO 1ST OCTOBER 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.

CHAIRMAN

