

MINUTES OF PLANNING COMMITTEE

28TH JANUARY 2015

PRESENT:

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

63. MINUTES

The minutes of the meeting held on 7th January 2015 were approved and signed by the Chairman.

64. DECLARATIONS OF INTEREST

Item 4 of Part 1 – The Poppies, Mile Tree Lane, Bulkington (R14/2278) – Councillor Pacey-Day (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of pre-determination of the application).

Councillor Pacey-Day left the meeting during the item in which he had declared an interest and took no part in the voting and discussion thereon.

Item 4 of Part 1 – Land rear of Church Mews, 51-52 Church Street, Rugby (R14/1530) – Councillor Sandison (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being Ward Member).

65. 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

R14/2278 – The Poppies, Mile Tree Lane, Bulkington

(i) Letter from applicant received on 22 January 2015 which included a letter from a Mr Kefford who confirmed he would be happy to take three pitches for gypsy and traveller residents.

(ii) Letter from Councillor Pacey-Day (Ward Councillor) received on the 26 January 2015 - supported the comments from the Parish Council in respect of changing the status for only one caravan but not for the other two. Changing one pitch would not be excessive and should be conditioned particular to Ms Smith and her family, as this would not alter the visual amenity or openness of the Green Belt. Support a recommendation for approval.

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

- (i) R14/2278 The Poppies, Mile Tree Lane, Bulkington
Mr Riley Smith (applicant)

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

- (a) retrospective permission for the change of use of the mobile homes from traveller site to open residential at The Poppies, Mile Tree Lane, Bulkington (R14/2278) – further to presentations by the case officer and the applicant at the meeting, it became apparent there were discrepancies regarding the ownership of the site. Councillor Sandison moved and Councillor Mrs Simpson-Vince seconded that the application be deferred pending further investigations into land ownership, together with further information with regard to the connections of the occupiers of the mobile homes to the local area and the history of the site.
- (b) erection of a detached 5 bed dwelling with ancillary associated outbuildings comprising a detached garage and store building, and a stable and tack building, erection of gates, provision of an agricultural barn, a 12 horse stable tack and feed building, a horse walker and a 30m by 40m polo arena/manager all for personal purposes, associated landscaping and access works at disused railway line embankment west of Nethercote Road, Nethercote Road, Flecknoe (R13/2000) - Councillor Mrs Simpson-Vince moved and Councillor Butlin seconded that the Head of Planning and Recreation be authorised to grant planning permission subject to the conditions in the report together with a condition being inserted to read, "Before work commences on the development hereby approved a long term Habitat Management Plan covering a time period to be agreed in advance shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details."
- (c) erection of a 3 storey development comprising 12 apartments for sheltered accommodation for the elderly at land rear of Church Mews, 51-52 Church Street, Rugby (R14/1530) - Councillor Sandison moved and Councillor Butlin seconded that the Head of Planning and Recreation be authorised to grant planning permission subject to the conditions in the report together with two additional conditions being inserted as detailed below together with condition 17 being amended to read, "Other than for emergency purposes only, no parking shall be permitted within the site curtilage and the site access in respect to occupants, their visitors or staff employed within the development hereby permitted. Prior to occupation of the building, details shall be submitted to and approved in writing by the Local Planning Authority, detailing measure to prohibit on-site parking. Such measures hereby approved shall be implemented and retained in perpetuity."

CONDITION:

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:

Amended Drg. No. 2382-06 Rev B received by the LPA on the 16/12/14
Amended Drg. No. 2382-01 Rev B received by the LPA on the 16/12/14
Amended Drg. No. 2382-05 Rev B received by the LPA on the 16/12/14
Amended Drg. No. 2382-02 Rev A received by the LPA on the 07/12/14
Amended Drg. No. 2382-03 Rev B received by the LPA on the 16/12/14
Site Location Plan Drg. No. 2383-LP

CONDITION:

No works, including ground clearance works, shall commence, until a Construction Method Statement including details of on-site construction works, has been submitted to and approved by the LPA. THE CMS will include:

Details of onsite construction works
Details of removal of surplus material from the site
How construction vehicles would access the site
Arrangement for road maintenance and cleaning
The timing of construction traffic movement during the construction period
Predicted daily traffic flow for all vehicles during the construction phase of the development
Informative road signage warning other road users of forthcoming construction traffic.

66. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

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

RESOLVED THAT – a site visit be held at land at Parkfield Road, Rugby (R14/2238) at a time and date to be arranged.

67. DELEGATED DECISIONS – 12TH DECEMBER 2014 – 8TH JANUARY 2015

The Committee considered the report of the Head of Planning and Recreation (Part 1 – agenda item 6) concerning decisions taken by him during the above period.

RESOLVED THAT – the report be noted.

68. 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.

69. ENFORCEMENT ACTIVITIES

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

RESOLVED THAT – the report be approved and, with regard to the case detailed in the appendix to the report, action be taken should the February deadline pass as detailed in the report.

CHAIRMAN