

# MINUTES OF PLANNING COMMITTEE

18TH FEBRUARY 2015

## PRESENT:

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

## 70. MINUTES

The minutes of the meeting held on 28<sup>th</sup> January 2015 were approved and signed by the Chairman.

## 71. APOLOGIES

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

## 72. 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.

## 73. 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

The Poppies (R14/2248)

Nuneaton and Bedworth Borough Council – object as inappropriate development in Green Belt and no special circumstances to outweigh this, plus there is an unmet need for gypsy and traveller pitches in the Borough which would be exacerbated by their loss

Resident of the site – technically Green Belt land but been developed for over 30 years. Whilst I am not a gypsy so shouldn't be here the caravan is ok and three plots doesn't seem a lot in terms of the overall numbers. Gypsy or non gypsy has no impact on the land

Cllr Pacey-Day – support application, consider that Mrs Smith and her family, whether husband living there or not, together with other three residents living on site are part of the settled community and should be permitted to reside on The Poppies until such time as they move away.

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) – Councillor Gillias moved and Councillor Mrs Simpson-Vince seconded that delegated authority be given to the Head of Planning and Recreation to refuse planning permission for the reasons stated in the report once the consultation period had expired.
- (b) outline application for residential development of up to 14 houses at land adjacent to 15 Parkfield Road, Rugby (R14/2338) – Councillor Gillias moved and Councillor Sandison seconded that the Head of Planning and Recreation be authorised to grant planning permission subject to the applicant entering into a Section 106 legal agreement together with the conditions in the report, with the following amendments:
- (i) condition 24 being deleted; and
- (ii) further to concerns by the Committee relating to the drainage of the site, an informative be inserted to read, "The applicant is respectfully requested to contact the Environment Agency in respect of clearing the drainage channels and ditches in the flood plain buffer zone adjacent to the site, and ensuring they are maintained in good working order."
- (c) erection of building and use for purposes within Class B2 (General Industrial) of the Town and Country Planning (Use Classes) Order 1987, as amended, comprising the assembly of vehicles together with ancillary offices (Class B1(a)) and research and development facilities (Class B1(b)), gatehouse, car and cycle parking, servicing, test track facility, landscaping, drainage and associated works at Zone 6, Central Boulevard, Ansty Park, Ansty, Coventry (R14/2343) - Councillor Gillias moved and Councillor Sandison seconded that the Head of Planning and Recreation be given delegated authority to grant planning permission subject to the conditions in the report and subject to any modifications required on any relevant conditions and informatives to take account of revised drawings submitted.
- (d) erection of sports hall and associated works at Rugby High School, Longrood Road, Bilton, Rugby (R14/1377) - Councillor G Francis moved and Councillor Gillias seconded that the Head of Planning and Recreation be authorised to grant planning permission subject to the conditions in the report.

**74. 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 Newbold Farm, Main Street, Newbold (R14/2369) on a date and time to be agreed.

**75. PLANNING APPEALS UPDATE**

The Committee considered the report of the Head of Planning and Recreation (Part 1 – agenda item 6) concerning progress on planning appeals cases for the period 1<sup>st</sup> October 2014 to 31<sup>st</sup> December 2014.

**RESOLVED THAT** – the report be noted.

**76. DELEGATED DECISIONS – 9<sup>TH</sup> JANUARY 2015 TO 29<sup>TH</sup> JANUARY 2015**

The Committee considered the report of the Head of Planning and Recreation (Part 1 – agenda item 7) concerning decisions taken by him during the above period.

**RESOLVED THAT** - the report be noted.

**CHAIRMAN**