

MINUTES OF PLANNING COMMITTEE

11TH MARCH 2015

PRESENT:

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

77. MINUTES

The minutes of the meeting held on 18th February 2015 were approved and signed by the Chairman.

78. APOLOGIES

Apologies for absence from the meeting were received from Councillors Buckley and Pacey-Day.

79. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 6 High Street, Hillmorton – Councillors G Francis, Mrs Garcia, Gillias and Ms Robbins (non-pecuniary interests as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being known to them).

80. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Head of Planning and Recreation (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

R14/1494 – Councillor Pacey-Day - no longer objects to the application. His objection was lodged on 28/08/2014; however, with the commitment to adopt a Gypsy and Traveller Site Allocations DPD in 2016 considers that temporary permissions should be granted for applications in the interim.

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

(i) Land adjacent to Ridgeway Farm, Ashlawn Road, Rugby (R14/0407)

Mr R Garnham, Mediation in Planning (support)
Councillor J Roodhouse – Ward Councillor (object)

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

- (a) outline application for the erection of 4 local need dwellings together with the creation of a vehicular access (access not reserved) at land adjacent to Brookside, Hinckley Road, Ansty (R14/1741) – the Chairman informed the Committee that the application had been withdrawn.
- (b) erection of a free range egg laying unit with associated feed bins, hardstandings and access track at Bungalow Farm, Smeaton Lane, Stretton-under-Fosse, Rugby (R14/2192) – Councillor Gillias moved and Councillor Mrs Simpson-Vince seconded that the Head of Planning and Recreation be authorised to grant planning permission subject to the conditions in the report together with condition 7 being amended to read, “No development shall commence unless and until details of how solid and liquid manure will be collected, stored and disposed of, have been submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.”
- (c) outline planning application for demolition of agricultural buildings and use of land for residential development and associated works, including access at land adjacent to Ridgeway Farm, Ashlawn Road, Hillmorton, Rugby, CV22 5QH (R14/0407) - Councillor Sandison moved and Councillor Lewis seconded that a decision on the application be deferred pending further clarification and evidence from the highway authority in relation to traffic management at the site and highway matters.
- (d) erection of rooftop extension to provide 6 apartments comprising 3 x one-bed and 3 x two-bed units at Roof top, 9 – 10 North Street, Rugby (R14/1874) - Councillor Sandison moved and Councillor Mrs Garcia seconded that the Head of Planning and Recreation be authorised to grant planning permission subject to the conditions in the report.
- (e) proposed new dormer bungalow at 6 High Street, Hillmorton (R14/0122) - Councillor Gillias moved and Councillor Mrs Simpson-Vince seconded that the Head of Planning and Recreation be authorised to grant planning permission subject to the conditions in the report.
- (f) temporary advertisement consent for various banners and contra vision display advert (Rugby World Cup) at various sites within the Rugby Urban Area – Town Hall, Art Gallery and Museum and Corporation Street (R15/0292) - Councillor Mrs Simpson-Vince moved and Councillor Lewis seconded that the Head of Planning and Recreation be authorised to grant temporary advertisement consent for a temporary period until 30th November 2015 subject to the conditions and informatives in the report.

- (g) redevelopment of garden centre including the erection of a new building with open sales area and service yard, car parking, landscaping and associated works at Oakdale Nurseries, Rugby Road, Binley Woods (R11/0786) – Councillor Gillias moved and Councillor G Francis seconded that, subject to the referral of the application to the National Planning Casework Unit, as the proposal by reason of its scale and location, would have a significant impact upon the openness of the Green Belt, the Head of Planning & Recreation be granted delegated powers to grant planning permission subject to conditions and informatives.
- (h) creation of no. 2 travellers pitches and associated amenity blocks at Treetops, Shilton Lane, Coventry (R14/1494) - Councillor Sandison moved and Councillor H Avis seconded that the Head of Planning and Recreation be authorised to grant planning permission for a temporary period subject to the applicant entering into a Section 106 agreement and subject to the conditions and informatives in the report, together with the following amendments:
- (i) condition 2 being amended to reflect amended drawing reference numbers;
- (ii) condition 3 being deleted; and
- (iii) an additional condition being inserted to read, “The pitches hereby permitted shall only be occupied by Mr Forrest’s daughters, Elizabeth and Emily, their husbands and dependants. When the land ceases to be occupied by those named in condition 11 above the use hereby permitted shall cease and all caravans, structures, materials and equipment brought on to or erected on the land, or works undertaken to it in connection with the use, shall be removed and the land shall be restored to its condition before the development took place within 28 days.”

81. 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 40 Main Street, Clifton-upon-Dunsmore on a date and time to be agreed.

82. DELEGATED DECISIONS – 30TH JANUARY 2015 – 19TH FEBRUARY 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