

MINUTES OF PLANNING COMMITTEE

2ND FEBRUARY 2011

PRESENT:

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

74. MINUTES

The minutes of the meeting held on 12th January 2011 were approved and signed by the Chairman.

75. APOLOGIES

An apology for absence from the meeting was received from Councillor Roberts.

76. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 32 Bawnmore Road, Bilton, Rugby, CV22 7QN – Councillors Butlin and Ms Robbins (personal interests as defined by the Council's Code of Conduct for Councillors by virtue of being Warwickshire County Councillors).

Item 4 of Part 1 – 32 Bawnmore Road, Bilton, Rugby, CV22 7QN – Councillor Mrs Parker (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of submitting an offer to purchase the property in the past. The offer was subsequently refused).

Item 4 of Part 1 – The Barn, Back Lane, Birdingbury, Rugby, CV23 8EN – Councillor Sandison (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being known to him).

Item 4 of Part 1 – Land off Orchard Close, Wolvey - Councillor Cranham (prejudicial interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being a personal friend).

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

77. 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

R10/1432 – objection letter from neighbour received on morning of Committee meeting, concerns of negative visual impact, road safety when viewed from junction of Bawnmore Road/Beswick Gardens, fence had not been moved back to previous position

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

- (a) erection of 2 no. attached dwellings adjoining the existing farmhouse at Fields Farm, Lower Green, Woolscott, Rugby (R10/0661) – it was moved by Councillor Cranham and seconded by Councillor Mrs Parker that the Head of Planning and Culture be authorised to refuse planning permission for the reasons stated in the report.
- (b) outline application for erection of 11 dwellings (all matters reserved) at land adjacent to Grange Bungalow, Brandon Lane, Brandon (R10/0839) – it was moved by Councillor Kirby and seconded by Councillor Butlin that the Head of Planning and Culture be authorised to refuse planning permission for the reasons stated in the report.
- (c) change of use of land from highway verge to residential curtilage and erection of boundary fence at 32 Bawnmore Road, Bilton, Rugby, CV22 7QN (R10/1432) – it was moved by Councillor Mrs Parker and seconded by Councillor Cranham that the Head of Planning and Culture be authorised to refuse planning permission for the reasons stated in the report.
- (d) outline application including access for the development of the site comprising the erection of a 55-bed nursing home, a 40-bed dementia care home, 36 closure care units and associated infrastructure at land between Lawford Lane and Beech Drive, Bilton (R/09/0681/MAJP) – 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 completion of a Section 106 legal agreement to secure financial contributions for open space and library contributions, and subject to the revised conditions and informatives at Appendix 1 to the minutes, amended due to the inclusion of the requirement for phasing.
- (e) conversion of barns to 5 residential dwellings including the demolition of existing barn to be replaced with a new garage block at Wolvey House Farm, Wolds Lane, Wolvey (R10/0383) – it was moved by Councillor Cranham 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 additional condition requested from the Fire Service:

”The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to, and approved in writing by, the Local Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority.

- (f) submission of reserved matters against outline planning permission reference R08/0698/OPS for erection of 3 no. detached dormer bungalows with associated access, parking and works at land off Orchard Close, Wolvey (R10/2197) – it was moved by Councillor Butlin and seconded by Councillor Ms Robbins that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.

Note: Councillor Warwick had submitted a prejudicial interest in the above application.

- (g) installation of solar panels to the rear facing roof slopes of two cartilage buildings at The Barn, Back Lane, Birdingbury, Rugby, CV23 8EN (R10/1522) – it was moved by Councillor Cranham 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.
- (h) installation of solar panels to the rear facing roof slopes of two cartialges buildings at The Barn, Back Lane, Birdingbury, Rugby, CV23 8EN (R10/1458) – it was moved by Councillor Cranham 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.
- (i) change of use from B2 general industrial use to D2 use class for use as a martial arts centre at 180 Wood Street, Rugby, CV21 2TS (R10/2085) – it was moved by Councillor Kirby and seconded by Councillor Whistance that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.

78. PLANNING APPEALS – UPDATE

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 5) concerning progress with regard to planning appeals.

RESOLVED THAT – the report be noted.

79. 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 the Sainsbury's site, Dunchurch Road, Rugby at a time and date to be arranged.

80. DELEGATED DECISIONS – 21ST DECEMBER 2010 – 20TH JANUARY 2011

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

