

# MINUTES OF PLANNING COMMITTEE

23RD FEBRUARY 2011

## PRESENT:

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

## 81. MINUTES

The minutes of the meeting held on 2<sup>nd</sup> February 2011 were approved and signed by the Chairman.

## 82. APOLOGIES

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

## 83. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Rugby Gateway Phase R1, Leicester Road, Rugby – 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 – 18 Main Street, Bilton – Councillor Mrs Parker (personal interest as defined by the Council's Code of Conduct by virtue of being one of the Ward Councillors for the area).

## 84. 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

R10/1281 – Landscape Officer – no objections.  
- WCC Environment and Economy – objection – insufficient education contribution being sought.

R11/0018-R11/0022 – three neighbours raising similar points as on the agenda

**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 244 dwellings with associated open space, infrastructure and ancillary works; alteration to Brownsover Lane and junction with existing roundabout at Rugby Gateway Phase R1, Leicester Road, Rugby (R10/1281) – the Head of Planning and Culture be authorised to grant planning permission subject to the applicant entering into a Section 106 Agreement and subject to the conditions in the report, together with conditions 13 and 15 and reasons to conditions 11 and 12 being amended to read:

”13. Unless otherwise agreed in writing with the Local Planning Authority, no dwelling shall be first occupied until the estate roads, including footways serving it, have been laid out and constructed to an adoptable standard in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.“

”15. No development shall commence unless and until a scheme detailing the provision of bus stops, associated pedestrian crossing facilities and footway/cycleway improvements on the A426 and the footway/cycleway link between the site and the A426 has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The scheme is required to be implemented in full, prior to occupation of the first dwelling.”

”Reasons 11 and 12 : In the interest of visual and residential amenity.”

- (b) erection of single storey building comprising 4 no. units to be used for purposes within Classes A1 (retail), A3 (food and drink) and A5 (hot food takeaway) of the Town and Country Planning (Use Classes) Order 1987 (as amended) together with associated access arrangements, parking, serving and landscaping at Part Cawston Local Centre, land off Gerard Road (west of Scholars Drive), Cawston, Rugby, CV22, 7GU (R10/1057) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together but with condition 24 relating to archaeology being deleted.
- (c) erection of two storey building for use as a community centre for purposes within Classes D1 and D2 of the Town and Country Planning (Use Classes) Order 1987 as amended including ancillary offices, together with associated access, parking and landscaping at land forming part of former Cattle Market, Railway Terrace, Rugby, CV21 3HR (R10/1759) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions circulated prior to the meeting.
- (d) installation of new shop front at 18 Main Street, Bilton, Rugby (R11/0019) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (e) installation of ATM machine at 18 Main Street, Bilton, Rugby (R11/0021) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (f) alterations to the rear elevation and provision of ramped access at 18 Main Street, Bilton, Rugby (R11/0020) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.

- (g) installation of plant equipment at 18 Main Street, Bilton, Rugby (R11/0018) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (h) display of 4 no. internally illuminated fascia signs at 18 Main Street, Bilton, Rugby (R11/0022) – the Head of Planning and Culture be authorised to grant consent subject to the conditions in the report.

**85. 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 43 Manor Road, Rugby at a time and date to be arranged.

**86. DELEGATED DECISIONS – 21<sup>ST</sup> JANUARY 2011 – 10<sup>TH</sup> FEBRUARY 2011**

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

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

**CHAIRMAN**