

MINUTES OF PLANNING COMMITTEE

2ND DECEMBER 2015

PRESENT:

Councillors Ms Robbins (Chairman), Mrs A'Barrow (substituting for Councillor Cade), Mrs Avis, Butlin, Ms Edwards (substituting for Councillor Srivastava), Gillias, Miss Lawrence, Mrs Nash (substituting for Councillor Lewis), Sandison, Mrs Simpson-Vince and Ms Watson-Merret.

56. MINUTES

The minutes of the meeting held on 11th November 2015 were approved and signed by the Chairman.

57. APOLOGIES

Apologies for absence from the meeting were received from Councillors H Avis, Cade, Lewis and Srivastava.

58. 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

R15/1789 – Warwickshire County Council Ecology – no objections subject to the inclusion of an informative relating to the protection of bats and birds.

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

(i) R14/1658 Land east of Newton Lane, Rugby

Mr Richard Foxon (agent)(support)
Councillor Leigh Hunt, Ward Councillor (object)

(ii) R15/1375 28 and 28A Stanley Road, Rugby

Mrs Catherine Dickens (object)
Mr George Burton (agent)(support)
Councillor J Roodhouse, Ward Councillor (object)

(iii) R15/1789 128 Hollowell Way, Rugby

Mr Alban (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 planning permission for up to 40 dwelling houses, together with the creation of a new vehicular access, and provision of play area and amenity space together with associated works (all matters with the exception of access reserved) at land east of Newton Lane, Newton, Rugby (R14/1658) – Councillor Butlin moved and Councillor Mrs Simpson-Vince seconded that the Head of Planning and Recreation be authorised to grant planning permission subject to the applicant entering into a Section 106 Agreement together with the conditions in the report and an additional informative relating to details pursuant to condition 24 to have regard to surface water run-off during construction.
- (b) outline planning permission for the erection of up to 5 no. dwellings with vehicular access and associated works, appearance and landscaping are the only matters reserved at 28 and 28A Stanley Road, Rugby (R15/1375) - Councillor Gillias moved and Councillor Sandison seconded that the Head of Planning and Recreation be authorised to refuse planning permission for the following reason.

“The proposed scheme by reason of over development (specifically plots 2, 3 and 4) and over massing by virtue of the height and positioning of the new dwellings close to neighbouring boundaries would result in an overbearing impact to the detriment of the amenities currently enjoyed by neighbouring properties contrary to policy CS16 of the Core Strategy 2011.”

The Committee considered that the proposed development would result in over massing and an overbearing impact on the site, having a detrimental effect on neighbouring amenity value and was, therefore, contrary to Policy CS16. It was also concerned at the housing density resulting from the proposed location of plots 2,3 and 4 on the site.

- (c) erection of an indoor menage to replace the approved stable block and exercise paddock at Pioneer Farm, Stockton Road, Birdingbury (R15/1896) - 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:
- (i) an additional condition being inserted to read, “Notwithstanding the details on roof plan drawing no. 700273-PL-M-005 received by the Local Planning Authority on the 24th September 2015 full details of the roof design including number and design of roof lights shall be submitted to and agreed in writing by the Local Planning Authority”; and
- (ii) an additional informative being inserted to read, “Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their ‘roost’ sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010 making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat ‘roost’, even if the roost is only occasionally used. Where a bat ‘roost’ is present a licence may be necessary to carry out any

- works. It should also be noted that if the work to the house is not carried out within two years of issue of the submitted bat report then further survey work may be necessary. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 01453 764450 for advice on the best way to proceed.”
- (d) change of use of existing unit from Class A1 (retail) to Class A5 (hot food take-away) of the Town and Country Planning (Use Classes) Order 2010 at 128 Hollowell Way, Brownsover, Rugby (R15/1789) - 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 reports together with an additional informative being inserted relating to the protection of bats and birds species.
 - (e) erection of a detached double car port to front elevation at 42 Lime Tree Avenue, Bilton, Rugby, CV22 7QT (R15/2095) - Councillor Miss Lawrence 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.
 - (f) change of use of existing pharmacy (Use Class A1) to residential dwelling (Use Class C3) to include the conversion of the ground floor to form a studio flat at 156 Oxford Street, Rugby, CV21 3LY (R15/2067) - Councillor Mrs Simpson-Vince 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.
 - (g) certificate of lawfulness for the proposed development of solar panels to roof of the Town Hall at Town Hall, Evreux Way, Rugby, CV21 2RR (R15/2312) - Councillor Miss Lawrence moved and Councillor Gillias seconded that the Head of Planning and Recreation be authorised to grant a certificate of lawfulness subject to the notes in the report.
 - (h) temporary change of use from car sales forecourt, car workshop and car sales office (use class sui generis) to offices with associated car parking, storage and distribution (Use Class B1a) for a period of three years at Victoria House, 50 Albert Street, Rugby (R15/1000) - Councillor Sandison moved and Councillor Miss Lawrence seconded that the Head of Planning and Recreation be authorised to grant planning permission subject to the conditions in the report.

59. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

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

RESOLVED THAT – no further site visits be approved.

60. DELEGATED DECISIONS – 15TH OCTOBER 2015 TO 4TH NOVEMBER 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.

CHAIRMAN