

MINUTES OF PLANNING COMMITTEE

27TH JANUARY 2016

PRESENT:

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

66. MINUTES

The minutes of the meeting held on 6th January 2016 were approved and signed by the Chairman.

67. APOLOGIES

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

68. DECLARATIONS OF INTEREST

Item 4 of Part 1 - The Bell Inn, Bell Lane, Monks Kirby (R15/2465) – all members of the Committee (non-pecuniary interest as defined by the Code of Conduct for Councillors by virtue of the applicant being related to Councillor Mrs Garcia).

69. 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

R15/0540 – objections from Cawston Manor raising concerns relating to the lack of proposed boundary treatments along the western side of this property which currently takes the form of a post and rail fence.

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 demolition of existing buildings, erection of up to 860 dwellings, land for a potential primary school, two vehicular accesses from Ashlawn Road and the provision of a bus link control feature at Norton Leys, open space, green infrastructure, landscaping and associated infrastructure, including sustainable urban drainage features, all matters to be reserved except access points into the site at land north of Ashlawn Road, Rugby (R13/2102) – Councillor Gillias moved and Councillor Mrs A'Barrow seconded that the Head of Planning and Recreation be authorised to refuse planning permission for the reasons stated in the report.
- (b) erection of 113 dwellings including new vehicular access to Coventry Road at land at Williams Fields, Coventry Road, Cawston, Rugby (R15/0540) - Councillor Butlin moved and Councillor Gillias seconded that the Head of Planning and Recreation be given delegated powers to grant planning permission subject to the conditions and informatives in the report together with a legal agreement to include housing, provision of a new footpath link, and financial contributions towards education, libraries, sustainable travel packs, biodiversity offsetting, open space, indoor sports facilities, green gym equipment and footpaths/tracks and community facilities and subject to:
- (i) condition 33 being amended to read, “The first floor bathroom window to be formed within the side elevation of the proposed dwelling at plot 1 shall not be glazed or re-glazed other than in obscure glass”; and
- (ii) an additional condition being inserted to read, “No development shall commence until full details of boundary and/or landscaping treatments to be provided along the hereby approved site access road adjacent to the southwestern boundary of Cawston Manor have first been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved boundary and/or landscaping treatments have been provided in accordance with the approved details.”
- (c) insertion of new windows at The Bell Inn, Bell Lane, Monks Kirby (R15/2465) - 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.
- (d) installation of solar panels on the roof of the Rugby Art Gallery, Museum and Library at Art Gallery, Museum and Library, Little Elborow Street, Rugby, CV21 3BZ (R15/2543) - Councillor Mrs Simpson-Vince 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.
- (e) installation of solar panels on the roof of Lesley Souter House at Lesley Souter House, 19 Whitehall Road, Rugby, CV21 3AJ (R15/2544) - Councillor Mrs Simpson-Vince moved and Councillor Sandison seconded that the Head of Planning and Recreation be authorised to grant planning permission subject to the conditions in the report.
- (f) certificate of lawfulness for the proposed development of solar panels to roof at Lesley Souter House at Lesley Souter House, 19 Whitehall Road, Rugby, CV21 3AJ (R15/2547) - Councillor Mrs Simpson-Vince 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.

- (g) certificate of lawfulness for the proposed development of solar panels to roof of the Rugby Art Gallery, Museum and Library at Rugby Art Gallery, Museum and Library, Rugby, CV21 3BZ (R15/2548) - Councillor Miss Lawrence moved and Councillor Sandison seconded that the Head of Planning and Recreation be authorised to grant a certificate of lawfulness subject to the notes in the report.
- (h) certificate of lawfulness for the proposed development of solar panels to roof of Albert Square at Albert Square, Rugby, Warwickshire, CV21 2SH (R15/2550) - Councillor Mrs New moved and Councillor Miss Lawrence seconded that the Head of Planning and Recreation be authorised to grant a certificate of lawfulness subject to the notes in the report.
- (i) certificate of lawfulness for the proposed development of solar panels to roof of The Queen's Diamond Jubilee Centre at The Queen's Diamond Jubilee Centre, Bruce Williams Way, Rugby, CV22 5LJ (R15/2552) - Councillor Mrs Watson-Merret moved and Councillor Mrs New seconded that the Head of Planning and Recreation be authorised to grant a certificate of lawfulness subject to the notes in the report.
- (j) certificate of lawfulness for the proposed development of solar panels to roof of Ashlawn Corn Store at Ashlawn Corn Store, Ashlawn Road, Rugby, CV22 5ET (R15/2553) - Councillor Mrs New moved and Councillor Miss Lawrence seconded that the Head of Planning and Recreation be authorised to grant a certificate of lawfulness subject to the notes in the report.
- (k) certificate of lawfulness for the proposed development of solar panels to roof of Tanser Court at Tanser Court, Done Cerce Close, Dunchurch, CV22 6NY (R15/2554) - Councillor Mrs Watson-Merret moved and Councillor Miss Lawrence seconded that the Head of Planning and Recreation be authorised to grant a certificate of lawfulness subject to the notes in the report.

70. PROPOSED REMOVAL OF PROTECTED YEW TREE (T1-TPO NO. 339)

The Committee considered the report of the Head of Planning and Recreation (Part 1 – agenda item 5) concerning the proposed removal of a protected yew tree at Main Street, Stretton-under-Fosse.

RESOLVED THAT – permission to remove the protected yew tree be refused.

71. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

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

RESOLVED THAT – site visits be held at the following locations at a time and date to be agreed.

- (i) Waldings Farm, Barby Lane, Rugby (R15/2039)
- (ii) Wharf Farm, Crick Road, Rugby (R15/1702)

72. DELEGATED DECISIONS – 3RD DECEMBER 2015 TO 30TH DECEMBER 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