

MINUTES OF PLANNING COMMITTEE

20TH APRIL 2016

PRESENT:

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

88. MINUTES

The minutes of the meeting held on 9th March 2016 were approved and signed by the Chairman.

89. APOLOGIES

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

90. DECLARATIONS OF INTEREST

Item 4 of Part – Land at Homefield, Rugby Road, Dunchurch (R15/0507) – Councillor Mrs Simpson-Vince (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of her child being a pupil at the school which is the landowner).

91. 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

R15/0507 Land at Homefield, Rugby Road, Dunchurch

Environment Agency – no objections

Highways Agency – no objections subject to two conditions being added relating to highway layout and traffic calming features.

Arboricultural Officer – satisfied with additional condition submitted by the applicant

Rugby Road Residents' Association – unusual access arrangements; applicant not satisfactorily responded to suggested amendments to access arrangements; Parish Council's objections have been largely ignored.

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

(i) Land at Homefield, Rugby Road, Dunchurch (R15/0507)

Mr G Goodwin, Morris Homes (developer) - support
Councillor H Roberts (Ward Councillor) – object

(ii) 28 and 28a Stanley Road, Rugby (R16/0246)

Mrs C Dickens – objector
Mr G Burton (agent) – supporter
Councillor J Roodhouse (Ward Councillor) – object

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

- (a) development of 50 dwellings – submission of reserved matters comprising access, layout, appearance, scale and landscaping and discharge of related condition nos. 11 (additional details), 16 (materials), 17 (drainage), 25 (gcn/reptile mitigation), 26 (bat mitigation), 27 (ecological enhancement and habitat creation) and 32 (side boundary treatment to nos. 24 and 26 Rugby Road) pursuant to outline planning permission ref. no R11/0726 dated 13.08.2014 at land at Homefield, Rugby Road, Dunchurch, Rugby, CV22 6QT (R15/0507) – Councillor Gillias moved and Councillor Butlin seconded that the Head of Planning and Recreation be authorised to approve the details comprised in the reserved matters submission in respect of layout, appearance, scale, access and landscaping together with related details in respect of additional matters, materials, drainage, ecological mitigation and enhancement and boundary treatment in accordance with conditions nos. 3, 11, 16(part), 17, 25, 26, 27 and 32 attached to outline planning permission ref.no R11/0726 dated 13/08/2014 subject to the revisions to drawings, additional drawings, additional supporting documents, additional conditions and informatives as detailed at the Annex to the minutes.
- (b) outline planning permission for the erection of up to 4 no. bungalows with vehicular access and associated works (appearance and landscaping are the only matters reserved) at 28 and 28a Stanley Road, Rugby (R16/0246) – 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 an additional condition being inserted to read, “For the avoidance of doubt, the dwelling houses hereby approved shall only be in the form of bungalows (single storey) and shall measure no more than 5.7 metres to the ridge and 2.7 metres to the eaves from finished floor level as indicated on drawing no. 4328/02 Rev H.”
- (c) variation of condition 2 of approval R15/1896 (erection of an indoor ménage to replace the approved stable block and exercise paddock) to allow minor modifications to the design and size of the building at Pioneer Farm, Stockton Road, Birdingbury (R16/0480) - Councillor Butlin 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) erection of a temporary structure for use by Wasps Rugby Club as interim facility, together with a temporary change of use of part of the existing building currently used as a residential flat to uses associated with the Wasps training facility, and the provision of an artificial running track at Broad Street Rugby Football Club (RFC), 105 Rugby Road, Binley Woods (R16/0074) - Councillor Sandison moved and Councillor Gillias seconded that the Head of Planning and Recreation be authorised to grant temporary planning permission for a period of two years subject to the conditions in the report.
- (e) continued use of site as a single pitch for gypsy and travellers, together with refurbishment of existing amenity block, which includes replacement of existing windows and doors at 46 Woodside Park, Oxford Road, Ryton-on-Dunsmore, CV8 3JY (R15/0077) - Councillor Gillias 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.

92. 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 agreed.

93. DELEGATED DECISIONS – 11TH FEBRUARY – 23RD MARCH 2016

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.

94. VOTE OF THANKS TO CHAIRMAN

RESOLVED THAT – the Committee places on record its appreciation of the work undertaken by Councillor Ms C Robbins in her capacity as Chairman of the Committee for the 2015/16 municipal year.

CHAIRMAN

PLANNING COMMITTEE – 20TH APRIL 2016

| Item | Application Ref Number | Page No. |
|------|------------------------|----------|
| 1 | R15/0507 | 3 |

Site address: Land at Homefield, Rugby Road, Dunchurch, Rugby, CV22 6QT

Description: Development of 50 dwellings – submission of reserved matters comprising access, layout, appearance, scale and landscaping and discharge of related condition nos. 11(additional details), 16(materials), 17(drainage), 25(gcn/reptile mitigation), 26(bat mitigation), 27(ecological enhancement and habitat creation) and 32(side boundary treatment to nos. 24 and 26 Rugby Road) pursuant to outline planning permission ref.no R11/0726 dated 13.08.2014

Plans and Details Approved

*Revised Drawings

Layout Plans

| | |
|---------------------|--|
| E1052/P/PL01 Rev L | Planning Layout |
| E1052/P/PL02 Rev E | Planning Layout (with dimensions) |
| E1052/P/ACC01 Rev D | Access Arrangement |
| E1052/P/MP01 Rev J | Materials Plan |
| E1052/P/AS01 Rev H | Adoption Strategy Plan |
| B15361-200 Rev P6 | External Levels |
| B15361-225 Rev P2 | Dry Landscaped Overflow Feature Detail |
| M2651.01_J | Landscape Structure Plan |

*Additional Drawings

| | |
|--------------------|---|
| B15361-233 Rev P0 | Adoptable Road Construction Details |
| B15361-223 Rev P0 | Adoptable Drainage Construction Details |
| B15361-234 Rev P3 | Section 278 Works and Kerbing Plan |
| B15361-220 Rev P2 | Longitudinal Sections |
| B15361-240 Rev P1 | Swept Path Analysis |
| B15361-221 Rev P1 | Cross Section Existing Access Road |
| B15361-231 Rev P3` | Section 38 and S278 Areas |

*Additional Supporting Documents

Road Safety Audit Combined Stage 1 and 2, TMS ref.no12693, 30 March 2016
Road Safety Audit Designers Response, 31 March 2016

*Additional Conditions

Condition: 47

The proposed access arrangements and layout of the site shall be constructed in general accordance with drawing no. B15361-231 Rev P3, including the provision of visibility splays where indicated. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the carriageway of the adjacent highway.

Reason:

In the interests of public and highway safety.

Condition: 48

The development shall not be occupied until details of traffic calming features to be implemented on the proposed access road have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure that the details of the development are acceptable to the Local Planning Authority in the interests of highway safety.

*Additional Informatives

d) The approval of plans for the purposes of the planning permission hereby granted does not constitute an approval of the plans under Section 38 of the Highways Act 1980. In order to enter into a Section 38 Highway Works Agreement, an application should be made to the Planning and Development Group, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX.

e) In accordance with the Traffic Management Act 2004 it is necessary for all works in the highway to be noticed and carried out in accordance with the requirements of the New Roads and Street Works Act 1991 and all relevant Codes of Practice. Before commencing any highway works the applicant/developer must familiarise themselves with the notice requirements – failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.