

MINUTES OF PLANNING COMMITTEE

20 JUNE 2018

PRESENT:

Councillors Mrs Simpson-Vince (Chairman), Mrs A'Barrow, Mrs Avis, Bearne, Brown, Butlin, Garcia, Gillias, Miss Lawrence, Lewis, Sandison and Srivastava.

12. MINUTES

The minutes of the meeting held on 23 May 2018 were approved and signed by the Chairman.

13. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 4 St. Michael's Close, Rugby (R18/0522) - Councillors Miss Lawrence and Mrs Simpson-Vince (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of the objector speaking at the meeting being known to them).

Item 4 of Part 1 – Land to rear of Florin Place, Hillmorton (R17/1663) – Councillor Miss Lawrence (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

Item 4 of Part 1 – Land adjoining 24 The Locks, Hillmorton, CV21 4PP (R17/1660) - Councillor Miss Lawrence (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

Item 4 of Part 1 – 4 St. Michael's Close, Rugby (R18/0522) – Councillors Brown and Srivastava ((non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being Ward Councillors).

14. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Head of Growth and Investment (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

R17/1660 - Councillor Picker - sited within a conservation area and an area of industrial heritage (specifically the Locks), risk of damage to an ancient hedgerow and the culvert within the Locks, challenges of access, impact on neighbouring and existing properties.

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

(i) R17/1663 – Land at Florin Place, Hillmorton

Mrs Turnbull, Dlp Planning Ltd (agent – supporter)
Councillor Cranham, Ward Councillor (objector)

(ii) 4 St. Michaels' Close Rugby (R18/0522)

Mr R Tomlin (objector)

(iii) Land adjoining 24 The Locks, Hillmorton (R17/1660)

Mr D Braim (applicant – supporter)
Councillor Picker, Ward Councillor (objector)

RESOLVED THAT - the Head of Growth and Investment be authorised to issue decision notices as indicated in relation to the applications below.

- (a) outline planning permission for the erection of up to three dwellings (all matters reserved with the exception of access) to land rear of Florin Place, Hillmorton (R17/1663) – Councillor Miss Lawrence moved and Councillor Gillias seconded that the Head of Growth and Investment be authorised to refuse planning permission for the reason stated in the report.
- (b) detached garden annexe to rear of property at 4 St Michael's Close, Rugby (R18/0522) – Councillor Gillias moved and Councillor Mrs Garcia seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions in the report together with the following amended conditions and additional conditions:

Amended condition 4: The annex hereby approved shall not be used for any purpose other than incidental to the residential use of 4 St Michaels Close and shall not be used, rented or sold as a separate dwelling.

Reason: In the interest of residential amenity

Amended condition 7: The development shall not be occupied until a landscaping scheme for the boundaries of the residential garden has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

Reason: In the interest of visual amenity

Additional condition 8: In order to reduce the likelihood of local residents being subjected to adverse levels of noise and disturbance all work, and deliveries must not occur outside the following hours: -

Monday – Friday – 08:00 a.m. - 17.00 p.m.

No work or deliveries shall take place on Saturdays, Sundays or Bank Holidays.

Reason: In the interest of residential amenity

Additional condition 9: Prior to commencement of the development full details shall be submitted to and approved by the Local Planning Authority indicating both the existing and finished ground levels of the rear garden. The details shall include the type and level of foundations along with cross-sections and shall ensure the height of the annex is no more than 500mm above the height of the fence on the north west boundary adjacent to no 5 Monarch Close. The annex shall be sited and thereafter retained in accordance with the approved details.

Reason: In the interest of visual and residential amenity.

- (c) erection of a detached dwelling at land adjoining 24 The Locks, Hillmorton, CV21 4PP (R17/1660) - Councillor Butlin moved and Councillor Sandison seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions in the report.

15. 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.

16. DELEGATED DECISIONS – 26 APRIL 2018 – 16 MAY 2018

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

RESOLVED THAT - the report be noted.

CHAIRMAN