

MINUTES OF PLANNING COMMITTEE

15TH JUNE 2011

PRESENT:

Councillors Gillias (Chairman), Allen, Cranham, Day, Mrs New (substituting for Councillor Lewis), Roberts, Ms Robbins, Sandison, Spiers, Whistance and D Williams.

10. MINUTES

The minutes of the meeting held on 25th May 2011 were approved and signed by the Chairman subject to Councillor Gillias' personal interest being amended as being declared in the application relating to land at Field Cottage, Thurlaston, Rugby.

11. APOLOGIES

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

12. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Green Bank Caravan Park, Oxford Road, Ryton on Dunsmore, CV8 3JY – Councillor Spiers (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of residency).

Item 4 of Part 1 – Land rear of 19 – 25 Crick Road, Rugby – Councillor Cranham (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of being a former owner of part of the land located within the application site).

Item 4 of Part 1 – Land rear of 19-25 Crick Road, Rugby – Councillor Allen (prejudicial interest as defined by the Council's Code of Conduct for Councillors by virtue of submitting a letter of objection against the application).

Councillor Allen left the meeting during the item in which he had declared an interest and took no part in the voting and discussion thereon.

13. 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

R11/0475 – one objection letter received raising concerns relating to siting and visual amenity.

RESOLVED THAT – the Head of Planning and Culture be authorised to issue decision notices as indicated in relation to the applications below.

- (a) variation of condition 1 of application 772 from temporary to permanent planning permission for applicant and family to use of land as a gypsy site for the siting of two static caravans and two touring caravans and associated ancillary development at Green Bank Caravan Park, Oxford Road, Ryton on Dunsmore, CV8 3JY (R11/0495) – Councillor Cranham moved and Councillor Ms Robbins seconded that the Head of Planning and Culture be authorised to refuse planning permission for the reasons stated in the report.
- (b) demolition of 21 Crick Road, erection of 7 detached dwellings, new access and associated works at land rear of 19-25 Crick Road, Rugby (R10/2148) – Councillor Whistance moved and Councillor Cranham seconded that 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.
- (c) installation of a 11.8 metre high slim telecom monopole mast and provision of 1 no. associated equipment cabinet and a metre pillar at Whitehall Road, Rugby, Cv21 3 AE (R11/0475) – Councillor Cranham moved and Councillor Whistance seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (d) change of use of building to create two apartments at 40A Rowland Street, Rugby, CV21 2BW (R11/0757) – Councillor D Williams moved and Councillor Sandison seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (e) erection of an ancillary annexe at 37 Long Furlong, Rugby (R11/0763) – Councillor Cranham moved and Councillor Sandison seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (f) erection of three storey building to provide new Modern Languages facility at Rugby School –land adjacent to 17 Horton Crescent, Rugby, CV22 5DJ (R10/1656) – Councillor Gillias moved and Councillor Cranham seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with the following amendments.

(i) Modified Condition 2 to read, “Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

- No. PL90 - 100 Site Plan – Rev B
- No. 2995-A PL20-100 Proposed Ground Floor Plan – Rev C
- No. 2995-A PL20-101 Proposed First Floor Plan – Rev B
- No. 2995-A PL20-102 Proposed Second Floor Plan – Rev B
- No. 2995-A PL20-103 Proposed Roof Plan – Rev B
- No. 2995-A PL20-104 Proposed East Elevation – Rev B
- No. 2995-A PL20-105 Proposed West Elevation – Rev B
- No. 2995-A PL20-106 Proposed North Elevation – Rev B

No. 2995-A PL20-107 Proposed South Elevation –Rev B
No. 2995-A PL20-109 Proposed Section Elevation AA – Rev B
No. 2995-A PL20-110 Proposed Section Elevation BB – Rev B
Design & Access Statement dated January 2011
Tree Report by Maurice FitchTree Works Ltd. Ref MF/RS12010

(ii) Modified Condition 11 to read, “The existing brick boundary walls to be retained shall be suitably protected from damage during construction works to the satisfaction of the Local Planning Authority. A fully detailed specification of the proposed new gates and walls shall be submitted to and approved in writing by the Local Planning Authority before development commences and these shall be constructed in accordance with the approved details prior to the building hereby permitted being brought into use.

(iii) additional Condition 12 to read, “Before any development commences on the site, the access to serve Nos. 17 and 19 Horton Crescent shall be constructed and completed in accordance with the planning permission R02/1128/03611/P dated 8th April 2003 to the satisfaction of the Local Planning Authority.

(iv) additional Condition 13 to read, “Notwithstanding any details indicated on the submitted plans, full details of the proposed replacement garage to serve No. 13 Horton Crescent shall be submitted to and approved in writing by the Local Planning Authority before development commences. The garage as approved shall be completed prior to the building hereby permitted being brought into use.

(v) additional Condition 14 to read, “The vehicular access to the site shall not be used until it has been constructed to include the following requirements all of which are specified in ‘Transport and Roads for Developments – The Warwickshire Guide 2001 (published by Warwickshire County Council).

a) A minimum width of 3.0 metres for the site access with a gradient not steeper than 1 in 10, and hard surfaced in a bound material for a distance of 7.5 metres from the near edge of the highway carriageway.

b) Gates and barriers opening into the site and not being placed within the vehicular access any closer than 5.5 metres from the near edge of the highway carriageway.

c) The accesses not allowing surface water to run off the site onto the highway.

(vi) additional Condition 15 to read, “The development hereby permitted shall not be occupied before the highway (footway) crossing has been laid out and constructed to the satisfaction of the Local Planning Authority in accordance with the standard specification of the Highway Authority.

(vii) additional informatives to read:

INFORMATIVE D:

The granting of Planning Permission does not give the Applicant/Developer consent to carry out works on the Public Highway (footway or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to the County Highways Area Team – Tel 01926 412515, before any work is carried out, this shall include for materials and skips

which are stored within the highway extents. A charge will be made for the carrying out of inspections and the issue of permits.

INFORMATIVE E:

In accordance with 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 Streetworks Act 1991 and all relevant Codes of Practice.

Before commencing any Highway works the [applicant{s}/ developer{s}] 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

INFORMATIVE F:

With regard to condition 12 above, the Highway Authority advises that the access to Nos. 17 & 19 Horton Crescent should have a minimum width of 4.1 metres.

14. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

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

RESOLVED THAT – the following site visits be held at times and dates to be agreed.

- (i) 45 Millfields Avenue, Rugby
- (ii) Land adjacent to 30 Kings Newnham Road, Church Lawford.

15. STATISTICS OF PLANNING APPLICATIONS – MAY 2010 – APRIL 2011

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 6) concerning statistics of planning applications for the period May 2010 to April 2011.

RESOLVED THAT - the report be noted.

16. DELEGATED DECISIONS – 13TH MAY 2011 TO 26TH MAY 2011

The Committee considered the report of the Head of Planning and Culture (Part 1- agenda item 7) concerning decisions taken by her during the above period.

RESOLVED THAT – the report be noted.

CHAIRMAN