

MINUTES OF PLANNING COMMITTEE

1ST FEBRUARY 2012

PRESENT:

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

74. MINUTES

The minutes of the meeting held on 11th January 2012 were approved and signed by the Chairman.

75. APOLOGIES

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

76. 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

None

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

(a) erection of an extension to the existing maintenance building, and a lean-to adjoining that extension (resubmission) at RBC Works Services Unit, 94 Newbold Road, Rugby (R11/2431) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.

(b) erection of a new dwelling on land north of Hall Farm following approved application reference R/09/0779/PACA at land at Hall Farm, Brownsover Lane, Rugby (R11/2244) – 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) condition 2 being amended 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:

Planning application forms; Arboricultural Survey and Impact Assessment dated July 2009 and revised October 2011; and the Design and Access Statement dated November 2011 all submitted as part of the planning application received by the Local Planning Authority on 15th November 2011;

Amended plans numbered X01 Rev B dated 8/11, X02A Rev A dated 8/11, X02B Rev A dated 8/11, X03 Rev B and XLS Rev B dated 9/11 all submitted to and received by the Local Planning Authority on 13th December 2011;

Schedule of materials sent by e-mail from the applicant and received by the Local Planning on 25th January 2012;

Proposed landscaping scheme details and drawing numbered O/Auc/01/12 dated 19th January 2012 both submitted by e-mail and received by the Local Planning Authority on 26th January 2012."

(ii) condition 3 being deleted with all subsequent conditions re-numbered; and

(iii) condition 4 being amended to read, "The landscaping scheme, as detailed on the approved plans and in the approved documents, 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 LPA gives its written consent to any variations."

- (c) retrospective application for change of use from B1 offices to D1 of the Town and Country (Use Classes) Order (amendment) 2005 at 1 Regent Place, Rugby, CV21 2PJ (R11/2139) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (d) development comprising 90 residential apartments (66x2bed and 24x1bed) together with associated access, parking and landscaping – revision to details approved under planning permission reference R10/1273 to increase height of buildings from three to four storeys and number of apartments from 69 to 90 at part of former Cattle Market site, Craven Road, Rugby, CV21 3HX (R11/1510) – the Head of Planning and Culture be authorised to grant planning permission subject to the applicant entering into a revised Section 106 Agreement to secure financial contributions towards public open space, highways, education and libraries and subject to the conditions in the report, with an additional condition being inserted to read, "Before any development is commenced, full details of the proposed hard/soft landscaping including fencing shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping shall be implemented in the next planting season following the completion of the apartment block to which it relates and the approved fencing shall be erected concurrently. The planting shall be maintained for a period of five years, any failure being replaced in the following season."

77. PLANNING APPEALS UPDATE

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 5) concerning progress on planning appeals for the period October to December 2011.

RESOLVED THAT – the report be noted.

78. 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 times and dates to be arranged.

- (a) Warwickshire Nursing Home, Thurlaston (R10/1850).
- (b) Hillmorton Ballast Pits, Hillmorton (R11/0476)

79. DELEGATED DECISIONS – 16TH DECEMBER 2011 TO 12TH JANUARY 2012

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