

MINUTES OF PLANNING COMMITTEE

22ND FEBRUARY 2012

PRESENT:

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

80. MINUTES

The minutes of the meeting held on 1st February 2012 were approved and signed by the Chairman.

81. 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) change of use of land to use as residential caravan site for 3 gypsy families with a total of 5 caravans, laying of hardstanding, erection of amenity block and installation of package sewage treatment plant at land to rear of Larkhill Farm, Oxford Road, Stretton-on-Dunsmore (R11/1122) – the Chairman informed the meeting that this application had been withdrawn.

(b) residential development comprising 92 houses, including public open space within the site, garaging, newt reserve and associated infrastructure including the diversion of public right of way R138 at land off Priory Road and School Street, Wolston (R10/1131) – Councillor Cranham moved and Councillor Ms Robbins seconded that the application be approved subject to the applicant first entering into a Section 106 legal agreement together with the conditions and informatives in the report.

The Chairman put the proposal to the vote and a recorded vote was then taken on the motion.

For the motion

Councillors Cranham, Gillias, Ms Robbins, Spiers and Whistance – 5 votes

Against the motion

Councillors Allen, Day, Kirby, Lewis, Roberts, Sandison and D Williams – 7 votes.

The Chairman declared the motion lost.

The Committee considered that the proposed development conflicted with policies CS16, 17, 19 and 20 and there was also a lack of on site play provision. Consequently the application was refused for the following reasons:

REASON FOR REFUSAL 1:

The proposed development seeks permission for a total of 92 dwellings. On developments of this size the Council specifically seeks a target of 40% affordable housing provision to meet the identified needs of the Borough's residents. Whilst the Council will consider a reduced target where the provision of such targets threaten the financial viability of a particular development scheme, it is of the opinion that, despite the applicants submitted viability assessment, the proposed provision of 13 affordable units and two market dwellings subject to a local occupancy condition is insufficient to meet the required level of affordable housing and consequently the development is considered to be contrary to Policy CS19 of Rugby Borough Councils Core Strategy, June 2011.

REASON FOR REFUSAL: 2

The Council seeks to ensure that all development demonstrates high quality, inclusive and sustainable design and only allows it where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the area within which it is located. The Council is of the opinion the development, by reason of its scale, urban design and appearance, is out of keeping with its edge of village locality and as such will have an adverse effect on the qualities, character and amenity of its immediate surroundings and is therefore considered contrary to policy CS16 of the Rugby Borough Council Core Strategy June 2011.

REASON FOR REFUSAL: 3

In consideration of developments consisting of 10 dwellings or more, the Council actively seeks the incorporation of decentralised and renewable or low carbon energy equipment to reduce predicted carbon dioxide emissions by at least 10%. Whilst it is acknowledged that the actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of the development, it is nonetheless considered that despite the details contained within the applicants submitted viability appraisal, that insufficient attempts have been made to ensure the proposed development effectively reduces carbon emissions, consequently the application is considered to be contrary to Policy CS17 of the Rugby Borough Council Core Strategy June 2011.

REASON FOR REFUSAL: 4

Wolston is identified in the Council's Core Strategy as a Main Rural Settlement where the provision of local needs housing is prioritised. The Rural Housing Enabler completed a housing needs survey for Wolston in August 2011 which identified a specific housing need for the village. The proposed development fails to provide this specific requirement and despite the submission of financial viability evidence to justify the variance in provision it is considered that the application fails to comply with policy CS20 of the Rugby Borough Council Core Strategy June 2011.

REASON FOR REFUSAL: 5

In consideration of residential development of more than 5 dwellings, Rugby Borough Saved Local Plan Policies LR1 and H12 require the provision of appropriate open space. The proposed development seeks to make some such provision through off-site contributions including off site play facilities elsewhere within the village of Wolston. The Council is of the opinion that play facilities should be provided within the site so as to negate the need for children to have to travel to existing facilities in the village and therefore result in a more inclusive development in compliance with the thrust of Policy CS16 of Rugby Borough Councils Core Strategy June 2011.

- (c) outline application for residential development (up to 1300 units); employment development (up to 36ha in total, B2 – General Industrial and B8 – Storage and Distribution); community facilities (D1 – non-residential institutions) including primary school, nursery and health facility, retail premises (A1 – Retail, A3 – Food and Drink, A4 – drinking establishments and A5 – hot food takeaway; open space; associated infrastructure and works including details of access into site (including alterations to highway and existing roundabouts), demolition of existing buildings at Rugby Gateway, west of Leicester Road, Rugby (R10/1272) – the Head of Planning and Culture be authorised to grant planning permission subject to the applicant first entering into a Section 106 Agreement and subject to the conditions in the report, with the following amendments:
 - (i) the comment at condition 31 being deleted; and
 - (ii) the addition of a list of relevant development plan policies and guidance.
- (d) non-material amendment to the demolition of existing leisure centre and erection of new leisure centre, including café, parking, ancillary facilities, external works and temporary car park at Ken Marriott Leisure Centre, Bruce Williams Way, Rugby, CV22 5LJ (R11/0128) – the Head of Planning and Culture be authorised to approve the non-material amendment as detailed in the report.
- (e) erection of a two storey extension and single storey annex and conservatory to western end of building; 2 no. single storey extensions to northern side of building; and single storey extension and balcony to southern side of building, demolition of air raid shelter to accommodate new conservatory to the southern end of building, demolition of part of existing wall to accommodate new parking area, enlarged entrance and modified parking and landscaping alterations at Warwickshire Nursing Home, Main Street, Thurlaston (R10/1850) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with an additional condition being inserted to read, “Notwithstanding any

indication given on the approved plans, or in the application forms and the accompanying documentation, a fully detailed scheme indicating a revised design to reduce the width of the proposed entrance at the northern end of the site frontage shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highways Authority, before any development is commenced. The revised northern entrance arrangements shall be fully implemented and completed in accordance with the agreed details prior to occupation of the proposed development.”

82. 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 held prior to the next meeting of the Committee.

83. DELEGATED DECISIONS – 13TH JANUARY – 2ND FEBRUARY 2012

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 6) concerning decisions taken by her under delegated powers for the period 13th January to 2nd February 2012.

RESOLVED THAT – the report be noted.

CHAIRMAN