

# MINUTES OF PLANNING COMMITTEE

14TH MARCH 2012

## PRESENT:

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

## 84. MINUTES

The minutes of the meeting held on 22<sup>nd</sup> February 2012 were approved and signed by the Chairman.

## 85. APOLOGIES

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

## 86. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Courier House, A5 Watling Street, Clifton-upon-Dunsmore – Councillor Day (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of a neighbour to the site being known to him).

Item 4 of Part 1 – 12 Regent Street, Rugby – Councillor Ms Robbins (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being known to her).

## 87. 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 former petrol filling station and café to courier vehicle depot and ancillary offices (retrospective) at Courier House, A5 Watling Street, Clifton-upon-Dunsmore, Rugby (R11/1987) – a decision on the application be deferred pending further discussions with the Highways Agency.

The Committee was not convinced that Circular 01/2008 paragraph 35 was applicable to the application.

The Committee was concerned that the Highways Agency had not given consideration to further plans submitted by the applicant in support of his application and was unwilling to enter into further negotiations with him. The Committee considered it would have been beneficial for a representative of the Highways Agency to attend the meeting to clarify points made by the Agency when issuing its directive to not grant planning permission. It requested that the Highways Agency send a representative to the Committee's meeting when considering the deferred application.

The Committee also considered that the development would have long term benefits for job creation and would, therefore, comply with Policy EC11 of PPS4. It also did not accept that the development was detrimental to highway safety as the current use had resulted in a reduction in vehicular movements at the site.

- (b) change of use to car rental or car parking and the siting of a temporary building for a temporary period of up to 5 years (resubmission following approval of R11/1136 which granted permission for up to 3 years) at former Benfield House site, 12 Corporation Street, Rugby (R12/0236) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with condition 3 being amended to read, "The use hereby approved shall cease and the office building shall be removed from the site within 5 years of the date of this decision."
- (c) retention of 1 no. high level externally illuminated fascia sign (facing onto the junction of Regent Street and Bank Street) and 1 no. illuminated low level fascia sign (facing onto Bank Street) at 12 Regent Street, Rugby (R11/1974) – the Head of Planning and Culture be authorised to refuse planning permission for the reason stated in the report.
- (d) discharge of conditions associated with the demolition of existing leisure centre and erection of new leisure centre, including café, parking, ancillary facilities, external works and temporary car park at The Queen's Diamond Jubilee Centre (Rugby Leisure Centre), Bruce Williams Way, Rugby, CV22 5LJ (R11/0128) – the Head of Planning and Culture be authorised to approve details submitted pursuant to conditions 3 (external materials), 6 (tree protection), 9 (temporary car park), 10 (drainage), 17 (demolition & construction methods) & 22 (ecology) and partially approve details submitted pursuant to conditions 5 (landscaping), 8 (lighting), 12 (noise) & 15 (asbestos) and the Head of Planning & Culture to be given delegated powers to resolve the remaining parts to conditions 5, 8, 12 & 15 as well as conditions 14 (air quality) & 16 (site investigation/contamination).
- (e) erection and installation of a single 50kW wind turbine with a hub height of 36.4 metres and a blade diameter of 19.2 metres at Dunsmore Home Farm, Clifton on Dunsmore (R11/2405) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.

**88. 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.

**89. DELEGATED DECISIONS – 3<sup>RD</sup> FEBRUARY – 23<sup>RD</sup> FEBRUARY 2012**

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

**RESOLVED THAT** – the report be noted.

**CHAIRMAN**