

MINUTES OF PLANNING COMMITTEE

4TH APRIL 2012

PRESENT:

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

90. MINUTES

The minutes of the meeting held on 14th March 2012 were approved and signed by the Chairman.

91. APOLOGIES

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

92. 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) retention of timber cabin to be used as ancillary accommodation to existing house at Bates Farm, Bush Hill Farm, Flecknoe (R12/0358) – the Head of Planning and Culture be authorised to refuse planning permission for the reasons stated in the report subject to the reasons for refusal being amended to reflect the newly adopted National Planning Policy Framework together with reason 2 being amended to read, “It is the opinion of the Local Planning Authority that the retention of this timber cabin would cause material harm to the rural character of the area by virtue of it siting, character and appearance, contrary to Core Strategy Policy CS16 and the National Planning Policy Framework”; and, in liaison with the Legal and Elections Services Manager, instigate enforcement action to ensure the cessation of the development.

- (b) change of use of land for the siting of two mobile home, and one day room for a gypsy traveller family, together with the formation of a hardstanding area, and parking provision at land at Gipsy Lane, Wolvey (R12/0025) – the Chairman informed the Committee that this application had been withdrawn.
- (c) erection of two detached dwellings and garages to rear of 58 Rugby Road (resubmission of R11/0016) at land rear of 58 Rugby Road, Binley Woods (R12/0425) – the Head of Planning and Culture be authorised to refuse planning permission for the reasons stated in the report subject to the reasons being amended to reflect the newly adopted National Planning Policy Framework.
- (d) erection of a five bedroomed detached dwelling with a double garage to the front elevation at land adjacent to The Highlands, Rugby Road, Brandon, Coventry, CV8 3GJ (R12/0147) – the Chairman informed the Committee that this application had been withdrawn.
- (e) variation of condition 3 of planning permission Ref. No. R10/1299 (Upgrading of the open space between Nelson Way and Montgomery Drive including enhanced landscaping, a floodlit multi use games area and wildflower meadow with associated lighting, footpaths and vehicle access points (Phase 1), plus a toddlers play area, fitness trail and grass mounds (Phase 2)) to incorporate a 2 metre high fence around the MUGA and a new children's climbing facility located within the open space at open space between Nelson Way and Montgomery Drive, Bilton, Rugby, CV22 7LE (R12/0280) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with amendments being made to reflect the newly adopted National Planning Policy Framework and the inclusion of reference to plans.
- (f) extension to existing rear conservatory at 11 Bracken Drive, Wolvey, Hinckley (R12/0394) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report subject to amendments being made to reflect the newly adopted National Planning Policy Framework together with an additional informative to read, “Work should avoid disturbance to nesting birds. Birds can nest in many places in buildings, trees, shrubs, dense ivy and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season, lasts approximately from March to September, so work should ideally take place outside these dates if possible. NB birds can nest at any time and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.”
- (g) use of land for recreational paintball games, together with the erection of ancillary structures associated with the use (alterations to previously approved application R08/1663/MAJP) at land at Mobbswood Farm, Brinklow Road, Coventry (R12/0251) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with amendments being made to reflect the newly adopted National Planning Policy Framework together with an additional informative being inserted to read, “It is recommended that the paintballs used should be non toxic and biodegradable to ensure the impact on the environment is kept to a minimum.”

- (h) outline application for a mixed use of development comprising Class B1 (Business), Class C1 (Hotel Development) incorporating Class A3 (Restaurant), Class D2 (Assembly and Leisure) with associated car parking and landscaping at land at Stretton Croft, Watling Street, Wolvey (R11/0239) – a decision on the application be deferred pending a site visit to be held immediately prior to the next meeting of the Committee.
- (i) extension of residential curtilage and erection of outbuilding to be used as a garage and store at The Coach House, land rear of 42 North Road, Clifton upon Dunsmore (R12/0234) – the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with amendments being made to reflect the newly adopted National Planning Policy Framework and an additional condition being inserted to read, “Within one month of the date of this permission a soft landscaping scheme for the area around the garage hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall then be implemented and retained in full prior to the first occupation of the local needs dwelling known as The Coach House to which the garage will be associated with. If within a period of 5 years from the date of planting any part of the landscaping is removed, uprooted, destroyed or dies (or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective) a replacement of the same species and size originally planted shall be planted in the same place, unless otherwise the Local Planning Authority gives its written consent to any variation.”

93. 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 on a date and time to be agreed.

- (i) Bush Hill Bungalow, Flecknoe
- (ii) Robbins Court/Hillmorton Community Centre.

94. DELEGATED DECISIONS – 24TH FEBRUARY 2012 TO 15TH MARCH 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.

95. MOTION TO EXCLUDE THE PUBLIC UNDER SECTION 100(A)(4) OF THE LOCAL GOVERNMENT ACT 1972

RESOLVED THAT - under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item on the grounds that it involves the likely disclosure of information defined in paragraphs 1, 2 and 3 of Schedule 12A of the Act and that in all of the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

96. ENFORCEMENT

The Committee considered the private report of the Head of Planning and Culture (Part 2 – agenda item 1) concerning progress on enforcement activities.

RESOLVED THAT – the report be approved.

CHAIRMAN