

MINUTES OF PLANNING COMMITTEE

4TH JULY 2012

PRESENT:

Councillors Butlin (Chairman), Allen, Mrs Avis, G Francis, Mrs New, Pacey-Day, Ms Robbins, Sandison, Mrs Walton and Wright.

17. MINUTES

The minutes of the meeting held on 13th June 2012 were approved and signed by the Chairman.

18. APOLOGIES

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

19. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Rugby High School, Longrood Road, Bilton, Rugby – Councillor Ms Robbins (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of a relative living in Cymbeline Way).

Item 4 of Part 1 - Rugby High School, Longrood Road, Bilton, Rugby – Councillor Wright (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of relatives living in Longrood Road).

Councillor Mrs New declared a general personal interest by virtue of being a Warwickshire County Council employee.

20. 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) continuation of use of land for vehicle repairs, breaking and servicing with associated retail and vehicle sales (renewal of planning permission R09/0777/PACA) at Hillmorton Yard, The Locks, Hillmorton, Rugby (R11/2364) – Councillor G Francis moved and Councillor Pacey-Day seconded that the Head of Planning and Culture be authorised to grant temporary planning permission for a period of two years subject to the conditions in the report together with condition 1 being deleted.
- (b) erection of new building to accommodate Design and Technology Specialist Classrooms and proposed extension to existing sports centre to create 14 classroom block together with associated works at Princethorpe College, Leamington Road, Rugby (R11/1118) – Councillor Ms Robbins moved and Councillor Helen Walton seconded that the Head of Planning and Culture be given delegated powers to approve the application subject to referral to the Secretary of State and an additional informative being inserted to read, “In view of the nearby pond, care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard, common toad or slow-worm), work should stop while WCC Ecological Services or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.”
- (c) change of use of the existing residential dwelling house to a mixed use comprising of residential dwelling house to a mixed use comprising of residential dog grooming parlour and the formation of a car parking area (retrospective) at 58 Daventry Road, Dunchurch, Rugby (R12/0022) – Councillor Ms Robbins moved and Councillor Helen Walton seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (d) erection of a two storey side and rear extension and a single storey rear extension at 9 The Green, Bilton, Rugby, CV22 7LZ (R12/0805) – Councillor Ms Robbins moved and Councillor Helen Walton seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (e) change of use from Class A3/A5 use to a flexible class A1/A3 and A5 use at Unit C, Junction One Retail Park and Leisure Park, Rugby (R12/0820) – Councillor Helen Walton moved and Councillor Ms Robbins seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with the reason for condition 3 being amended to read, “As the development is only acceptable due to applicant’s circumstances.”
- (f) erection of a three storey extension to provide permanent teaching and sixth form facilities, extension of the existing indoor sports accommodation and associated landscaping and works at Rugby High School, Longrood Road, Bilton, Rugby (R12/0445) – Councillor Helen Walton moved and Councillor Ms Robbins seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with four additional conditions being inserted to read:

“CONDITION 8:

Unless otherwise agreed in writing by the Local Planning Authority, prior to the first occupation of the building, details of water efficiency measures to be incorporated into the design of that building to meet the equivalent of the BREEAM Very Good water conservation standard shall be submitted to and approved in writing by the Local Planning Authority.

These approved measures shall then be incorporated into the design of the building prior to the first occupation and then retained in working order in perpetuity.

CONDITION 9:

Unless otherwise agreed in writing by the Local Planning Authority details shall be provided of technology to be incorporated into the design of the buildings to achieve a 10% carbon emissions reduction efficiency, this shall include the submission of an Energy Performance Certificate. No development shall commence until these details have been approved by the Local Planning Authority. The approved efficiency measures shall be implemented in accordance with this approval and shall be retained in working order in perpetuity.

CONDITION 10:

The accommodation for car parking shown on approved plan reference MP_(00)AP003 shall be provided before the occupation of the development hereby permitted and shall be retained permanently for the accommodation of vehicles of persons working in or calling at the school and shall not be used for any other purpose.

CONDITION 11:

No development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples of the facing bricks, cladding and roof materials have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.”

21. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

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

RESOLVED THAT – a site visit be held at land off Brownsover Lane, Rugby at a time and date to be arranged.

22. DELEGATED DECISIONS – 25TH MAY TO 21ST JUNE 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.

23. 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 involved 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.

24. 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 noted.

CHAIRMAN