

# MINUTES OF PLANNING COMMITTEE

15TH AUGUST 2012

## PRESENT:

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

## 33. MINUTES

The minutes of the meeting held on 25<sup>th</sup> July 2012 were approved and signed by the Chairman.

## 34. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Wolvey Garage, 3 Coventry Road, Wolvey – Councillor Pacey-Day (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of meetings attended at the Parish Council which considered the applications).

Item 4 of Part 1 – Rugby Town Junior Football Club, Kilsby Lane, Rugby – Councillor Sandison (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a member of Fareham Youth Trust and Rugby Gymnastics Club being situated within the ward he represents).

Item 4 of Part 1 - Rugby Town Junior Football Club, Kilsby Lane, Rugby – Councillor Mrs New (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a member of Fareham Youth Trust).

Item 4 of Part 1 - Rugby Town Junior Football Club, Kilsby Lane, Rugby – Councillor Allen (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of submitting a letter of objection to the application).

Item 4 of Part 1 - Rugby Town Junior Football Club, Kilsby Lane, Rugby – Mrs Waleczek declared an officer interest by virtue of her son being a member of Rugby Town Junior Football Club.

Councillor Allen left the meeting during the item in which he had declared an interest and took no part in the voting and discussion thereon.

## 35. 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

R12/0239 – e-mail of support from Councillor Hazelton

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

- (a) outline application for erection of 11 dwellings (all matters reserved) at Grange Farm, Brandon Lane, Coventry, CV3 3GU (R12/0239) – Councillor Ms Robbins moved and Councillor Helen Walton seconded that the Head of Planning and Culture be authorised to refuse planning permission for the reasons stated in the report.
- (b) outline planning permission for the extension of the site curtilage and the erection of a covered sports facility and associated works (appearance and landscaping matters reserved) at Rugby Town Junior Football Club, Kilsby Lane, Rugby (R11/2381) – 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 together with the reason for approval being amended to incorporate reference to the development complying with Policy CS13.
- (c) extension to livestock sleep/collection barn at Fields Farm, Lower Green, Woolscott (R11/2228) – 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.
- (d) erection of 7 dwellings with associated access at Wolvey Grange, 3 Coventry Road, Wolvey (R11/2394) – 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 condition 16 being amended to read, “No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.”
- (e) change of use of 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor offices to 29 residential units (8 x one bed and 21 x two bed units) at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors, 9 North Street, Rugby (R11/0693) – Councillor Sandison moved and Councillor Mrs New seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the applicant entering into a Section 106 legal agreement and subject to the conditions in the report.
- (f) outline application for 13.39HA of the northern part of the former Peugeot Works Site for up to 51,860 sqm of employment comprising of up to 47,756 sqm of Class B8 (warehouse & distribution) with ancillary offices and up to 4,104 sqm of Class B1(c)/B2/B8 (light industry/general industry/warehouse & distribution with ancillary offices), including vehicle parking and landscaping with access from existing roundabout at Former Peugeot Works, Site A, Oxford Road, Ryton on Dunsmore, CV8 3DZ (R12/0600) – Councillor Helen Walton moved and Councillor Ms Robbins seconded that, subject to the referral of the application to the National Planning Casework Unit, as the development results in inappropriate development in the Green Belt that will have a floorspace greater than 1,000 square metres and will

have a significant impact on its openness, the Head of Planning & Culture be granted delegated powers to grant planning permission subject to the completion of a Section 106 legal agreement, conditions and informatives, together with conditions 1 and 9 being amended to read:

“1. Application for approval of the reserved matters specified in condition 3 below, accompanied by detailed plans and full particulars, must be made to the Local Planning Authority before the expiration of five years from the date of this permission.”

“9. Prior to the first occupation of each building, details of the equipment and technology to be incorporated into the design of each building to achieve carbon emission reductions shall be submitted to the Local Planning Authority in writing and include the submission of an Energy Performance Certificate. Unless otherwise agreed in writing with the Local Planning Authority, the minimum standards shall comprise a 10% carbon emissions reduction. The approved efficiency measures shall be implemented in accordance with this approval and shall be retained in working order in perpetuity.”

### **36. 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.

### **37. DELEGATED DECISIONS – 13<sup>TH</sup> JULY TO 2<sup>ND</sup> AUGUST 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**