

# MINUTES OF PLANNING COMMITTEE

25TH JULY 2012

## PRESENT:

Councillors Ms Robbins (Vice-Chairman in the Chair), Mrs Avis, G Francis, Mrs Garcia (substituting for Councillor M Francis), Gillias (substituting for Councillor Butlin), Mrs New, Pacey-Day, Sandison and Srivastava.

## 25. MINUTES

The minutes of the meeting held on 4<sup>th</sup> July 2012 were approved and signed by the Chairman.

## 26. APOLOGIES

Apologies for absence from the meeting were received from Councillors Butlin, M Francis and Helen Walton.

## 27. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Hunters Lane, Rugby – Councillor Ms Robbins (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of involvement in the Sustrans scheme in her capacity as a Warwickshire County Councillor).

Item 4 of Part 1 – 11 Ferndale Road, Binley Woods – Councillor Gillias (personal interest as defined by the Council's Code of Conduct for Councillors by virtue of holding a discussion with the applicant prior to being nominated as a substitute for the meeting).

## 28. 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

R12/0844 – one letter of objection  
R11/0519 – eight letters of support

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

- (a) erection of a new detached dwelling and associated access at land adjacent to The Highlands, Rugby Road, Brandon, Coventry, CV8 3GJ (R12/0894) – Councillor Gillias moved and Councillor Sandison seconded that the Head of Planning and Culture be authorised to refuse planning permission for the reasons stated in the report subject to reason 2 being amended to read, “The proposal is considered by virtue of its size, siting, massing height and prominent location to be unsympathetic to the appearance and character of the street scene and, if approved, would constitute a prominent and obtrusive feature within the street scene which would be detrimental to the visual amenities of the area and character of the area and openness of the Green Belt. The proposal is, therefore, contrary to Policy CS1 and CS16 of the Rugby Borough Core Strategy June 2011 and the National Planning Policy Framework(NPPF).”
- (b) erection of a detached 1.5 storey dwelling with access off Overslade Manor Drive at rear of 61 Ratliffe Road, Rugby (R11/2425) – Councillor Gillias moved and Councillor Sandison seconded that the Head of Planning and Culture be authorised to refuse planning permission for the reason stated in the report.
- (c) erection of a part two storey part single storey side and rear extension and a single storey front extension to form a porch, including provision of a pitched roof at 11 Ferndale Road, Binley Woods (R12/0921) – Councillor Gillias moved and Councillor G Francis seconded that the Head of Planning and Culture be authorised to grant planning permission subject to appropriate conditions.

The Committee considered that the proposed development would not have such an overbearing impact on the amenities of neighbours and it, therefore, complied with Policy CS16.

- (d) extension to existing building to provide residential lodge accommodation for site warden at Lannys Lagoon, Bloores Spinney, Fosse Way, Stretton under Fosse (R11/0519) – Councillor Sandison moved and Councillor Gillias seconded that the Head of Planning and Culture be authorised to grant planning permission subject to appropriate conditions including a specific condition being inserted to read, “The occupation of the residential accommodation hereby approved as part of this development shall only be occupied by a person solely employed at the on-site fishery including any dependent of such persons residing with them and shall not be used for any purposes including as holiday let or fisherman’s lodge accommodation.”

The Committee considered that the proposed development would not have an adverse impact on local amenities; there would be no additional massing on the site; and there would be little effect on the biodiversity of the area. The Committee considered, therefore, that the proposal complied with Policy CS16.

- (e) erection of a barn style mews comprising 4 two-bed dwellings and 4 one-bed flats with associated parking and landscaping at land rear of The Red Lion, 23 Main Street, Wolston (R11/2409) – Councillor Sandison moved and Councillor Mrs New seconded that the Head of Planning and Culture be authorised to grant planning permission subject a Section 106 legal agreement and subject to the conditions in the report together with three additional conditions being inserted to read:

“17. Before the development hereby approved commences, an amended site layout plan showing the location of an additional 2 on-site parking spaces, as agreed in the agents e-mail of 16<sup>th</sup> July 2012, shall be submitted to and approved in writing by the Local Planning Authority. This amended parking provision shall be provided in its entirety prior to the occupation of any of the units and retained thereafter.

18. The landscaping scheme, as detailed on the approved plans and as also shown on the amended plans to be received through condition 17 above, shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, or becomes, in the opinion of the Local Planning Authority (LPA), seriously damaged or defective, another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the LPA gives its written consent to any variations.

19. Prior to the commencement of the development hereby permitted, a scheme for the provision of cycle parking in association with the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.”

- (f) construction of footpath/cycleway from the viaduct over the A426 Leicester Road to the Black Path, including a ramp down the former railway embankment, as part of the Rugby Cycleway scheme at Hunters Lane, Rugby (R12/0556) – Councillor Gillias moved and Councillor Mrs Avis seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.

## **29. PLANNING APPEALS UPDATE**

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 5) concerning progress on planning appeals for the period 1<sup>st</sup> April to 31<sup>st</sup> June 2012.

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

## **30. PLANNING AGREEMENTS UPDATE**

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 6) concerning progress on Section 106 Agreements activity as at 31<sup>st</sup> March 2012.

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

## **31. 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.

**32. DELEGATED DECISIONS 22<sup>ND</sup> JUNE 2012 TO 12<sup>TH</sup> JULY 2012**

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 8) concerning decisions taken by her during the above period.

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

**CHAIRMAN**