

# MINUTES OF PLANNING COMMITTEE

7TH NOVEMBER 2012

## PRESENT:

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

## 56. MINUTES

The minutes of the meeting held on 17<sup>th</sup> October 2012 were approved and signed by the Chairman.

## 57. 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

R12/0960 – 2 additional objectives on grounds detailed in agenda report.

**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 from a church parish office (Class D1 use) to a centre and emergency hostel for homeless and badly housed people (sui generic use) at 17 Lawford Road, Rugby (R12/0907) – Councillor M Francis moved and Councillor Helen Walton seconded that the Head of Planning and Culture be authorised to refuse planning permission for the reason stated in the report.

(b) proposed single storey extension to form garden room, amendment to the windows in the northeast and southwest gable ends and insertion of flue in the southeast roof slope at Martingale, Main Street, Frankton (R12/1733) – Councillor Ms Robbins moved and Councillor Helen Walton seconded that the Head of Planning and Culture be authorised to refuse planning permission for the reason stated in the report.

(c) change of use of existing buildings for purposes within Class B1 (light industry/office), B2 (general industry) and B8 (storage and distribution)(retrospective) at Boots Farm, Straight Mile, Bourton-on-Dunsmore, Rugby (R10/1247) – 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 following amendments:

(i) condition 7 being amended to read, "The accommodation for car parking and the loading and unloading of vehicles, shown on the approved plan 8648/2 shall be provided within 3 months from the date of this decision and shall be retained permanently for the accommodation of vehicles of persons working in or calling at the premises and shall not be used for any other purpose."

(ii) condition 10 being amended to read, "The storage of vehicles ancillary to the uses of the buildings hereby permitted shall be restricted to the area marked P25, P3 and P4 as shown on drawing number 8648/2. No vehicle stacking shall be undertaken within this area or anywhere else within the red edge of the application site as shown on drawing no. 8648.1.

(iii) condition 12 being amended to read, "Within 3 months from the date of this decision a comprehensive landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented no later than the first planting season following the approval of details. 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 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"; and

(iv) an additional informative being inserted to read, "The applicant is advised that they contact Warwickshire County County Countryside Access Team (Tel: 01926 412004) to seek the diversion of Public Right of Way R163."

(d) use of existing building as amusement centre (removal of condition 7 of planning permission R91/0522/14949/P dated 22<sup>nd</sup> June 1992 to allow the premises to be open 24 hours) (retrospective) at 3-5 North Street, Rugby (R12/1810) – 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) demolition of barn and partial demolition of second barn, construction of marina comprising 550 non-residential berths, marina services and amenities buildings and boat repair facility, with associated car parking and service areas, landscaped areas and minor works to adopted and unadopted roads (straddling the administrative boundaries of Rugby Borough Council and Daventry District Council as shown on drawing No. EX/01P7) at land adjacent to the Oxford Canal, Onley and land at the junction of the A45 and Only Lane (R12/0960) – 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 applicant entering into a Section 106 Agreement and subject to the conditions in the report together with the following amendments:

(i) condition 24 being amended to read, "No phase of the development hereby permitted shall commence...";

(ii) an additional informative being inserted to read, “The information contained within the Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) as part of this planning application has been taken into account in the assessment, consideration and determination of the application by the Local Planning Authority”; and

(iii) the inclusion of reference to Policies PA10 and PA14 of the West Midlands Regional Spatial Strategy.

**58. 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 quarter 1<sup>st</sup> July to 30<sup>th</sup> September 2012.

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

**59. 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 53 North Road, Clifton-upon-Dunsmore at a time and date to be arranged.

**60. DELEGATED DECISIONS – 5<sup>TH</sup> OCTOBER TO 25<sup>TH</sup> OCTOBER 2012**

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 7) concerning decisions taken by her during the above period.

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

**CHAIRMAN**