

MINUTES OF PLANNING COMMITTEE

24TH APRIL 2013

PRESENT:

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

107. MINUTES

The minutes of the meeting held on 3rd April 2013 were approved and signed by the Chairman.

108. APOLOGIES

Apologies for absence from the meeting were received from Councillors Pacey-Day, Ms Robbins and Helen Walton.

109. 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

R13/0512 – allow despite Green Belt as it is necessary

(b) Third Parties

R13/0512 – Ward Councillors – should support application as it supports local rural business

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 dwelling to provide ancillary accommodation in association with the existing cattery business (resubmission of planning reference R12/1654 dated 15th February 2013) at land adjacent to The Cottage, Wolston Grange, Coalpit Lane, Wolston (R13/0512) – Councillor Mrs Parker moved and Councillor M Francis seconded that the Head of Planning and Culture be authorised to refuse planning permission for the reason stated in the report subject to it being amended to read, “The site is located in the Green Belt where there is a presumption against inappropriate development. It is the policy of the Local Planning Authority, as set out in the Development Plan and having regard to the NPPF not to grant planning permission except in very special circumstances, for new buildings other

- than for the purposes of agriculture and forestry, outdoor sports and recreation facilities, cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, for the limited extension, alteration or replacement of existing buildings and for limited infill in specified villages. It is considered that the proposed dwelling does not fall within the above circumstances. Therefore the proposed dwelling constitutes inappropriate development which is, by definition, harmful to the Green Belt and would have an adverse impact on the openness of the Green Belt. In the opinion of the Local Planning Authority, there are no special circumstances which would justify the granting of planning permission for a dwelling in the face of a strong presumption against inappropriate development derived from the prevailing policies. The proposed development is therefore contrary to policy CS1 of the Rugby Borough Core Strategy 2011 and the NPPF.”
- (b) construction of a rail linked Use Class B8 (Storage and Distribution) Unit with associated rail embankment, construction of a bridge over the A428, rail lines, intermodal transfer area, ancillary offices, car and HGV parking, drainage ponds and channels, landscaping to include a landscape bund and vehicular access (straddling the administrative boundaries of Rugby Borough Council and Daventry District Council) at DIRFT II Zone 3 Expansion Site, Daventry International Rail Freight Terminal, Crick, Daventry (R12/0101) – the Chairman informed the Committee that the application had been deferred pending further investigation of matters.
 - (c) use of land for the storage of motor vehicles, together with valeting and sales (by appointment only)(retrospective) at Hall Farm, Brownsover Lane, Rugby (R13/0317) – Councillor M Francis moved and Councillor Sandison seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with condition 8 being amended to read, “The area of the site relating to the permission hereby granted, as shown hatched brown on the approved ‘General Usage Diagram’ plan, shall not be used for vehicle sales other than for the sale of cars by prior arranged private appointment and no part of the site shall, at anytime, be used for general/public display of vehicles for sale.”
 - (d) change of use of public house (Use Class A4) to residential (Use Class C3) to create a single detached dwelling house at Sheaf and Sickle, Coventry Road, Long Lawford (R12/0916) - Councillor Stokes moved and Councillor M Francis seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
 - (e) installation of illuminated and non-illuminated signage to front (western) elevation (including digital poster display unit) at Benn Hall, Newbold Road, Rugby, CV21 2LN (R13/0577) - Councillor Sandison moved and Councillor Mrs Parker seconded that a decision on the application be deferred pending further discussions with the applicant on the design and appearance of the signage on the building.
 - (f) erection of replacement outbuilding to be used as ancillary workshop and artist studio at The Old Granary, Biggin Hall Lane, Thurlaston (R13/0233) - Councillor M Francis 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.

- (g) certificate of lawfulness for erection of single storey extension and associated external decking at 17 Orchard Way, Bilton, Rugby (R13/0436) - Councillor Stokes moved and Councillor Mrs New seconded that the Head of Planning and Culture be authorised to grant a certificate of lawfulness subject to the conditions in the report.
- (h) erection of extensions to agricultural building at Hillcrest Farm, Clayhill Lane, Long Lawford, CV23 9BG (R13/0070) - Councillor M Francis moved and Councillor G Francis seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report together with condition 4 being amended to read, "If within a period of 10 years from the date of this decision, any of the existing landscaping to the South of the building (in the position as shown on Plan 1267 Drg.No.103 received 16th April 2013) is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority 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."

110. PLANNING APPEALS UPDATE

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 5) concerning an update on planning appeals.

RESOLVED THAT – the report be noted.

111. 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 dates and times to be arranged.

- (i) 58 Rugby Road, Binley Woods.
- (ii) 2 Cave Close, Cawston, Rugby.

112. DELEGATED DECISIONS – 22ND MARCH 2013 TO 11TH APRIL 2013

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.

113. VOTE OF THANKS TO CHAIRMAN

RESOLVED THAT - the Committee places on record its appreciation of the work undertaken by Councillor P Butlin in his capacity as Chairman of the Committee during the 2013/13 municipal year.

CHAIRMAN

