

MINUTES OF PLANNING COMMITTEE

22ND MAY 2013

PRESENT:

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

4. MINUTES

The minutes of the meetings held on 24th April 2013 and 16th May 2013 were approved and signed by the Chairman.

5. 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

With reference to application reference R11/1297, the case officer verbally presented further correspondence received from third parties that had been received after the report had been finalised and also highlighted that further consultation did occur with the applicants which addressed the issues raised by independent consultants before the report was finalised.

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 residential development (up to 47 dwellings) with estate road and associated works (access not reserved) at land off Squires Road, Stretton on Dunsmore (R13/0250) – Councillor Helen Walton moved and Councillor G Francis seconded that the Head of Planning and Culture be authorised to refuse planning permission for the reasons stated in the report.

(b) redevelopment of retail park to include the demolition of existing units B1 to C2 and the erection of 12 new (class A1) retail units (with ancillary class A3); replacement structural frame to unit A2, the sub division of unit A2 and the installation of mezzanine floor space; external alterations to unit A1; erection of 2 new cafe (class A3) units; reconfiguration of the car park layout; alterations and improvements to the access including 2 no. new

service and delivery access off Old Leicester Road; alterations and enhancements to landscaping and associated works at Elliotts Field Retail Park, Leicester Road, Rugby (R11/1297) – Councillor M Francis moved and Councillor Helen Walton seconded that subject to the application being referred to the National Planning Casework Unit, as the development results in out of town development of more than 5,000sqm, the Head of Planning and Culture be given delegated authority to grant planning permission subject to the conditions and informatives in the report together with conditions 18 and 21 being amended to read:

“18. Prior to any premises for Use Class A3 being brought into use, full and precise details of a suitable fume extraction systems shall be submitted to the Local Planning Authority for prior approval. The system shall be designed to operate in full accordance with the approved details before the premises first use and shall thereafter be maintained in accordance with the approved details. The flue outlet shall terminate no less that 1 metre above the apex to the main roof of the premises.”

“21. The highway works on Old Leicester Road, provision of a bus lay-by on the A426, alterations to A426/access roundabout and site access alterations, shall be laid out in general accordance with plan C/SA/03/006/A08. These improvements shall be implemented within 9 months of commencement of development.”

- (c) erection of two-storey building to incorporate 15 bedrooms, leisure suite with swimming pool, spa and gym and meeting and business facilities together with remodelled car park, landscaping, bin and cycle storage and formation of temporary access at Ansty Hall Hotel, Main Road, Ansty (R10/0882) – Councillor Butlin moved and Councillor Helen Walton seconded that subject to the application being referred 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 sqm and will have a significant impact on openness, the Head of Planning and Culture be given delegated authority to grant planning permission subject to the conditions and informatives on the report together with the removal of reference to the West Midlands Regional Spatial Strategy.
- (d) erection of a three storey 70 bedroom residential care home (Class C2) with associated parking, landscaping, access and highway works at 286-290 Dunchurch Road, Rugby (R12/1559) – Councillor Helen Walton 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 the words ‘flat’ and ‘apartment’ in condition 13 and informative 7 being amended to read ‘bedroom’.
- (e) installation of illuminated and non-illuminated signage to front (western) elevation (including digital poster display unit) at Benn Hall, Newbold Road, Rugby (R13/0577) - Councillor Helen Walton moved and Councillor Sandison seconded that the Head of Planning and Culture be authorised to grant advertisement consent subject to the conditions in the report.
- (f) 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) – Councillor Helen Walton moved and Councillor

Cranham seconded that subject to noise issues being resolved, the Head of Planning and Culture be granted delegated authority to approve the application subject to the conditions in the report together and any additional conditions, including those to cover noise issues, or alterations to conditions arising from discussions with officers of Daventry District Council.

- (g) change of use of existing buildings for purposes within Class B1 Office/ Light Industry), B2 (General Industry) and B8 (Storage and Distribution) together with the car parking provisions (retrospective) - Variation of condition 10 attached to approval R10/1247 date 07/11/2012 to enable the provision of lorry parking ancillary to the permitted use of the buildings at Boots Farm, Straight Mile, Bourton-on-Dunsmore, Rugby (R13/0585) - Councillor Helen Walton moved and Councillor Butlin seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (h) erection of a single storey side extension and a part two storey part single storey rear extension, and conversion of the loft to living accommodation at 58 Rugby Road, Binley Woods, Rugby, CV3 2AX (R13/0316) - Councillor Butlin 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.
- (i) change of use of vacant building from Class B8 (storage and distribution) to Class D2 (indoor scooter, skate board, BMX and rollerblade park) of the Town and Country Planning (Use Classes) Order 1987 as amended at former Jewson Timber site, Wood Street, Rugby (R13/0409) - Councillor Helen Walton moved and Councillor Butlin seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.

6. OVERVIEW OF DEVELOPMENT CONTROL PERFORMANCE FOLLOWING SYSTEMS THINKING REVIEW

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 5) concerning performance the Development Control team following its systems thinking review.

RESOLVED THAT – the report be noted.

7. 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) The Red Lion, Wolston (R11/1725)
- (ii) Frankton Lane Garage, Frankton Lane, Frankton (R13/0589)

8. DELEGATED DECISIONS – 12TH APRIL 2013 – 2ND MAY 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.

CHAIRMAN