

MINUTES OF PLANNING COMMITTEE

12TH JUNE 2013

PRESENT:

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

9. MINUTES

The minutes of the meeting held on 22nd May 2013 were approved and signed by the Chairman.

10. APOLOGIES

An apology for absence from the meeting was received from Councillor M Francis.

11. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Frankton Lane Garage, Frankton Lane, Stretton-upon-Dunsmore – Councillor G Francis (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being well known to him and by virtue of being Ward Councillor).

Item 4 of Part 1 – Land rear of Yates Avenue, Newbold, Rugby – Councillor Cranham (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of by virtue of the applicant being well known to him).

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

Item 4 of Part 1 – Springfield Farm, Fosse Way, Princethorpe and Springfield, Fosse Way, Princethorpe – all members of the Committee had a non-pecuniary interest as defined by the Council's Code of Conduct by virtue of the applicant being the spouse of Councillor Mrs Kaur.

12. 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

R11/1166 – additional letters from both of the original objectors detailed in the report.

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

- (a) extension of garage/workshop building, cover over existing vehicle ramp, and erection of WC, washroom and plant room buildings (retrospective) at Frankton Lane Garage, Frankton Lane, Stretton on Dunsmore (R13/0589) – Councillor Helen Walton moved and Councillor Sandison seconded that the Head of Planning and Culture be authorised to grant planning permission subject to standard conditions and informatives including conditions to restrict use and requiring submission of materials.

The Committee considered that the proposed development would not have a detrimental impact on the Green Belt and, as such, complied with Part 9 of the National Planning Policy Framework. It was also considered that the proposed development was not incongruous to the current development on the site and, therefore, complied with Policy CS16. The Committee also considered that there was no conflict with Policies CS1 and CS2.

- (b) proposed change of use of land to create additional parking facilities on former railway embankment land at land rear of 125 Yates Avenue, Newbold, Rugby (R12/2337) – Councillor Helen Walton 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.
- (c) change of use of existing public house to provide a single residential dwelling, demolition and re erection of front elevation wall [re using cleaned good existing bricks] and the re. introduction of Georgian style timber framed windows and replacement door, restoration and refurbishment [localised repair where necessary] to side gable walls, refurbishment of existing roof to include re-use of existing tiles and replacement of existing rafters where necessary and new dormer windows, demolition of rear two storey element and single storey additions and replacement with two storey extension, erection of 2 bay detached car port with external store, ancillary storage and provision of new residential curtilage and new boundary wall in accordance with planning permission reference R11/2409 dated 18/2/2013 at Red Lion Public House, 23 Main Street, Wolston, Coventry, CV8 3HH (R11/1725) - Councillor Helen Walton moved and Councillor Srivastava seconded that the Head of Planning and Culture be authorised to grant planning permission subject to standard conditions requiring approval of details in respect of materials, archaeology, ecology, landscaping and restriction on new windows and roof lights, obscure glazing to en-suite and retention of parking and vehicle turning and restrictions regarding use of the car port for parking and storage only, together with the following specific conditions :

“1. Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995, and the Town and Country Planning [General Permitted Development][Amendment][No 2] England] Order 2008 . or any order revoking or re-enacting those orders , no development shall be carried out which comes within Classes A, B, C,D, E, F, G, H of Part 1 and Class A Part 2 of Schedule 2 of the Order without the prior written permission of the Local Planning Authority”; and

“2. No development shall commence unless and until a detailed methodology statement for works to the building has been submitted to and approved in writing by the Local Planning Authority. The statement shall include full specifications of the works to be undertaken to secure the safety and stability of those parts of the building to be retained and also measures to support/ strengthen any wall or vertical surface to support all floors roof or horizontal surfaces whilst the works are being carried out. In addition details of the protection provided for the building against the effects of weather during the progress of the works shall also be submitted to and approved by the Local Planning Authority before the work commences.”

The Committee considered that the proposed development would provide a visual enhancement to the street scene and would, therefore, comply with Policy CS16. It also considered that the proposed development lent itself in favour of paragraphs 131, 133(4) and 138 of Part 12 of the National Planning Policy Framework by virtue of enhancing the street scene.

- (d) Conservation Area Consent for demolition works to existing Red Lion Public House at Red Lion Public House, 23 Main Street, Wolston, Rugby, CV8 3HH (R13/0765) - Councillor Helen Walton moved and Councillor Butlin seconded that the Head of Planning and Culture be authorised to grant Conservation Area Consent subject to standard conditions together with specific conditions as listed below.

“No development shall commence unless and until a detailed methodology statement for works to the building has been submitted to and approved in writing by the Local Planning Authority. The statement shall include full specifications of the works to be undertaken to secure the safety and stability of those parts of the building to be retained and also measures to support/ strengthen any wall or vertical surface to support all floors roof or horizontal surfaces whilst the works are being carried out. In addition details of the protection provided for the building against the effects of weather during the progress of the works shall also be submitted to and approved by the Local Planning Authority before the work commences.”

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- (e) erection of two storey side and single storey front and rear extensions, two storey rear extension and single storey front addition to existing bay window at 72 Overslade Lane, Rugby (R13/0253) – 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.

- (f) change of use of site to a caravan and camping site with 40 pitches and erection of associated facilities building at Home Farm, Oxford Road, Ryton on Dunsmore (R11/1166) - 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.
- (g) 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 Onley Lane (R12/0960) - Councillor Helen Walton moved and Councillor Sandison seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the applicant entering into an amended Section 106 Agreement together with the two additional conditions in the report.
- (h) change of use of land to private gypsy caravan site (permanent occupation) including the erection of a day room at The Paddocks, Smeaton Lane, Stretton-under-Fosse (R12/1735) - Councillor Cranham 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 together with conditions 2 and 3 being amended to read:
- “2. The occupation of the site hereby permitted shall be carried on only by Mr Tommy Smith and Mrs Colette Smith and their children and their children's children, and shall be for a limited period of 25 years from the date of this decision, or the period during which the site is occupied by them, whichever shall first occur.”
- “3. When the land ceases to be occupied by those named in condition 2 above, or at the end of 25 years from the date of this decision, whichever shall first occur, the use hereby permitted shall cease and all caravans, structures, materials and equipment brought on to the land in connection with the use or works undertaken in connection with the use, shall be removed. The dayroom hereby permitted shall also be demolished and all material arising from its demolition removed off site.”
- (i) erection of a single storey extension at Grange Farm, Biggin Hall Lane, Thurlaston (R12/2238) - 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.
- (j) retrospective permission for the erection of single storey extensions to the existing bungalow at Springfield Farm, Fosse Way, Princethorpe (R13/0098) - Councillor Helen Walton moved and Councillor Cranham seconded that the Head of Planning and Culture be authorised to grant planning permission subject to the conditions in the report.
- (k) demolition of existing dwelling and outbuildings and the erection of a replacement dwelling and garage including landscaping works and free standing solar panels at Springfield, Fosse Way, Princethorpe (R13/0094) - Councillor Sandison 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 and subject to conditions 3 and 9 being amended to read:

“3. No works to commence on site, including site clearance, until a combined ecological and landscaping scheme including a habitat management plan, has been submitted and agreed between the applicant and the local planning authority. The scheme must include all aspects of landscaping including details of; habitat creation and enhancements for wildlife, appropriate management of habitats for wildlife, species to be planted, timing of works, programme of implementation and lighting scheme details. The agreed scheme 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 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 written consent to any variations.”

“4. Full details (including elevations) of the proposed walls, fences and gates, including a plan defining the residential curtilage, shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. Details agreed in accordance with this condition shall be carried out prior to the date on which the development is first occupied.”

- (l) erection of a livestock field shelter at land adjacent to Moor Lane, Willoughby (R13/0873) – Councillor Sandison 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 together with an additional condition being inserted to read, “Unless otherwise agreed in writing by the Local Planning Authority, the shelter shall not be used for any purpose other than for the shelter of livestock, and shall at no time be used for the storage of any other items.”
- (m) erection of two storey rear extension and installation of first floor side facing window at 2 Cave Close, Cawston (R13/0400) - Councillor Sandison 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 with condition 2 being amended to read, “This permission relates to the following plans and information:

Site Location Plan, Existing Plans, 111/A14/C received 17th May 2013
111/A12/D received 8th June 2013
Block Plan received 22nd February 2013.”

13. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

The Committee considered advance notice of site visits submitted at the meeting.

RESOLVED THAT –

(1) site visits be held at the following locations on dates and times to be arranged.

- (i) 9 Park Cottages, Cathiron Lane, Harborough Magna
- (ii) 2 Two Pyke Leys, Coton Park, Rugby; and

(2) a site visit not be held at Rugby Town Junior Football Club, Kilsby Lane.

14. DELEGATED DECISIONS – 3RD MAY 2013 TO 23RD 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