

MINUTES OF PLANNING COMMITTEE

12 OCTOBER 2022

PRESENT:

Councillors Gillias (Chairman), Daly, Mrs Garcia (substituting for Councillor Eccleson), Mrs Hassell, Lawrence, Lewis, Mrs Maoudis, Mistry (substituting for Councillor Srivastava), Sandison, Slinger and Willis

32. MINUTES

The minutes of the meeting held on 17 August 2022 were approved and signed by the Chairman.

33. APOLOGIES

Apologies for absence from the meeting were received from Councillors Mrs Brown, Eccleson and Srivastava.

34. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 183 Rugby Road, Binley Woods, Coventry CV3 2AY (R22/0299) – Councillors Mrs Garcia and Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being Ward Councillors).

Item 4 of Part 1 – Burton Farm Fishery, Burton Lane, Burton Hastings CV11 6RJ (R22/0411) – Councillor Mrs Maoudis (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

35. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Chief Officer for Growth and Investment (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

None

At the meeting, the following representatives attended under the Council's public speaking procedure in respect of the following application:

(i) R22/0299 183 Rugby Road, Binley Woods, Coventry CV3 2AY

Miss Anne-Marie Brownlee (applicant)

RESOLVED THAT – the Chief Officer for Growth and Investment be authorised to issue decision notices as indicated in relation to the applications below:

(a) Change of Use of existing outbuilding to 1x self-contained holiday let for 2 people and associated access at 183 Rugby Road, Binley Woods, Coventry CV3 2AY (R22/0299) - Councillor Sandison moved and Councillor Willis seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to the conditions set out below:

CONDITION 3

The temporary change of use for the outbuilding to a holiday let hereby approved shall expire 3 years from the granting of this permission and the outbuilding shall be reinstated to its former use within 28 days of the expiry of the temporary change of use.

REASON:

To ensure the proper development of the site.

CONDITION 4

The Holiday Let hereby approved shall remain ancillary to the residential usage of no 183 Rugby Road and shall be operated and managed the occupier of No 183 Rugby Road.

REASON:

In the interest of residential amenity.

CONDITION 5

Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order (2015) (as amended), or any order revoking and re-enacting that Order with or without modification, the outbuilding shall be used only for short term holiday letting (with no booking or consecutive series of bookings by the same individual, to exceed more than 2 months), and shall not be occupied permanently, sold or leased as a dwelling separate from the existing dwelling at 183 Rugby Road. The applicant is required to keep a logbook detailing the bookings of the holiday let including, details of the occupier, entry date and departure date. This logbook must be made available to the Local Planning Authority for inspection upon request.

REASON:

To prevent the permanent occupation of the Holiday Let.

- (b) New build catering facility for extant fishery complex (retrospective) at Burton Farm Fishery, Burton Lane, Burton Hastings CV11 6RJ (R22/0411) - Councillor Daly moved and Councillor Gillias seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to conditions and informatives set out in the report together with:

Condition 3 being amended to read, "The proposed building hereby approved shall remain ancillary to Burton Farm Fishery and at no point shall be rented out or sold on and used for any purpose other than that associated with the existing business operations at Burton Farm Fishery. The building must only be used by members and/or customers of the existing fishery business together with guests of those members and/or customers. The owners/operators shall maintain an up-to-date written record which details the events and workshops held within the building which includes the date, start time and finish time. This written record must be made available to the Local Planning Authority for inspection upon request. Reason: To prevent a use which would be unacceptable in the Green Belt and in the interests of highway safety and operation."

An additional condition being inserted to read,

"CONDITION 6

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the building hereby approved shall not be used (save for access to toilet facilities) other than between the hours of 06:30 to 21:00 Monday to Sunday in the months of April to September and between the hours of 08:00 to 18:00 Monday to Sunday in the months of October to March.

REASON:

To protect the amenity of nearby properties and to ensure the building remains ancillary to Burton Farm Fishery."

- (c) The creation of a watercourse and associated landscaping on land north of Zone C, Land North of Coventry Road, Coventry Road, Thurlaston (R22/0719) - Councillor Mrs Garcia moved and Councillor Lawrence seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to conditions and informatives set out in the report together with an additional informative being inserted to read,

"INFORMATIVE 5

The applicant is encouraged to make every effort to enhance biodiversity within the new habitat and ensure adequate drainage maintenance."

- (d) Erection of up to 475 dwellings, with land for a Primary School, land for either Secondary School Provision or residential development, with vehicular access off Central Park Drive and Emergency Vehicle Access off Newton Lane, with associated green infrastructure and public open space provision (Outline - Principle and Access Only) at Coton Park East, Central Park Drive, Rugby (R20/0787) - Councillor Willis moved and Councillor Mrs Garcia seconded that

the Chief Officer for Growth and Investment be authorised to amend Condition 2 of the draft decision notice to read, “The first application for approval of the reserved matters specified in Condition 3 below, accompanied by detailed plans and full particulars, must be made to the Local Planning Authority before the expiration of three years from the date of this permission. All applications for the approval of all reserved matters must be made to the Local Planning Authority before the expiry of seven years from the date of this permission.”

36. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

37. DELEGATED DECISIONS – 28 JULY 2022 TO 21 SEPTEMBER 2022

The Committee considered the report of the Chief Officer for Growth and Investment (Part 1 – Agenda Item 6) concerning decisions taken by her under delegated powers during the above period.

RESOLVED THAT – the report be noted.

CHAIRMAN