

MINUTES OF PLANNING COMMITTEE

25 MAY 2022

PRESENT:

Councillors Gillias (Chairman), Mrs Brown, Mrs Hassell, Lawrence, Lewis, Mrs Maoudis, Slinger, Srivastava, Mrs Timms (substituting for Councillor Eccleson), Ward (substituting for Councillor Daly) and Willis

4. MINUTES

The minutes of meetings held on 6 April 2022 and 19 May 2022 were approved and signed by the Chairman.

5. APOLOGIES

Apologies for absence from the meeting were received from Councillors Daly, Eccleson and Sandison.

6. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Elms Farm, Stretton Baskerville Solar Farm, Watling Street, Hinckley LS10 3EE (R21/0622) – Councillor Mrs Maoudis (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

Item 4 of Part 1 – 13 Edison Drive, Rugby CV21 1FF (R22/0185) – Councillor Srivastava (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

7. 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

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

- (a) Retrospective consent for the retention of the opening and insertion of bi-fold doors into east side elevation of garage at 14 Preston Close, Rugby CV23 1BU (R22/0235) - Councillor Gillias moved and Councillor Lewis 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 1 being amended to read, “This permission shall be deemed to have taken effect on 25/05/2022.

REASON:

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.”

Condition 6 being inserted to read, “Prior to the installation of the bi-fold doors shown on drawing number 100-1 received on 18/03/2022, the fence topper shall be installed on the eastern boundary fence in accordance with the ‘Fence Topper Details’ received on 23/05/2022 and the ‘Location Plan Fence Topper Provisions’ received on 23/05/2022. The installation shall not be carried out other than in accordance with the approved details and shall thereafter be permanently retained in that form unless otherwise approved in writing by the Local Planning Authority.

REASON:

In the interests of residential amenity in accordance with Policy SDC1 of the Rugby Local Plan.”

Informative being amended to read, “The applicant is advised that the hard surfacing to the front (southern) garden area of the property to facilitate the ability to park a vehicle would require separate permission from the Local Planning Authority. It is unlikely such a treatment would be acceptable as it would have a detrimental impact upon the visual amenity of the street scene and be contrary to the objectives set out in the Design and Access Statement of the originally consented scheme.”

- (b) Installation of air source heat pump at 13 Edison Drive, Rugby CV21 1FF (R22/0185) - Councillor Willis moved and Councillor Lewis 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.
- (c) Construction and operation of a solar farm and battery storage system together with cable route and all associated works, equipment and necessary infrastructure at Elms Farm, Stretton Baskerville Solar Farm, Watling Street, Hinckley LS10 3EE (R21/0622) - Councillor Willis moved and Councillor Lewis seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to:

- (1) the conditions and informatives set out in the draft decision notice appended to the report together with:

Condition 20 being amended to read, "At the end of the operational lifespan (40 years), the solar panels and battery storage system together with cable route and all associated works, equipment and necessary infrastructure associated with the operation of the solar farm, will be removed, and the site restored back to full agricultural use, to the satisfaction of the Local Planning Authority.

REASON:

The decommissioning and restoration process intends to restore the land to the same quality as it was prior to the development taking place."

An additional Grampian condition being inserted to read,

"CONDITION 22

No development shall take place within Development Zone 8, as illustrated on the plan - Hinckley Development Zone Plan - LCS056 - DZ-02 Rev 02 - until an alternative biodiversity mitigation scheme for the previous application R18/0390 - poultry rearing buildings and associated infrastructure - has been submitted to and approved in writing by the Local Planning Authority (in consultation with WCC Ecology). The approved biodiversity mitigation scheme thereafter shall be implemented in full.

REASON:

In the interest of Biodiversity."

An additional informative being inserted to read,

"INFORMATIVE 18

Wherever possible the applicant is encouraged to use sustainable and environmentally friendly construction and work practices, to include the sourcing of materials, during the construction phase, and when removing, recycling, and disposing of waste from the site."

- (2) referral to the Secretary of State under the Town & Country Planning (Consultation) (England) Direction 2021, due to the application being located within the Green Belt.

8. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

The Committee considered an advance notice of site visits which had been submitted in accordance with the Council's procedures.

RESOLVED THAT –

- (1) a site visit be held at Coventry Stadium, Rugby Road, Brandon, CV8 3GJ (R22/0071) on a date and time to be agreed in liaison with the Chairman; and

- (2) a site visit be held at Binley Woods Service Centre, 64 Rugby Road, Binley Woods (R22/0207) on a date and time to be agreed in liaison with the Chairman.

9. PLANNING APPEALS UPDATE

The Committee considered the report of the Chief Officer for Growth and Investment (Part 1 – Agenda Item 6) concerning progress on planning appeals for the period 1 January 2022 to 31 March 2022.

With regard to Appendix B to the report, the Development and Enforcement Manager provided the Committee with the following update:

- (a) Four Oaks, Wolston Grange, Rugby CV23 9HJ – appeal allowed.
- (b) Land at Top Road, Top Road, Barnacle – five enforcement appeals nullified, five enforcement appeals dismissed and the enforcement notices upheld with amendments.
- (c) 27 Wesley Road, Rugby CV21 4PG – appeal dismissed and enforcement notice upheld.

RESOLVED THAT – the report be noted.

10. DELEGATED DECISIONS – 17 MARCH TO 4 MAY 2022

The Committee considered the report of the Chief Officer for Growth and Investment (Part 1 – Agenda Item 7) concerning decisions taken by her under delegated powers during the above period.

RESOLVED THAT – the report be noted.

CHAIRMAN