

MINUTES OF PLANNING COMMITTEE

11 NOVEMBER 2020

PRESENT:

Councillors Miss Lawrence (Chairman), Mrs Brown, Brown, Cranham, Eccleson, Mrs Garcia, Gillias, Picker, Roodhouse, Sandison and Srivastava.

37. MINUTES

The minutes of the meeting held on 4 November 2020 were approved subject to the draft conditions listed in minute 33(a) being deleted and replaced with the following wording, “ subject to appropriate conditions and informatives together with a specific pre-commencement condition relating to the kitchen extraction system being included to read, “A scheme of works to be submitted to and approved in writing by the Local Planning Authority, detailing both the internal and external design of the odour and fume control equipment serving the kitchen extraction system prior to the proposed change of use taking place/development commencing. The kitchen extraction system shall be installed and operated in accordance with the approved details and shall thereafter be so retained.”

38. APOLOGIES

There were no apologies.

39. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 71 Temple Street, Rugby (R20/0543) – Councillor Sandison (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 – Land north of Squires Road, Squires Road, Stretton-on-Dunsmore – Councillor Eccleson (non-pecuniary interest as defined by the Council’s Code of Conduct for Councillors by virtue of being a Ward Councillor).

40. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Head of 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

R20/0543 – one additional neighbour objection received after the preparation of the agenda detailing similar issues to those listed on the agenda.

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

(i) R17/1767 Land at north of Squires Road, Squires Road, Stretton-on-Dunsmore

Mr P Gordon (Chair of Stretton-on-Dunsmore Parish Council (objector)
Mr R Middleton, CC Town Planning (agent) (supporter)
Councillor Roberts (Ward Councillor)

In accordance with the Council's public speaking procedure, Councillor Roberts left the meeting once all speakers had made their representations to the Committee.

RESOLVED THAT - the Head of Growth and Investment be authorised to issue decision notices as indicated in relation to the applications below.

- (a) outline application with all matters reserved, aside from access into the site for residential development at land north of Squires Road, Squires Road, Stretton-on-Dunsmore (R17/1767) – Councillor Cranham moved and Councillor Brown seconded that the Head of 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;
 - (2) the completion of a legal agreement to secure the necessary financial contributions and/or planning obligations as indicatively outlined in the heads of terms within the report; and
 - (3) the Head of Growth and Investment (in consultation with the Planning Committee Chairman) being given delegated authority to negotiate and agree the detailed terms of the legal agreement which may include the addition to, variation of or removal of financial contributions and/or planning obligations outlined in the heads of terms within the report.
- (b) change of use of existing building from a storage facility to provide office space (B1(a) use class) to include increased roof height, first floor side extension and various external alteration at 71 Temple Street, Rugby, CV21 3TB (R20/0543) - Councillor Cranham moved and Councillor Mrs Garcia seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives together with additional conditions being included to read:

CONDITION 5:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting those orders, no development shall be carried out which comes within

Classes A, B, C of Schedule 2 Part 2; Classes O and P of Schedule 2 Part 3; and Class ZA of Schedule 2 Part 20 of the Order without the prior written permission of the Local Planning Authority.

REASON:

In the interest of visual and residential amenity.

CONDITION 6:

The premises shall be used for B1(a) office and B8 storage use only and for no other purposes including any other purpose in Class C3 (dwellinghouses) of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification.

REASON:

In the interests of the amenities of the locality.

41. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

42. PLANNING APPEALS UPDATE

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 6) concerning progress on planning appeals for the period July – September 2020.

The Development and Enforcement Manager reported that, since the preparation of the agenda, three appeals listed in Appendix B to the report had been determined as detailed below:

- (a) The Barn, Field House Farm, Broadwell, Rugby, CV23 8HP (R19/1308) - appeal dismissed
- (b) Field House Farm, Broadwell, Rugby, CV23 8HP (R19/1307) - appeal dismissed
- (c) 5 Smeaton Lane, Stretton-under-Fosse, CV23 0PS (R20/0170) - appeal dismissed.

RESOLVED THAT – the report be noted.

43. DELEGATED DECISIONS – 24 SEPTEMBER – 21 OCTOBER 2020

The Committee considered the report of the Head of 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