

MINUTES OF PLANNING COMMITTEE

22 JULY 2020

PRESENT:

Councillors Miss Lawrence (Chairman), Bearne (substituting for Councillor Cranham), Brown, Butlin, Ellis (substituting for Councillor Mrs Brown), Mrs Garcia, Gillias, Keeling (substituting for Councillor Eccleson), Picker, Roodhouse, Sandison and Srivastava.

10. MINUTES

The minutes of the meeting held on 24 June 2020 were approved.

11. APOLOGIES

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

12. DECLARATIONS OF INTEREST

Item 5 of Part 1 - Tree works application to remove protected Lime tree at 127 Bawnmore Road (Ref: R20/0146) – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of having undertaken work through his business at the property in the past).

13. 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

None

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

(a) erection of 21 residential dwellings (re-plan of R17/1895 to include 7 additional units) at Phase 3, Cawston Extension Site, Coventry Road, Rugby (R19/1387) – Councillor Mrs Garcia moved and Councillor Gillias seconded that:

(i) the Head of Growth and Investment be authorised to grant planning permission subject to:

(i.i) the conditions and informatives set out in the draft decision notice appended to this report; and

(i.ii) 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 this report; and

(ii) the Head of Growth and Investment (in consultation with the Planning Committee Chairman) be 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 this report.

14. TREE WORKS APPLICATION TO REMOVE PROTECTED LIME TREE AT 127 BAWNMORE ROAD, RUGBY (R20/0146)

The Committee considered the report of the Head of Environment and Public Realm (Part 1 – agenda item 5) concerning an application for tree works to remove a protected lime tree at 127 Bawnmore Road, Rugby.

Councillor Butlin moved and Councillor Mrs Garcia seconded the following amendment:

“The tree works application be approved for the removal of the protected lime tree subject to:

(1) the mitigation of a replanting scheme as submitted by the applicant;

(2) a ten year protection on those trees planted as mitigation for the loss of the protected lime tree, to be replaced with similar species if removed; and

(3) delegated authority being given to the Head of Environment and Public Realm in consultation with the Head of Growth and Investment to draft further appropriate conditions.”

The Committee considered that the tree had a detrimental impact on the quality and amenity value of life of the applicant and neighbours, in particular the loss of natural light to the neighbouring properties. It was considered that the removal of the tree was proportionate to this impact.

RESOLVED THAT – the tree works application be approved for the removal of the protected lime tree subject to:

(1) the mitigation of a replanting scheme as submitted by the applicant;

(2) a ten year protection on those trees planted as mitigation for the loss of the protected lime tree, to be replaced with similar species if removed; and

(3) delegated authority being given to the Head of Environment and Public Realm in consultation with the Head of Growth and Investment to draft further appropriate conditions.

15. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

16. DELEGATED DECISIONS – 15 JUNE 2020 – 2 JULY 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.

17. MOTION TO EXCLUDE THE PUBLIC UNDER SECTION 100(A)(4) OF THE LOCAL GOVERNMENT ACT 1972

RESOLVED THAT - under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item on the grounds that it involved the likely disclosure of information defined in paragraph 2 of Schedule 12A of the Act.

18. PLANNING ENFORCEMENT UPDATE – JANUARY – JUNE 2020

The Committee considered the private report of the Head of Growth and Investment (Part 2 – agenda item 1) concerning an update of current enforcement cases.

Officers provided a further verbal update at the meeting with regard to the case outlined at paragraph 4.4 of the report.

RESOLVED THAT – the report be noted.

CHAIRMAN