

MINUTES OF PLANNING COMMITTEE

5 FEBRUARY 2020

PRESENT:

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

Observers: Councillors Mistry and Mrs O'Rourke.

Note: Councillor Ellis left the meeting after application R19/1164 had been considered and voted upon.

57. MINUTES

The minutes of the meeting held on 8 January 2020 were approved and signed by the Chairman.

58. APOLOGIES

Apologies for absence from the meeting were received from Councillors Roodhouse and Srivastava.

59. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Yardley's Meadow, Stretton Road, Wolston (R19/0952) – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of having undertaken work at the site in the past).

Item 4 of Part 1 - Yardley's Meadow, Stretton Road, Wolston (R19/0952) – Councillor Bearne (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor and the registered speaker objecting to the application being known to him).

Item 4 of Part 1 – Oakfield Recreation Ground, Bilton Road, Rugby (R19/1164) – Councillor Picker (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of his employer being an objector to the application).

Item 4 of Part 1 - Oakfield Recreation Ground, Bilton Road, Rugby (R19/1164) – Councillor Mrs Brown (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 - Oakfield Recreation Ground, Bilton Road, Rugby (R19/1164) – Councillor Sandison (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor for Eastlands Ward which was referred to in the report).

Item 4 of Part 1 – Herbert Gray College, Little Church Street, Rugby (R18/1811 and R19/0966) - Councillor Sandison (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being Ward Councillor).

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

60. 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

R18/1811 & R19/0966 - 1 objection relating to both applications received and reported to the Committee. Points of clarification received from Councillors Mrs Roodhouse, McQueen and Sandison addressed by report R18/1811.

In connection with both applications R18/1811 & R19/0966, officers made additional reference that on balance and with regard to Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, policy SDC3 of the Local Plan, and the Framework, the benefits of the scheme, as detailed in the reports, are sufficient to clearly and demonstrably outweigh the harm to the identified designated heritage assets.

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

(i) R19/0952 Yardleys Meadow, Stretton Road, Wolston

Mr L Wright (objector)
Mr Brotherton (agent)(support)
Councillor Mrs Timms (County Councillor)(support)

(ii) R19/1164 Oakfield Recreation Ground, Bilton Road, Rugby

Ms M Pickup (objector)
Ms Fulgoni (agent)(support)
Councillor Brader (Ward Councillor)(oppose)

In accordance with the Council's public speaking procedure, Councillors Brader and Mrs Timms left the meeting after all speakers registered on the items on which they had spoken had made their representations to the meeting.

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

- (a) proposed siting of stud manager's temporary dwelling (resubmission of R18/1041). Yardleys Meadow, Stretton Road, Wolston (R19/0952) – Councillor Sandison moved and Councillor Butlin seconded that the Head of Growth and Investment be authorised to refuse planning permission for the reasons stated in the report.
- (b) erection of an extra care retirement development comprising of 62 apartments (C2 Use Class) and associated communal facilities, including vehicular access from Bilton Road, car parking, landscaping, footpaths, public open space and associated infrastructure at Oakfield Recreation Ground, Bilton Road, Rugby, CV22 7AL (R19/1164) - Councillor Gillias moved and Councillor Butlin seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the applicant entering into a Section 106 Agreement and subject to the conditions and informatives in the report, together with an additional informative stipulating, “Condition 3(f) sets out a requirement to provide details of the “Timing and routing of heavy goods vehicle movements during the construction phase.” WCC Highways has advised that no HGV movements should take place Monday to Friday during the time periods 07:30 – 09:15 and 16:30 – 18:00 during the construction phase. This is to ensure that HGV movements are limited during the peak travel periods.”
- (c) demolition, conversions and extensions to existing buildings, plus construction of new buildings, to provide two-5 storey blocks to form 78 Extra Care Residential Units (Class C2), a 3-storey 52-bed Care Home (Class C2) and an ancillary Well Being Centre (including café, restaurant and leisure/spa facilities), together with associated highway, landscape, drainage and other associated infrastructure and landscaping/public realm works at Herbert Gray College, Little Church Street, Rugby, CV21 3AN (R18//1811) - Councillor Sandison moved and Councillor Picker seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the applicant entering into a Section 106 Agreement and subject to the conditions and informatives in the report, together with an additional condition and informative being inserted to read:

Condition:

“Full details of all elevations of the proposed electricity substation as depicted on the approved plans in Condition 2 above, including colour, finish and texture of the materials to be used on the external elevations, together with samples, shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence on the substation structure. These details shall then be implemented in accordance with the approved details.”

Reason:

To ensure a satisfactory external appearance.

Informative 16:

The applicant/developer's attention is drawn to the Considerate Constructors Scheme. This is a voluntary code of practice driven by the construction industry which seeks to:

a) Minimise any disturbance or negative impact (in terms of noise, dirt and inconvenience) sometimes caused by construction sites to the immediate neighbourhood;

- b) Eradicate offensive behaviour & language from construction sites; &
- c) Recognise & reward the contractor's commitment to raise standards of site management, safety and environmental awareness beyond statutory duties.

Further information is available at: <https://www.ccscheme.org.uk/> / 0800 783 1423.

- (d) Listed Building Application for the demolition, conversion, extensions and various internal works to the former Herbert Gray College to facilitate the provision of two-5 storey blocks to form 78 Extra Care Residential Units (Class C2), a 3-storey 52-bed Care Home (Class C2) and an ancillary Well Being Centre (including café, restaurant and leisure/spa facilities), together with associated works, including alterations to boundaries at Herbert Gray College, Little Church Street, Rugby, CV21 3AN (R19/0966) - Councillor Sandison moved and Councillor Picker seconded that the Head of Growth and Investment be authorised to grant listed building consent subject to the conditions and informatives in the report.

61. PLANNING APPEALS UPDATE

The Committee considered the report of the Head of Growth and Investment (Part 1 - agenda item 5) concerning progress on planning appeals for the last quarter of 2019.

RESOLVED THAT – the report be noted.

62. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

63. DELEGATED DECISIONS – 17 DECEMBER 2019 – 16 JANUARY 2020

The Committee considered the report of the Head of Growth and Investment (Part 1 - agenda item 7) concerning decisions taken by her during the above period.

RESOLVED THAT – the report be noted.

CHAIRMAN