

MINUTES OF PLANNING COMMITTEE

4 DECEMBER 2019

PRESENT:

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

44. MINUTES

The minutes of the meeting held on 6 November 2019 were approved and signed by the Chairman.

45. APOLOGIES

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

46. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Walkers Terrace, 1 Ansty Road, Brinklow, Rugby, CV23 0NQ (R19/0992) – Councillors Mrs Garcia and Gillias (non-pecuniary interests as defined by the Council's Code of Conduct for Councillors by virtue of being Ward Councillors).

Item 4 of Part 1 – land north of Ashlawn Road, Ashlawn Road, Rugby, CV22 5SL (R19/0996) – Councillor Roodhouse (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of his historical involvement in the proposed development).

Item 4 of Part 1 – land north of Ashlawn Road, Ashlawn Road, Rugby, CV22 5SL (R19/0996) – Councillor Srivastava (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a resident of Norton Leys, Rugby).

Councillors Roodhouse and Srivastava left the meeting during the item in which they had declared interests and took no part in the voting and discussion thereon.

47. 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

R19/0854:

Letter received from a member of Rugby Wildlife and Warwickshire Butterflies

Letter from Warwickshire Wildlife Trust

- Raising concerns regarding the loss of hedgerow and trees, the impact on the existing pond and the nearby Ashlawn Cutting Nature Reserve;
- Commenting that a newly planted hedge will have less biodiversity value; &
- Commenting that the verge opposite the site has biodiversity value and should be enhanced.

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

(i) R19/0981 Land rear of 30 Albert Street, James Street, Rugby

Mr R Palmer (support)

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

- (a) outline planning permission for the erection of a four-storey building comprising of 8 no. residential units (access, scale, appearance, layout to be considered) at land rear of 30 Albert Street, James Street, Rugby (R19/0981) – Councillor Mrs Garcia moved and Councillor Gillias seconded that the Head of Growth and Investment be authorised to grant planning permission and be granted delegated authority to include appropriate conditions including specific conditions relating to noise, air quality mitigation including electric charging points, landscaping, development in accordance with the approved plans including the design to look like Alma Lodge, and other relevant conditions.

The Committee considered that the proposed development constituted sustainable development within a sustainable location and, therefore, complied with the NPPF and policy GP2. The impacts of the proposal in terms of policies SDC3 and SDC1 were not considered, on balance, so severe as to warrant refusal in this instance.

- (b) continuation of use of the site and buildings as a vehicle preparation centre, retention of hardstanding and retention of extensions at Willey Fields Farm, Watling Street, Monks Kirby, Rugby, CV23 0SQ (R19/1042) – the Chairman informed the Committee that this application had been withdrawn.
- (c) conversion and extension of existing garage to form an annex at Walkers Terrace, 1 Ansty Road, Brinklow, Rugby, CV23 0NQ (R19/0992) - Councillor Roodhouse moved and Councillor Bearn seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives in the report.

- (d) demolition of existing building and erection of new three storey terrace incorporating four commercial units (A1 and A2 Use Classes) and four two bed flats at Central Buildings, Railway Terrace, Rugby, CV21 3EI (R19/0996) – Councillor Miss Lawrence moved and Councillor Sandison seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives in the report.
- (e) spine road, secondary access roads, cycle/footway to Norton Leys, sustainable urban drainage works and strategic landscaping. Approval of reserved matters (access, appearance, landscaping, layout and scale) relating to R13/2102 (Demolition of existing buildings, erection of up to 860no. dwellings, land for potential primary school, two vehicular accesses from Ashlawn Road and the provision of a bus link control feature to Norton Leys, open space, green infrastructure, including SUDs works.) at land north of Ashlawn Road, Ashlawn Road, Rugby, CV22 5SL (R19/0854) - Councillor Gillias moved and Councillor Miss Lawrence seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives in the report together with an additional condition being inserted to read, “Notwithstanding the details shown on the approved plans no development of the sports pitches shall commence unless and until details of a hard surfaced area for vehicle parking for users of the sports pitches have been submitted to and approved in writing by the Local Planning Authority. The parking shall be provided before the sports pitches are first brought into use and shall be permanently retained.”

48. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – a site visit be held at The Trossacks, Parrots Grove, Coventry (R19/0994) on a date and time to be agreed.

49. DELEGATED DECISIONS – 23 OCTOBER 2019 – 19 NOVEMBER 2019

The Committee considered the report of the Head of Growth and Investment (Part 1 - agenda item 6) concerning decisions taken by her during the above period.

RESOLVED THAT – the report be noted.

CHAIRMAN