

MINUTES OF PLANNING COMMITTEE

25 APRIL 2018

PRESENT:

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Brown, Butlin, Ellis, Gillias, Miss Lawrence, Lewis, Sandison, Srivastava and Ms Watson-Merret (substituting for Councillor Cranham).

82. MINUTES

The minutes of the meeting held on 4 April 2018 were approved and signed by the Chairman.

83. APOLOGIES

An apology for absence from the meeting was received from Councillor Cranham.

84. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 13 Kingsway, Rugby – Councillor Lewis (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

85. 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

R18/0357 – Environment Agency – requesting a further condition relating to the finished floor level.

R18/0053 – additional information from agent.

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

- (a) erection of two detached two-storey dwellings with ancillary car parking and creation of a new vehicular access at Stag and Pheasant, 27 Main Street, Newton (R18/0163) – Councillor Gillias moved and Councillor Ellis seconded that the Head of Growth and Investment be authorised to refuse planning permission for the reason stated in the report.
- (b) erection of a Class A1 retail unit and associated works at Unit 25A, Elliott's Field Shopping Park (Phase 2), Leicester Road, Rugby (R18/0357) - Councillor Gillias moved and Councillor Mrs A'Barrow seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informative in the report, together with the following amended conditions and additional conditions:

CONDITION: 3

The proposed Class A1 non-food retail floorspace hereby permitted shall only be used for the sale and the display of the following goods: furniture, carpets & floor coverings including rugs; bathrooms and kitchens (including appliances); furnishings to include household fabrics and linen; household accessories; office goods and supplies; art and crafts related goods; motor and cycle goods and accessories; camping, boating& caravanning goods; building goods and materials; and DIY and home improvement; pets and pet care products; plus ancillary items up to a maximum of 10% of the net floorspace of each unit. The sale of food for consumption off the premises; clothing and footwear; fashion accessories and beauty products and toys and will not be permitted from the development even as an ancillary items.

REASON

To ensure the proposal does not impact upon the viability and vitality of the Town Centre

CONDITION: 9

The development permitted by this planning permission shall be carried out strictly in accordance with the approved Flood Risk Assessment (FRA) Elliott's Field Phase 2, EFP2-WIE-00-ZZ-RP-D-0013 (Waterman, December 2017) and in the mitigation measures and surface water management details detailed within the FRA.

REASON

In the interest of flood management

CONDITION: 13

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Elliott's field Phase 2, Rugby Unit 25A Floor Risk Assessment and the following mitigation measures detailed within the FRA:

1. Finished floor levels to be set no lower than 86.450m AOD.
2. Flood resilience measures shall be provided to a level of a minimum of 86.950m AOD.
3. The additional flood storage compensation tank shall be installed as described.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON

In the interest of flood management

CONDITION: 14

Prior to the first occupation of the proposed building a waste management scheme shall be submitted to and approved by the Local Planning Authority.

REASON

In the interest of amenities

- (c) change of use from bed sits (C3) to a 10 bedroomed HMO (sui generis) including the erection of a two storey rear extension with associated parking at Mayday Trust Hostel, Lower Hillmorton Road, Rugby, CV21 3ST (R18/0053) - Councillor Brown moved and Councillor Mrs Simpson-Vince 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 submitted plans full details of the siting, design and materials of the proposed bin stores shall be submitted to and approved in writing by the Local Planning Authority. The bin stores shall be relocated to ensure that they are not within close proximity to the public highway and will not impede on highway safety. The bin stores shall be provided, and retained, in accordance with the approved details before the first occupation.”

- (d) erection of a single storey side extension at 13 Kingsway, Rugby, CV22 5PA (R18/0378) - Councillor Butlin moved and Councillor Gillias seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives in the report.
- (e) provision of climbing equipment up to 8 metres high as part of the Whitehall Recreation Ground improvements works at Whitehall Recreation Ground, Hillmorton Road, Rugby (R18/0458) - Councillor Sandison moved and Councillor Butlin seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions in the report, together with an additional informative being inserted to read, “The Applicant is advised that a sign should be displayed near the climbing equipment hereby approved to warn users of potential hazards which may lead to injury.”

86. DIVERSION OF PART OF FOOTPATH R167 CAWSTON

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 5) concerning the proposed diversion of part of a footpath R167 at Cawston.

RESOLVED THAT – the Borough of Rugby (Part of Footpath R167) Public Path Order 2018 be confirmed.

87. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

The Committee considered advance notice of site visits submitted at the meeting.

RESOLVED THAT – a site visit not be held at Old Hall, Clifton (R18/0535).

88. DELEGATED DECISIONS – 8 MARCH 2018 TO 27 MARCH 2018

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

RESOLVED THAT - the report be noted.

89. COUNCILLOR ELLIS

The Chairman informed the Committee that Councillor Ellis was retiring as a member of the Council with effect from May 2018. The Committee wished to place on record its thanks to him for his contribution to the work of the Planning Committee.

90. DEBORAH TYRRELL, LEGAL SERVICES MANAGER

The Chairman informed the Committee that Deborah Tyrrell, Legal Services Manager, was retiring from the Council on 4 May 2018. The Committee wished to place on record its thanks and appreciation to Deborah for her work and commitment to the Council during her 20 years' service and wished her well for the future.

91. VOTE OF THANKS TO CHAIRMAN

RESOLVED THAT – the Committee places on record its appreciation of the work undertaken by Councillor Mrs J Simpson-Vince in her capacity as Chairman of the Committee for the 2017/18 municipal year.

CHAIRMAN