

MINUTES OF PLANNING COMMITTEE

14 MARCH 2018

PRESENT:

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

71. MINUTES

The minutes of the meeting held on 21 February 2018 were approved and signed by the Chairman.

72. APOLOGIES

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

73. 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 decision notices as indicated in relation to the applications below.

(a) application for Reserved Matters for Units DC8 & DC9 relating to appearance, landscaping, layout, and scale, including ancillary car parking, loading areas, gatehouse, associated road infrastructure, sprinkler tanks and pump house, against outline planning permission R16/2561 (for the redevelopment of the southern part of the former Peugeot Works site for Class B2 (general industry) & Class B8 (warehouse, storage & distribution) uses, together with ancillary offices, gatehouses, car parking, associated road infrastructure and landscaping, including importation of material to raise ground levels (REVISED SCHEME TO R14/2236 WITH NEW ACCESS)) at Former Peugeot Factory Site C, Oxford Road, Ryton on Dunsmore (R17/2019) – Councillor Cranham moved and Councillor Miss Lawrence seconded that the Head of Growth and Investment be authorised to approve the reserved matter

in relation to appearance, landscaping, layout and scale, subject to the additional informative detailed in the report together with a further informative being added to read, "The applicant/developer is advised that in accordance with Condition 7 of outline planning permission R16/2561 to which this Reserved Matters decision relates, the installation of the acoustic fence/landscaped bund shall be installed in accordance with the approved details and remain in place in perpetuity and kept in a good state of repair."

- (b) demolition of existing 2 no. agricultural buildings and construction of 1 no. single-storey agricultural building and ancillary structures including highway access at Top Farm, Long Itchington Road, Birdingbury, CV23 8EQ (R17/2078) – Councillor Miss Lawrence moved and Councillor Cranham 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 conditions 7 and 11 being amended to read:

"7. The development shall not be occupied until the existing vehicular access to the site has been remodelled as per drawing 101, issue P1, dated November 2017."

"11. "The development shall not be commenced until visibility splays have been provided to the vehicular access to the site with an 'x' distance of 2.4 metres and 'y' distances of 120 metres in a westerly direction and 106 metres in the direction of Birdingbury Village to the near edge of the public highway carriage."

- (c) erection of a new building for storage of poultry manure at Stables, Bungalow Farm, Smeaton Lane, Coombe Fields, CV23 0PS - Councillor Cranham 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 informative being inserted to read "Conditions 5, 6 and 7 require further information to be submitted in order to control potential future insect ingress egress and odours at the building before any building works are commenced. This requires the applicant to demonstrate the best and most robust means to control insects and odours at all times the building is in use, particularly when the doors are open when fresh chicken manure is being delivered to the building."

74. 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 be held at 14 Watts Lane, Hillmorton, Rugby (R17/2030) on a date and time to be agreed.

75. TREE PRESERVATION ORDER NO. 402

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 6) concerning a tree preservation order with regard to a beech tree in the rear garden of Gable House, Church Walk, Bilton.

RESOLVED THAT – Tree Preservation Order No. 402 be confirmed without modification to the original schedule.

76. DELEGATED DECISIONS – 24 JANUARY 2018 TO 14 FEBRUARY 2018

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

RESOLVED THAT - the report be noted.

CHAIRMAN