

# MINUTES OF PLANNING COMMITTEE

14 JUNE 2017

## PRESENT:

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Butlin, Cranham, Ellis, Gillias, Miss Lawrence, Lewis, Sandison and Srivastava.

## 13. MINUTES

The minutes of the meeting held on 24 May 2017 were approved and signed by the Chairman.

## 14. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Rugby School, Horton Crescent, Rugby (R17/0472) – Councillor Sandison (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being Ward Councillor).

Item 4 of Part 1 – The Bell Inn, Bell Lane, Monks Kirby (R16/1676) – all members of the Committee (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being a Councillor).

Item 4 of Part 1 – 70 Main Street, Wolston (R16/1948) - all members of the Committee with the exception of Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being known to them).

Item 4 of Part 1 – Land adjacent to existing doctor's surgery, Bow Fell, Brownsover (R17/0800) – Councillor Srivastava (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being Ward Councillor).

Item 4 of Part 1 - Land adjacent to existing doctor's surgery, Bow Fell, Brownsover (R17/0800) – Councillor Mrs Simpson-Vince (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of the application being located within her division as a Warwickshire County Councillor).

Item 4 of Part 1 - 70 Main Street, Wolston (R16/1948) – Councillor Gillias (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being related to him).

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

## 15. 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

R17/0800 – Councillor Claire Edwards – email of support – innovative design, may lead to further regeneration in a deprived area,

R17/0800 – Rugby Borough Council’s Arboricultural Officer – requires a pre-commencement condition regarding landscaping.

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

- (a) outline planning application for the restructuring of existing buildings at Boots Farm for B1c, B2 and B8 uses including demolition of redundant buildings and construction of new buildings; formation of landscape bund, and alterations to existing access road (all matters with the exception of access reserved) at Boots Farm, Straight Mile, Bourton-on-Dunsmore (R15/0620) – Councillor Cranham moved and Councillor Ellis seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the application being referred to the National Planning Casework Unit and subject to the conditions, with the following amendments and additional condition:

CONDITION: 12

No development shall take place until a full noise survey and assessment by a competent noise consultant has been prepared and submitted, with any proposed mitigation works, to the local planning authority for approval. Any necessary mitigation works shall be carried out in accordance with the details approved and thereafter maintained to the satisfaction of the LPA.

CONDITION: 16

Prior to the occupation of the development, a HGV routing plan to serve the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with WCC Highways. The development shall not be occupied until the HGV routing plan is agreed and implemented. Any HGV’s generated by the use of the site hereby approved shall fully comply with the approved routing plan.

CONDITION: 19

Prior to the occupation of the development, a plan detailing the provision of accessible pedestrian access routes within the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

## CONDITION: 24

Prior to any development commencing, full details of the uncovered external storage area shall be submitted to and approved by the Local Planning Authority. Such details shall include the type of storage proposed and height restrictions. The uncovered external storage area shall not be used other than in accordance with the details approved

- (b) excavation and installation of a non-waste digestate storage lagoon and erection of a 1.8 m fence at Brandon Grange Farm, Bretford Road, Brandon, CV8 3GE (R17/0663) - Councillor Sandison moved and Councillor Cranham seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions in the report.
- (c) erection of one new dwelling at 70 Main Street, Wolston, Coventry, Warwickshire, CV8 3HJ (R16/1948) - Councillor Cranham 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.
- (d) erection of new primary care facility along with attached community facility with associated parking and landscaping at land adjacent to existing doctors surgery, Bow Fell, Brownsover (R17/0800) - 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 in the report together with an additional condition being inserted to read, "No works or development shall take place until a specification of all proposed tree planting has been approved in writing by the LPA. This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified."
- (e) demolition of the existing estate department building, and ancillary buildings and the erection of a part single, part two and part three storey building comprising school day houses, 2 no. dining halls, kitchens, reception area and common rooms at Rugby School, Horton Crescent, Rugby, CV22 5DJ (R17/0472) - Councillor Ellis moved and Councillor Gillias seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions in the report.
- (f) change of use of public house to become part of existing dwelling together with associated works (retrospective) at The Bell Inn, Bell Lane, Monks Kirby, Rugby, CV23 0QY (R16/1676) - 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 in the report, together with the reason for condition 4 being amended to read, "In the interest of sustainability, to protect the character of the Conservation Area and in the interest of visual and residential amenity" and an additional condition being inserted to read, "Within 3 months of the date of this decision a fence, or other boundary treatment, shall be erected on the southern boundary of the application site in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority."

**16. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS**

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

**RESOLVED THAT** – no further site visits be approved.

**17. DELEGATED DECISIONS – 20TH APRIL 2017 – 10 MAY 2017**

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.

**CHAIRMAN**