

MINUTES OF PLANNING COMMITTEE

22 FEBRUARY 2017

PRESENT:

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

73. MINUTES

The minutes of the meeting held on 1st February 2017 were approved and signed by the Chairman.

74. APOLOGIES

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

75. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Land at Wharf Farm, Crick Road, Rugby (R15/1702) – Councillors Mrs Avis, Lewis and Sandison – non-pecuniary interests as defined by the Council's Code of Conduct for Councillors by virtue of being members of Sustainable Rugby).

76. 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

R16/2295 2 additional neighbour comments - one regarding the time of the meeting; and one regarding boundaries, garden sizes, hedge, Coventry Road verge and footway.

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

(i) R16/2295 Grange Farm Cottage, Coventry Road, Cawston

Mr M Gilkes (object)

Mr G Cook, Hinton Cook Architects (support)

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

- (a) outline planning permission for the erection of 16 residential dwelling house including 4 local needs dwelling (all matters reserved except access) at land adjacent to Brookside, Hinckley Road, Ansty (R16/2058) – Councillor Cranham moved and Councillor Sandison seconded that the Head of Growth and Investment be authorised to refuse planning permission for the reasons stated in the report.
- (b) hybrid planning application consisting of (1) outline planning permission for the erection of up to 380 new homes including a new access from A428 Crick Road; a spine road from Crick Road to northern boundary of the site; a local centre; associated infrastructure including storm water balancing arrangements on land between Moors Lane and the Oxford Canal and the demolition of redundant farm buildings, (all matters except access are reserved) and (2) full planning permission for the erection of 88 dwellings including access, appearance, layout and scale (landscaping is reserved) (Phase 1) at land at Wharf Farm, Crick Road, Rugby (R15/1702) - Councillor Gillias 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 and the completion of a Section 106 Agreement, together with the following amendments to conditions:

(i) addition of drawing no. 34545-501-011 Rev B into condition 5.

(ii) Condition 27 to now read:

“The spine road shall be constructed between the A428 Crick Road and the northern boundary of the site, and a timetable/phasing plan for implementation shall be submitted to and agreed in writing by the Local Planning Authority for approval in consultation with the LHA prior to the first occupation on the site. The phasing plan should include full detailed plans of the spine road together with the location of two bus shelters (one either side of the spine road) and the timetable for installation. The timetable/phasing plan shall be implemented as approved. The details submitted shall ensure the spine road links seamlessly with the adjoining primary street on the adjoining Rugby Radio Station development.”

(iii) Condition 28 to now read:

“A detailed design of the alterations to Moors Lane (southern and northern ends) shall be submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority and implemented prior to the occupation of 50 dwellings.”

(iv) Condition 29 to now read:

“A detailed design of the junction improvement scheme for the A428/Ashlawn Road shall be submitted for and approved by the Local Planning Authority in consultation with the Local Highway Authority and implemented prior to occupation of 50 dwellings.”

- (c) submission of reserved matters for the erection of 10 residential dwellings with details relating to access, appearance, landscaping, layout and scale, pursuant to outline planning permission reference R12/1947 granted on 22/5/2015 at Grange Farm Cottage, Coventry Road, Cawston, Rugby, CV22 7RZ (R16/2295) - 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.

77. 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 cases.

With reference to outstanding appeals at Appendix B to the report, the Committee was informed of the following appeal decisions which had been received after the publication of the agenda:

- The White House, Oxford Road, Princethorpe, Rugby, CV23 9QD (R15/0490) – appeal dismissed
- Glebe Farm Barn, Birdinbury Road, Bourton-on-Dunsmore, Rugby (R16/1677) – appeal allowed
- Highview, Withybrook Lane, Shilton, Coventry, CV7 9HY (R16/1783) – appeal dismissed
- Spinney Farm, Main Street, Withybrook, Rugby, CV7 9LX (R16/0794) – appeal dismissed
- Popehill Cottage, Draycote Road, Draycote, Rugby, CV23 9RB (R16/1061) – appeal dismissed.

RESOLVED THAT – the report be noted.

78. 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.

79. DELEGATED DECISIONS – 5TH JANUARY 2017 – 25TH JANUARY 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