

MINUTES OF PLANNING COMMITTEE

8 JANUARY 2020

PRESENT:

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

Note: The applications considered are listed in the minutes in the order in which they were considered at the meeting. Councillor Mrs Brown left the meeting after application R19/1113 had been considered.

50. MINUTES

The minutes of the meeting held on 4 December 2019 were approved and signed by the Chairman.

The case officer for application R19/0854 informed the Committee that, since the previous meeting, there had been a large number of representations received in relation to the removal of an oak tree on the site. The developer had contacted Warwickshire County Council Highways to propose reducing the width of the cycleway in order to retain the tree. This had been agreed in principle on a technical basis and the local planning authority was currently awaiting amended plans.

51. DECLARATIONS OF INTEREST

Item 4 of Part 1 – R19/0143 – Stave Hall Farm, Fosse Way, Monks Kirby, CV23 0RL (R19/0143) – Councillor Mrs Garcia (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor and resident of the village).

Item 4 of Part 1 – R19/0143 – Stave Hall Farm, Fosse Way, Monks Kirby, CV23 0RL (R19/0143) – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

Item 4 of Part 1 – R19/0941 – land north of Ashlawn Road, Ashlawn Road, Rugby, CV22 5SL (R19/0941) – Councillor Eccleson (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

Item 4 of Part 1 - land north of Ashlawn Road, Ashlawn Road, Rugby, CV22 5SL (R19/0941) – Councillor Srivastava (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a resident in the local area).

Item 4 of Part 1 - land north of Ashlawn Road, Ashlawn Road, Rugby, CV22 5SL (R19/0941) – Councillor Roodhouse (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of his historical involvement and views on the proposed development).

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

52. 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

R19/0941 – additional comment from local resident:

- Raising concerns that the proposed planting is not appropriate for a countryside location and more native species should be used;
- Consider additional trees should be planted within gardens and open spaces;
- Consider oaks would be more suitable and would not affect foundations on this type of soil;
- Also consider that the loss of biodiversity should be addressed through on-site enhancements.

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

(i) R19/0143 Stave Hall Farm, Fosse Way, Monks Kirby

Mrs Greenwood (support)

(ii) R19/0941 Land north of Ashlawn Road, Ashlawn Road, Rugby

Mrs Betts (objector)

Miss Bareford (supporter)(applicant)

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

- (a) erection of 105 dwellings, associated access, infrastructure and landscaping. Approval of reserved matters (access, appearance, landscaping, layout and scale) relating to R13/2102 (demolition of existing buildings, erection of up to 860 no. dwellings, land for potential primary school, two vehicular accesses from Ashlawn Road and the provision for 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 (south eastern part of site) – Councillor Picker moved and Councillor Miss Lawrence 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 "Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting that order, no garages shall be converted to living accommodation.

(b) change of use of land and existing kennels to recreational fishing lake with associated accommodation and facilities at Stave Hall Farm, Fosse Way, Monks Kirby, CV23 0RL (R19/01443) – Councillor Miss Lawrence moved and Councillor Picker seconded that the application be deferred until after the optimum surveying season (June/July) in order to obtain additional information relating to the scale of the area of grassland in question and its classification.

(c) conversion of two barns into residential use at Clifton Cottage and Stables, Watling Street, Clifton upon Dunsmore, Rugby, CV23 0AQ (R19/1113) – Councillor Gillias moved and Councillor Sandison seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions in the report together with the following two additional conditions:

CONDITION: 12

The dwellings hereby approved shall incorporate measures to limit water use to no more than 110 litres per person per day within the home in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations 2010 (as amended).

REASON: 12

In the interests of sustainability and water efficiency.

CONDITION: 13

No above ground works shall commence unless full details of all materials to be used for hard surfaced areas within the site including roads, driveways and car parking area have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details so approved.

REASON: 13

To ensure that the finished appearance of the development will enhance the character and visual amenities of the area.

53. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

54. DELEGATED DECISIONS – 20 NOVEMBER 2019 – 16 DECEMBER 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.

55. MOTION TO EXCLUDE THE PUBLIC UNDER SECTION 100(A)(4) OF THE LOCAL GOVERNMENT ACT 1972

RESOLVED THAT - under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item on the grounds that it involved the likely disclosure of information defined in paragraphs 2 and 7 of Schedule 12A of the Act.

56. PLANNING ENFORCEMENT UPDATE – JULY TO DECEMBER 2019

The Committee considered the private report of the Head of Growth and Investment (Part 2 – agenda item 1) concerning progress on enforcement activities from July to December 2019.

The Committee received verbal updates on the sites detailed in the report.

RESOLVED THAT – the report be noted.

CHAIRMAN