

MINUTES OF PLANNING COMMITTEE

24 APRIL 2019

PRESENT:

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

77. MINUTES

The minutes of the meeting held on 3 April 2019 were approved and signed by the Chairman.

78. 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

With regard to application R19/0495, the Committee was informed that the wording in the conclusion of the report relating to highway safety be deleted as this had been included in error.

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 60 dwellings including vehicular access from Long Hassocks and Snellsdale Road, open space, landscaping and associated infrastructure at land off Long Hassocks, Long Hassocks, Rugby, Warwickshire (R18/1885) – Councillor Butlin moved and Councillor Brown seconded that the Head of Growth and Investment be given delegated powers to grant planning permission subject to the conditions and informatives in the report, the completion of the outstanding Heads of Terms and Section 106 legal agreement, details of which are listed below, together with the following amended and additional conditions.

(i) Heads of Terms

Affordable Housing:

- 20 dwellings; or
- 14 dwellings if emerging local plan is adopted before decision notice issued.

Provision and Financial Contributions:

- Off-site open space – circa. £165,000.
- On-site open space provision – As shown on approved plan.
- Maintenance of on-site open space – Amount to be confirmed.
- UHCW NHS Trust – circa. £31,000.
- Sustainable travel packs – circa. £4,500.
- Biodiversity offsetting – off-site provision or contribution amount to be confirmed.
- Education - circa. £319,000.
- Libraries – circa. £1,200.

(ii) Amended Conditions

Condition 3:

No development shall commence until a Materials Plan indicating which plots shall be constructed out of the facing bricks and roof tiles listed below has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Bricks

Ibstock - Leicester Weathered Red
Ibstock - Priory Red
Forterra - Hampton Rural Blend

Tiles

Gemini Forticrete Slate Grey and Mixed Russet
Russell Duo Smooth Grey.

Condition 13:

No development shall commence until full details of the materials, construction and drainage of all surfaces, including estate roads, shared highway surfaces, private drives, plot drives, turning and manoeuvring areas and parking spaces, together with samples of the materials, marking out and numbering of parking spaces, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details. No dwelling shall be occupied until the parking areas for that plot have been laid out in accordance with the approved details. Such areas shall be permanently retained for the purpose of parking and manoeuvring of vehicles, as the case may be.

Condition 19:

The development shall be laid out in general accordance with drawing number P18-1662.002U.

Condition 21:

No dwelling hereby permitted shall be occupied until the existing roads Long Hassocks and Snellsdale Road have been remodelled to provide access to the application site in general accordance with drawing number P18-1662.002U.

Condition 22:

No dwelling hereby permitted shall be occupied until visibility splays have been provided to the realigned minor arm of Long Hassocks and the opposite private drive access in accordance with inset drawing 1 of drawing number P18-1662.002U. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to

exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

(iii) Additional Conditions

Condition 23:

No development shall commence until full details of all boundary treatments, including walls, fences, railings and gates, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the position, materials, appearance and height of the boundary treatments. The development shall not be carried out other than in accordance with the approved details. No dwelling shall be occupied until the approved boundary treatments for that plot have been installed in accordance with the approved details.

REASON:

In the interest of visual and residential amenities.

Condition 24:

No development shall commence until full details of the electric car charging points shown on the hereby approved Site Layout Plan (P18-1662.002 U), have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details. No dwelling shall be occupied until the approved electric car charging point for that plot has been installed in accordance with the approved details.

REASON:

To ensure the proper development of the site and to reduce air pollution.

Condition 25:

All new dwellings that are to be built shall be constructed to comply with the published Building Regulations that are relevant at the time of construction.

REASON:

To ensure sustainable design and construction.

Condition 26:

The development shall not be first occupied unless and until details of the equipment and technology to be incorporated to achieve carbon emission reductions, including the submission of an Energy Performance Certificate, have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the minimum standards shall comprise a 10% carbon emissions reduction. The approved efficiency measures shall be implemented in accordance with the approved details and shall be retained in working order in perpetuity.

REASON:

To ensure energy efficiency is achieved through sustainable design and construction.

- (b) erection of storage bays at Ashlawn Corn Store, Ashlawn Road, Rugby, Warwickshire (R19/0495) - Councillor Butlin 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 condition 3 being amended to read, "The facing materials to be used on the storage bays shall be as specified on the application form, received by the Local Planning Authority on 18 March 2019 and on Proposed Storage Bays at a scale of 1:50 received by the Local Planning Authority on 18 March 2019.

79. 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.

80. DELEGATED DECISIONS – 7 MARCH TO 27 MARCH 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.

81. 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 last three years.

CHAIRMAN