

MINUTES OF PLANNING COMMITTEE

14 AUGUST 2019

PRESENT:

Councillors Miss Lawrence (Chairman), Bearne, Mrs Brown, Brown, Butlin, Ellis, Mrs Garcia, Gillias, Picker, Roodhouse, Sandison and Mrs Timms (substituting for Councillor Eccleson).

24. MINUTES

The minutes of the meeting held on 17 July 2019 were approved and signed by the Chairman.

25. APOLOGIES

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

26. 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

R19/0589 – comments from Councillor Pacey-Day:

- Shilton and Barnacle Parish Council's fear is that this new application for two stable blocks (a legitimate Green Belt development) will be quickly followed by another application for residential dwellings (using the justification that the land is now previously developed).

- What will end up is a mini estate of housing located within the Green Belt, in a village that RBC's Local Plan does not identify as being suitable for additional housing development. What would be ideal is if any approval for the stables could be conditioned in such a way as it precludes any future development for alternative uses. There are examples in Wolvey and Shilton Ward where appropriate Green Belt development is being pursued where it would otherwise not be permitted.

- Shilton and Barnacle Parish Council has been equally concerned about Green Belt development that is intended for non-travellers as we are about traveller sites. Green Belt designation exists to limit outwards urban expansion and cities swallowing up neighbouring settlements. Given the proximity to Coventry, if the protection of the Green Belt is considered expendable on our parish, there seems little point in its existing anywhere.

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

(i) R19/0073 Bell House, 320 Lawford Road, New Bilton, Rugby, CV21 2JQ

Mr J Birkinshaw (objector)

Mr A Odom (Community Advice and Support Team Leader – Rugby Borough Council((support)

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

(a) demolition of existing care home and erection of 18 flats at Bell House, 320 Lawford Road, New Bilton, Rugby, CV21 2JQ (R19/0073) – Councillor Butlin moved and Councillor Picker seconded that the Head of Growth and Investment be authorised to grant planning permission subject to:

(i) the conditions and informatives set out in the draft decision notice appended to this report;

(ii) the completion of a legal agreement to secure the necessary financial contributions and/or planning obligations as indicatively outlined in the heads of terms within this report;

(iii) the Head of Growth and Investment be given delegated authority to negotiate and agree the detailed terms of the legal agreement which may include the addition to, variation of or removal of financial contributions and/or planning obligations outlined in the heads of terms within the report; and

(iv) the Legal, Democratic & Electoral Services Manager, in consultation with the Head of Growth and Investment and the Planning Committee Chairman be given delegated authority to complete the legal agreement.

(b) proposed 2 no. stables at The Ranch, Shilton Lane, Shilton, CV7 9LH (R19/0589) - Councillor Brown moved and Councillor Sandison 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 the following amended conditions:

CONDITION 3:

In the first planting season (November to March each year) after the development is first occupied, a new native hedgerow (comprising at least 5 native species) and interspersed with native trees, shall be planted along all of the site boundaries of the application property and the hedgerow shall be subsequently maintained at an average height of 1.5m thereafter. If within a period of 5 years from the date of planting any tree or hedgerow is removed, uprooted or dies, another tree or hedgerow of the same species and size shall be planted in the same place.

REASON:

In the interests of visual amenity and biodiversity.

CONDITION 5:

The stables shall only be used for the stabling of horses and any other animals owned by the applicant and for the storage of feed and other equipment directly related to the upkeep and maintenance of the paddock in which it is located and shall not be used for any other purpose including the holding of competitions, exhibitions, hiring of horses and for residential purposes.

Reason: The stables have been permitted on the basis of the particular circumstances of the applicant.

CONDITION 8:

Before the stables are first occupied the details of any external lighting proposed to be installed on any part of the application site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be complied with thereafter.

Reason: in the interests of residential amenity and local ecology.

27. PLANNING APPEALS UPDATE

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 5) concerning an update on planning appeals for the April-June 2019 quarter.

With regard to Appendix B to the report, the Development and Enforcement Manager informed the Committee of the following updates:

- (i) Oakfield Recreation Ground, Bilton Road, Rugby, CV22 7AL – inquiry to take place end of September/early October
- (ii) Land north of Wolvey House Farm, Wolds Lane, Wolvey, LE10 3LL – appeal dismissed
- (iii) 84 Newbold Road, Rugby, CV21 2NQ – appeal dismissed
- (v) 54v Crick Road, Rugby, CV21 4DY – appeal dismissed.

RESOLVED THAT – the report be noted.

28. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

29. DELEGATED DECISIONS – 20 JUNE – 17 JULY 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.

CHAIRMAN