

MINUTES OF PLANNING COMMITTEE

17 AUGUST 2022

PRESENT:

Councillors Gillias (Chairman), Mrs Brown, Daly, Mrs Hassell, Lawrence, Lewis, Mrs Maoudis, Mistry (substituting for Councillor Slinger), Sandison, Srivastava, Mrs Timms (substituting for Councillor Eccleson) and Willis

23. MINUTES

The minutes of the meeting held on 20 July 2022 were approved and signed by the Chairman.

24. APOLOGIES

Apologies for absence from the meeting were received from Councillors Eccleson and Slinger.

25. DECLARATIONS OF INTEREST

Item 4 of Part 1 – The Sarah Mansfield, Main Street, Willey, Rugby CV23 0SH (R22/0012) – 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 – Plot 3, Ansty Aerodrome, Combe Fields Road, Combe Fields, Coventry CV7 9JR (R22/0485) – Councillors Gillias and Mrs Timms (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being Ward Councillors).

Item 4 of Part 1 – Plots 6 and 7, Ansty Aerodrome, Combe Fields Road, Combe Fields, Coventry CV7 9JR (R22/0491) – Councillors Gillias and Mrs Timms (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being Ward Councillors).

Item 4 of Part 1 – Land South of Baileys Lane, Baileys Lane, Long Lawford CV23 9FS (R22/0500) – Councillor Willis (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

26. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Chief Officer for 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

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

(i) R22/0012 The Sarah Mansfield, Main Street, Willey, Rugby CV23 0SH

Mrs Alison Wright (objector)

Mr Lance Wiggins (agent) (supporter)

(ii) R22/0469 3-7 Bank Street, Rugby CV21 2QB

Mr Ian Gidley (agent) (supporter)

(iii) R22/0470 3-7 Bank Street, Rugby CV21 2QB

Mr Ian Gidley (agent) (supporter)

RESOLVED THAT – the Chief Officer for Growth and Investment be authorised to issue decision notices as indicated in relation to the applications below:

- (a) Use of first floor of public house as letting bedrooms and erection of two dwellings in rear car park at The Sarah Mansfield, Main Street, Willey, Rugby CV23 0SH (R22/0012) - Councillor Willis moved and Councillor Daly seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the reasons stated in the report.
- (b) 8 replacement windows to first floor with UPVC framed sliding sash windows at 3-7 Bank Street, Rugby CV21 2QB (R22/0469) - Councillor Willis moved and Councillor Gillias seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the reasons stated in the report together with paragraph 7.1 being amended to delete reference to Councillor Picker as Ward Councillor included in error. The Development and Enforcement Manager confirmed that no representations were received from Ward Councillors.
- (c) Replacement of bay window to first floor with UPVC framed bay window at 3-7 Bank Street, Rugby CV21 2QB (R22/0470) - Councillor Willis moved and Councillor Sandison seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the reasons stated in the report together with paragraph 7.1 being amended to delete reference to Councillor Picker as Ward Councillor included in error and that the address should relate to 9 Bank Street and not 3-7 Bank Street. The Development and Enforcement Manager confirmed that no representations were received from Ward Councillors.

(d) Erection of one commercial unit for flexible use within Use Classes B2 (General Industrial) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and associated development including drainage, earthworks, highways, car parking, HGV parking, service yard and landscaping on Plot 3, Ansty Aerodrome, Combe Fields Road, Combe Fields, Coventry CV7 9JR (R22/0485) - Councillor Srivastava moved and Councillor Mrs Brown seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to:

1) conditions and informatives set out in the report together with:

Condition 2 being amended to delete the following two reports:

- Arboricultural Report - Drainage Amendments in Relation to Hill Park Ancient Woodland. 697-22-0. 01-06-22.
- Drainage - Proposed Amendments to North West Storm Water Outfall. IPD-21-556-511A. 01-06-22.

Condition 12 being amended to read, "The roof-mounted photovoltaic (PV) panels indicated on the Site Layout Plan (PAP3-MSA-ZZ-ZZ-DRA-200010-PL2, 19-05-22) shall not be installed until full details of these have first been submitted to and approved in writing by the Local Planning Authority. The unit shall not be occupied until the roofmounted photovoltaic (PV) panels have first been provided and brought into use in accordance with the approved details, and measures to achieve thermal insulation levels of 0.22 W/m².K for walls and 0.15 W/m².K for roofs and air tightness of less than 3 cu m/hour/m² as set out within the Design and Access Statement (PAP3-MSA-XX-XX-RP-A-022000-PL3, 19-05-22). The roof-mounted photovoltaic (PV) panels and measures relating to thermal insulation levels and air tightness shall thereafter be maintained and retained in perpetuity.

REASON:

In the interests of air quality, sustainable development, reducing carbon emissions and tackling climate change."

An additional informative being inserted to read,

"INFORMATIVE 17

It is strongly encouraged that the development hereby approved shall utilise green construction methods. This should include utilising natural, recycled and sustainable building materials. Measures to minimise damage to the local area and ecosystem during and after construction should also be employed."

2) referral to the Government's Department for Levelling Up, Housing and Communities Planning Casework Unit.

(e) Erection of two commercial units for flexible use within Use Classes B2 (General Industrial) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and associated development including drainage, earthworks, highways, car parking, HGV parking, service yard and landscaping on Plots 6 and 7, Ansty Aerodrome, Combe Fields Road, Combe Fields, Coventry CV7 9JR (R22/0491) - Councillor Gillias moved and Councillor Srivastava seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to:

- 1) conditions and informatives set out in the report together with an additional informative being inserted to read,

“INFORMATIVE 17

It is strongly encouraged that the development hereby approved shall utilise green construction methods. This should include utilising natural, recycled and sustainable building materials. Measures to minimise damage to the local area and ecosystem during and after construction should also be employed.”

- 2) referral to the Government’s Department for Levelling Up, Housing and Communities Planning Casework Unit.

(f) Construction of 2 bedroomed bungalow on land south of Baileys Lane, Baileys Lane, Long Lawford CV23 9FS (R22/0500) - this application had been deferred to allow full consultation following an updated ownership certificate being received late in application process.

27. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

28. PLANNING APPEALS UPDATE

The Committee considered the report of the Chief Officer for Growth and Investment (Part 1 – Agenda Item 6) concerning progress on planning appeals for the period 1 April 2022 to 30 June 2022.

With regard to Appendix B to the report, the Development and Enforcement Manager provided the Committee with the following update:

- (a) Magpie Lodge Farmyard, Lilbourne Road, Clifton Upon Dunsmore, Rugby CV23 0BB – appeal dismissed.
- (b) Land at Fosse Corner (Junction of Millers Lane and Fosse Way), Monks Kirby – planning appeal conjoined with enforcement appeals in progress.
- (c) 8 Done Cerce Close, Dunchurch, Rugby CV22 6NZ – appeal dismissed.
- (d) 1 Cypress Road, Rugby CV21 1SA – appeal dismissed.
- (e) 53 Alwyn Road, Rugby CV22 7QU – appeal dismissed.
- (f) The Shrubs, 21 Wood Lane, Shilton, Coventry CV7 9JZ – appeal allowed.
- (g) 69 Gilbert Avenue, Rugby CV22 7BZ – enforcement notice quashed.

RESOLVED THAT – the report be noted.

29. DELEGATED DECISIONS – 30 JUNE 2022 TO 27 JULY 2022

The Committee considered the report of the Chief Officer for Growth and Investment (Part 1 – Agenda Item 7) concerning decisions taken by her under delegated powers during the above period.

RESOLVED THAT – the report be noted.

30. 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 paragraph 2 of Schedule 12A of the Act.

31. PLANNING ENFORCEMENT UPDATE – JANUARY TO JUNE 2022

The Committee considered the private report of the Chief Officer for Growth and Investment (Part 2 – Agenda Item 1) concerning an update of current enforcement cases.

RESOLVED THAT – the report be noted.

CHAIRMAN