

MINUTES OF PLANNING COMMITTEE

9 OCTOBER 2019

PRESENT:

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

30. MINUTES

The minutes of the meeting held on 14 August 2019 were approved and signed by the Chairman.

31. APOLOGIES

There were no apologies for absence.

32. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Highwood Farm, Coventry Road, Brinklow (R19/0807) – 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 having called the application in for consideration by the Committee).

Item 4 of Part 1 - Highwood Farm, Coventry Road, Brinklow (R19/0807) – 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 – Homestead Farm, Coventry Road, Dunchurch (R19/0878) - Councillor Eccleson (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

33. 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

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

(i) R19/0807 Highwood Farm, Coventry Road, Brinklow, Rugby, CV23 0NJ

Mr Aston (support)

(ii) R19/0878 Homestead Farm, Coventry Road, Dunchurch, CV22 6RB

Mr Hudson (object)

Mr Costello (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) proposed side and rear extensions and alterations at Highwood Farm, Coventry Road, Brinklow, CV23 0NJ (R19/0807) – Councillor Gillias moved and Councillor Mrs Garcia seconded that the Head of Growth and Investment be given delegated authority to grant planning permission subject to appropriate conditions including specific conditions relating to landscaping, the permission being personal to the applicant and his family and his employment.

The Committee considered that the applicant had provided sufficient very special circumstances which outweighed the harm to the Green Belt. The special circumstances included his requirement to live on site at his farm due to the nature of his employment and a family housing need for an additional bedroom. It was considered, therefore, that the personal circumstances outweighed policies GP2, SDC1 and paragraph 133 of the NPPF.

(b) outline planning permission including access with all other matters reserved for four dwellings at Homestead Farm, Coventry Road, Dunchurch, CV22 6RB (R19/0878) - Councillor Brown moved and Councillor Sandison seconded that the Head of Growth and Investment be authorised to grant planning permission subject to a Section 106 agreement to secure the necessary financial contributions and/or planning obligation associated with a BIA calculation, detailed mitigation and associated BIA payment if required, with conditions and informatives in the report together with the following amendments:

“Condition 10: correct spelling mistakes of ‘Notwithstanding’ and in the reason “as shown”

Condition 13: add after “implemented prior to occupation of each dwelling ~~the development~~”

Condition 14: correct spelling mistake of “development” and add at the end “and shall be made available for the parking of vehicles at all times.”

Condition 17: Change ‘5 years’ to ‘10 years’

Condition 19: Change to Informative 9.

34. TREE PRESERVATION ORDER NO.407

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 5) concerning a proposed tree preservation order in Leamington Hastings.

RESOLVED THAT – Tree Preservation Order No.407 be confirmed without modification to the schedule.

35. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – site visits beheld at the following locations on dates to be agreed by the Chairman.

- (i) Clifton Cottages, Watling Street, Clifton-upon-Dunsmore (R19/1113)
- (ii) Land north of Coventry Road, Rugby Road, Church Lawford (R19/1097)
- (iii) 139-143 Clifton Road, Rugby (R19/0510).

36. DELEGATED DECISIONS – 18 JULY TO 11 SEPTEMBER 2019

The Committee considered the report of the Head of Growth and Investment (Part 1 - agenda item 7) concerning decisions taken by her during the above period.

RESOLVED THAT – the report be noted.

CHAIRMAN