

MINUTES OF PLANNING COMMITTEE

17 JULY 2024

PRESENT:

Councillors Gillias (Chairman), S Edwards, Freeman, Harrington, Howling, Karadiar, Lawrence, Picker (substituting for Councillor Maoudis), Russell, Sandison and Thomas.

10. MINUTES

The minutes of the meeting held on 19 June 2024 were approved and signed by the Chair.

11. APOLOGIES

Apologies for absence from the meeting were received from Councillors Maoudis and Srivastava.

12. DECLARATIONS OF INTERESTS

No interests were declared.

13. 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 and addendum.

Subsequent representations also considered by the Committee related to the following applications:

(i) Parish Councils

None

(ii) Third Parties

None

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

R22/1120 Land to the West of High Street, Ryton-on-Dunsmore

Cllr Simon Miller (Ryton-on-Dunsmore Parish Council) (objector)

Tamsin Almeida (applicant) (supporter)

RESOLVED THAT – the Chief Officer for Growth and Investment be authorised to issue decision notices and make minor amendments to the conditions and informatives outlined in the draft decision notice as indicated in relation to the applications below:

- (a) Erection of 37 residential dwellings with associated works and access from High Street on Land to the West of High Street, Ryton-on-Dunsmore (R22/1120) – Councillor Lawrence moved, and Councillor Sandison seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the following reason:

“The proposed development of the erection of 37 residential dwellings with associated works and access from High Street fails to comply with Policy H6: Off-Road Parking Spaces Paragraphs A and B of the Ryton-on-Dunsmore Neighbourhood Development Plan, 2021. The proposed dwellings do not all provide one residential off-road parking space per bedroom and the allocated spaces on driveways within plot boundaries are in tandem on the majority of the proposed site layout. This fails to address increased pressure on parking provision due to the site’s locality in a rural settlement. The development is therefore contrary to Policy H6 of the Ryton-on-Dunsmore Neighbourhood Development Plan, 2021.”

- (b) Change of use of land to a Gypsy and Traveller residential caravan site consisting of 1 mobile home and 1 touring caravan at Green Acre, Top Road, Barnacle, Coventry CV7 9FS (R23/0790) – Councillor Sandison moved, and Councillor Picker seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the reasons in the report.
- (c) Change of use of land to a Gypsy and Traveller residential caravan site consisting of 3 pitches, each containing 1 mobile home and 1 touring caravan, including the demolition of existing stables building at Land Adjacent to Green Acre, Top Road, Barnacle, Coventry CV7 9FS (R23/0791) – Councillor Lawrence moved, and Councillor Picker seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the reasons in the report.
- (d) Change of use of agricultural land to a secure dog walking field, access track, parking area and associated boundary fencing and gates at Land west of Grandborough Road, Grandborough CV23 8DB (R23/1210) – Councillor Sandison moved, and Councillor Lawrence seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to conditions set out in the report together with condition 3 being amended to read:

“No above ground development shall commence unless and until full details of the colour and finish of all new materials to be used on the fences together with samples of the hardstanding 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.”

REASON:

To ensure a satisfactory external appearance that is visually unobtrusive and appropriate to the countryside setting and for the avoidance of doubt.

14. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

15. DELEGATED DECISIONS – 30 MAY TO 26 JUNE 2024

The Committee considered the report of the Chief Officer for Growth and Investment (Part 1 – Agenda Item 6) concerning decisions taken by her under delegated powers during the above period.

RESOLVED THAT – the report be noted.

CHAIRMAN