

MINUTES OF PLANNING COMMITTEE

13 SEPTEMBER 2023

PRESENT:

Councillors Gillias (Chair), Mrs Garcia, Harrington, Mrs Hassell, Karadiar, Lawrence, Lewis, Mrs Maoudis, Sandison, Srivastava and Ward

31. MINUTES

The minutes of meetings held on 16 August 2023 were approved and signed by the Chair.

32. APOLOGIES

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

33. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Land off Parkfield Road, Parkfield Road, Rugby (R21/0631 – Councillor Srivastava (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 – Dunchurch Methodist Church, Cawston Lane, Dunchurch, Rugby CV22 6QE (R23/0174) – Councillor Gillias (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of his past business involvement with the applicant).

Councillors Gillias left the meeting during the item in which he had declared an interest and took no part in the voting and discussion thereon.

Item 4 of Part 1 – Dunchurch Methodist Church, Cawston Lane, Dunchurch, Rugby CV22 6QE (R23/0174) – Councillor Mrs Maoudis (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being an employee of Dunchurch Parish Council).

Councillors Mrs Maoudis left the meeting during the item in which she had declared an interest and took no part in the voting and discussion thereon.

In response to the call for a Chair, Councillor Mrs Garcia proposed Councillor Lawrence. This was seconded by Councillor Ward. There being no further nominations, it was agreed by the Committee, that Councillor Lawrence take the Chair for this item of Committee business.

RESOLVED THAT – in the absence of the Chair and the Vice Chair, Councillor Lawrence be appointed Chair for consideration of application R23/0174.

34. 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 subsequent addendum.

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

(a) Parish Councils

None

(b) Third Parties

R21/0631 – one objection concerning highway safety was missed from the officer's report.

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

i) R23/0174 Dunchurch Methodist Church, Cawston Lane, Dunchurch, Rugby CV22 6QE

Mr Robert Collings (objector)

Mr Simon Kember (applicant) (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) Proposed industrial warehouse development suitable for B2/B8 Use Classes with ancillary E(g)(i) office space, including service yards, car parking, landscaping and associated access infrastructure on land off Parkfield Road, Parkfield Road, Rugby (R21/0631) - Councillor Lawrence moved and Councillor Sandison seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to:

- 1) the conditions and informatives set out in the draft decision notice appended to the report together with an additional condition being inserted to read,

“CONDITION 20

Prior to the first occupation of the development the provision of electric vehicle charging points shall be provided to the development at one charging point per 10 spaces to include one charging point for every 10 disabled car parking spaces.

REASON: To encourage the use of electric vehicles in the interest of sustainability and in accordance with Policy D2 of the Local Plan.”

Additional informatives being inserted to read,

“INFORMATIVE

Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Enhancements could include bat and bird boxes which may be used by a variety of species, native species planting and enhancement of existing of hedges and wildflower planting, habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates are also welcomed. Warwickshire County Council Ecological Services (tel: 01926 418060) would be pleased to advise further if required.”

“INFORMATIVE

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.”

“INFORMATIVE

Any external lighting shall be designed in such a manner that it will not cause light nuisance to nearby residential properties and appropriately light the PROW.”

- 2) 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 the report;
 - 3) the completion of a PROW Legal diversion for RB5 and RB5B;
 - 4) the Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice; and
 - 5) the Chief Officer for Growth and Investment (in consultation with the Planning Committee Chair) 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.
- (b) Change of use from Church to a Montessori Nursery, including alteration of 1 no. south-west windows to doors. Creation of external activity area and associated parking and bin storage at Dunchurch Methodist Church, Cawston Lane, Dunchurch, Rugby CV22 6QE (R23/0174) - Councillor Mrs Garcia moved and Councillor Ward seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to:

- 1) the conditions and informatives set out in the draft decision notice appended to the report; and
- 2) the Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

35. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

36. DELEGATED DECISIONS – 27 JULY TO 23 AUGUST 2023

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.

37. 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.

38. PLANNING ENFORCEMENT UPDATE – JANUARY TO JUNE 2023

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.

CHAIR