

MINUTES OF PLANNING COMMITTEE

16 AUGUST 2023

PRESENT:

Councillors Gillias (Chair), Mrs Garcia, Harrington, Mrs Hassell, Lewis, Mistry (substituting for Councillor Karadiar), Rabin (substituting for Councillor Mrs Maoudis), Sandison, Srivastava, Mrs Timms (substituting for Councillor Lawrence) and Ward

24. MINUTES

The minutes of meetings held on 19 July 2023 were approved and signed by the Chair.

25. APOLOGIES

Apologies for absence from the meeting were received from Edwards, Karadiar, Lawrence and Mrs Maoudis.

26. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Myson House, Railway Terrace, Rugby CV21 3LS (R22/1035) – Councillor Harrington (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 – 205 Bilton Road, Bilton, Rugby, CV22 7DS (R23/0096) – Councillor Lewis (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 – 205 Bilton Road, Bilton, Rugby, CV22 7DS (R23/0096) – all members of the Planning Committee (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of the applicant being a fellow serving councillor).

The Chair declared that notwithstanding that the applicant was a fellow serving councillor, he had no tendency or inclination that could prevent his impartial consideration of the application or ability to listen to the views of all sides before deciding upon how to vote, meaning that he remained open-minded.

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

Mr Rob Collings (objector)

Mr Richard Cooke, Marrons Planning (agent) (supporter)

Councillor Mrs Deepah Roberts (Ward Councillor)

In accordance with the Council's public speaking procedure, Councillor Mrs Roberts left the meeting once all speakers had made their representations to the Committee.

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

(a) Outline planning application with all matters reserved for demolition of six storey office block and construction of 2no. six storey apartment blocks with associated external works and landscaping at Myson House, Railway Terrace, Rugby CV21 3LS (R22/1035) - Councillor Ward moved and Councillor Mrs Garcia 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;
- 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 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
- 4) 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 and/or planning obligations outlined in the heads of terms within the report.

- (b) Demolition of existing conservatory and garage to erect a 1 and 2 storey side and rear extension with associated external works at 205 Bilton Road, Bilton, Rugby CV22 7DS (R23/0096) - Councillor Mrs Garcia moved and Councillor Mrs Timms 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.
- (c) 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) – this application had been deferred pending details of the Traffic Management Plan.

28. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

The Committee considered an advance notice of site visits which had been submitted in accordance with Council's procedures.

RESOLVED THAT –

- 1) A site visit be held at 62 Lawford Road, Rugby CV21 2ED (R23/0794) on a date and time to be agreed in liaison with the Chair.
- 2) A site visit be held on land north of Ashlawn Road, Rugby CV22 5SL (R23/0691) on a date and time to be agreed in liaison with the Chair.

29. 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 to 30 June 2023.

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

- (a) Dunchurch Park Hotel and Conference Centre, Rugby Road, Dunchurch, Rugby CV22 6QW – appeal allowed.
- (b) Coventry Stadium, Rugby Road, Coventry CV8 3GJ – appeal decision pending an inquiry in September 2023.
- (c) 3 Norman Ashman Coppice, Binley Woods, Coventry CV3 2BP – appeal dismissed.
- (d) Barn Adjacent to Nethercote Barn, Nethercote Road, Flecknoe, Rugby CV23 8AS – appeal dismissed.

RESOLVED THAT – the report be noted.

30. DELEGATED DECISIONS – 29 JUNE TO 26 JULY 2023

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.

CHAIR