

MINUTES OF PLANNING COMMITTEE

15 MARCH 2023

PRESENT:

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

66. MINUTES

The minutes of the meeting held on 8 February 2023 were approved and signed by the Chairman.

67. APOLOGIES

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

68. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 50 Windsor Street, Rugby CV21 3NY (R22/0722) – Councillor Sandison (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a resident in the vicinity of the application site).

Councillor Sandison 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 – Top Park, Top Road, Barnacle (R15/2017) – Councillor Mrs Maoudis (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 19, Top Park, Top Road, Barnacle, Coventry CV7 9FS (R22/0637) – Councillor Mrs Maoudis (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 16, Top Park, Top Road, Barnacle, Coventry CV7 9FS (R22/0664) – Councillor Mrs Maoudis (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 17, Top Park, Top Road, Barnacle, Coventry CV7 9FS (R22/0665) – Councillor Mrs Maoudis (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 18, Top Park, Top Road, Barnacle, Coventry CV7 9FS (R22/0666) – Councillor Mrs Maoudis (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 14, Top Park, Top Road, Barnacle, Coventry CV7 9FS (R22/0772) – Councillor Mrs Maoudis (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 15, Top Park, Top Road, Barnacle, Coventry CV7 9FS (R22/1055) – Councillor Mrs Maoudis (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

69. 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) R22/0383 Land west side of Heritage Close, Cawston, Rugby

Councillor Richard Bishop, Cawston Parish Council (objector)
Mr Richard Cooke, Marrons Planning (agent) (supporter)
Councillor Michael Moran (Ward Councillor) (objector)

(ii) R22/0722 50 Windsor Street, Rugby CV21 3NY

Mr Ray Yim (applicant) (supporter)
Councillor Richard Harrington (Ward Councillor) (objector)

(iii) R15/2017 Top Park, Top Road, Barnacle CV7 9LE

Councillor Stephen White, Shilton and Barnacle Parish Council (objector)
Councillor Adrian Warwick (County Councillor) (objector)

(iv) R22/0637 Plot 19, Top Park, Top Road, Barnacle, Coventry CV7 9FS

Mr Stephen Rudge (objector)
Councillor Adrian Warwick (County Councillor) (objector)

(v) R22/0664 Plot 16, Top Park, Top Road, Barnacle, Coventry CV7 9FS

Mr Stephen Rudge (objector)

Councillor Adrian Warwick (County Councillor) (objector)

(vi) R22/0665 Plot 17, Top Park, Top Road, Barnacle, Coventry CV7 9FS

Councillor Stephen White, Shilton and Barnacle Parish Council (objector)

Councillor Adrian Warwick (County Councillor) (objector)

(vii) R22/0666 Plot 18, Top Park, Top Road, Barnacle, Coventry CV7 9FS

Councillor Stephen White, Shilton and Barnacle Parish Council (objector)

Councillor Adrian Warwick (County Councillor) (objector)

(viii) R22/0772 Plot 14, Top Park, Top Road, Barnacle, Coventry CV7 9FS

Mrs Anita Burdekin (objector)

Councillor Adrian Warwick (County Councillor) (objector)

(ix) R22/1055 Plot 15, Top Park, Top Road, Barnacle, Coventry CV7 9FS

Mrs Anita Burdekin (objector)

Councillor Adrian Warwick (County Councillor) (objector)

In accordance with the Council's public speaking procedure, Councillors Harrington and Moran 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) Demolition of part of Rugby Central Shopping Centre and the erection of a mixed-use development scheme in two separate blocks, both 7 storeys in height providing commercial floorspace within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and sui generis floorspace (bar or public house) on the ground floor and residential (Class C3) on the upper floors together with new public realm, hard and soft landscaping, roof top amenity space, cycle storage, refuse storage, plant rooms, a replacement shop front for Unit 3a Manning Walk, revised servicing arrangements, associated infrastructure and works on part of the existing Rugby Central Shopping Centre, North Street, Rugby CV21 2JR (R22/0657) - Councillor Daly moved and Councillor Slinger 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 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 this 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 Chairman) 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) Hybrid planning application comprising: Outline application (all matters reserved except for site access from the A5) for the demolition of existing structures and the erection of distribution and industrial buildings (Use Class B2 and B8) including ancillary offices and associated earthworks, infrastructure and landscaping, and highways improvements at Dodwells roundabout; a Full application for the development of a distribution building (Use Class B8), including ancillary offices with associated access, hard standing, parking, and on plot landscaping. The proposals include improvements to the existing railway bridge on the A5 Watling Street including increased height clearance. This is a cross boundary application with Hinckley and Bosworth Borough Council and Nuneaton and Bedworth Borough Council (EIA development) on land at Padge Hall Farm, Watling Street, Burbage (R21/0985) - Councillor Willis moved and Councillor Daly 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 report together with an additional informative being inserted to read,

“INFORMATIVE 8

In accordance with details to be submitted pursuant to Conditions 2, 35e and 50 above, any proposed planting on the site should give consideration to the species planted in order to maximise biodiversity across the site.”

- 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 Chairman or Vice Chairman) 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.
- (c) Erection of 10 dwellings with access from Heritage Close, Cawston on land west side of Heritage Close, Cawston, Rugby (R22/0383) - Councillor Willis 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 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 Chairman) 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.
- (d) Loft conversion and change of use to Sui Generis (7-bed HMO) at 50 Windsor Street, Rugby CV21 3NY (R22/0722) - Councillor Gillias moved and Councillor Willis 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;
 - 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 Chairman) 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.
- (e) The retention of the use of land and ancillary operational development as a residential caravan site (renewal of planning permission (Appeal) reference APP/E3715/A/06/2030623 (R06/0743/PLN) dated 18 January 2008) including the erection of six temporary amenity blocks (resubmission of previously withdrawn application R10/0959 dated 26/11/2010). Variation of Condition 1 of R10/2298 refused on 6 April 2011 and allowed on appeals 11/2153638, 11/2154137 and 11/2153749 dated 27 August 2013 to provide a permanent permission onsite at Top Park, Top Road, Barnacle (R15/2017) - Councillor Sandison moved and Councillor Lawrence seconded that the Chief Officer for Growth and Investment be authorised to grant temporary planning permission subject to:
- 1) the conditions and informatives set out in the report, save that the planning permission shall be a temporary planning permission for a five-year period

with delegated authority to be granted to the Planning Case Officer to draft the appropriate temporary time limit condition; 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.

The addendum to planning application R15/2017 circulated in advance of the meeting, and published on the council website [here](#), was noted by the Planning Committee.

- (f) Retention and occupation of 2no. mobile homes and use of the site as 2no. Gypsy and Traveller pitches. Retention of 2no. sheds, 1no. outbuilding for use as a sensory room, fencing and gates, vehicular access via the existing access track and surfacing of the plot with gravel. Siting of 2no. touring caravans at Plot 19, Top Park, Top Road, Barnacle, Coventry CV7 9FS (R22/0637) - Councillor Willis moved and Councillor Sandison seconded that the Chief Officer for Growth and Investment be authorised to grant temporary planning permission subject to:

- 1) the conditions and informatives set out in the report, save that the planning permission shall be a temporary planning permission for a five-year period with delegated authority to be granted to the Planning Case Officer to draft the appropriate temporary time limit conditions; 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.

Addendums to planning application R22/0637 circulated in advance of the meeting, and published on the council website [here](#), were noted by the Planning Committee.

Councillor Willis moved and Councillor Sandison seconded that:

- 1) the applications in items (g) to (k) below be deferred to a future meeting due to the Planning Committee being unable to reach a decision following a lengthy meeting and the late time of day; and
 - 2) the Legal and Governance Manager be given delegated authority to investigate whether the application in item (f) above could be brought back to a future meeting for reconsideration.
- (g) Retention of 1no. pitch for Gypsy and Traveller use, including retention of 1no. tourer caravan, 1no. utility building (timber), 1no. shed, gravel hardstanding, small area of block paving, small grass area, vehicular access off access track and pedestrian access off Top Park access road. Retention of gates across both accesses and boundary fencing. Replacement of 1no. existing tourer with 1no. static caravan and siting of a second static caravan at Plot 16, Top Park, Top Road, Barnacle, Coventry CV7 9FS (R22/0664).

The addendum to planning application R22/0664 circulated in advance of the meeting, and published on the council website [here](#), was noted by the Planning Committee.

- (h) Retention of 1no. pitch for Gypsy and Traveller use, including retention of 1no. mobile home, dog kennels, 1no. shed, gravel hardstanding, a paved patio, 2no. amenity buildings, vehicular access off access road and pedestrian access off Top Park access road. Retention of gates across both accesses and boundary fencing. Replacement of 2no. existing tourer caravans with 2no. mobile homes and removal of 1no. existing shed at Plot 17, Top Park, Top Road, Barnacle, Coventry CV7 9FS (R22/0665).

The addendum to planning application R22/0665 circulated in advance of the meeting, and published on the council website [here](#), was noted by the Planning Committee.

- (i) Retention of 1no. pitch for Gypsy and Traveller use, including 1no. static caravan and 1no. tourer caravan, 1no. wooden shed, gravel hardstanding, vehicular access off access track and pedestrian access off Top Park access road. Retention of gates across both accesses and fencing around boundary. Erection of a utility building at Plot 18, Top Park, Top Road, Barnacle, Coventry CV7 9FS (R22/0666).

The addendum to planning application R22/0666 circulated in advance of the meeting, and published on the council website [here](#), was noted by the Planning Committee.

- (j) Retention of 1no. Gypsy and Traveller pitch comprising 1no. static caravan, 1no. touring caravan, 1no. timber dog kennel, block paved parking area, gravel pathway, red brick walls and metal gates to front boundary, timber fencing to side and rear boundaries, and vehicular and pedestrian access off Top Park access road. Proposed erection of a brick outbuilding with a tiled roof at Plot 14, Top Park, Top Road, Barnacle, Coventry CV7 9FS (R22/0772).

The addendum to planning application R22/0772 circulated in advance of the meeting, and published on the council website [here](#), was noted by the Planning Committee.

- (k) Retention and 1no. Gypsy and Traveller pitch comprising 1no. static caravan, 1no. touring caravan, 1no. stable, 1no. brick outbuilding, a gravelled parking area, a block paved pathway, walls and gates along the front boundary, fencing along the side and rear boundaries, and vehicular access off Top Park access road at Plot 15, Top Park, Top Road, Barnacle, Coventry CV7 9FS (R22/1055).

Addendums to planning application R22/1055 circulated in advance of the meeting, and published on the council website [here](#), were noted by the Planning Committee.

70. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

71. DELEGATED DECISIONS – 19 JANUARY TO 22 FEBRUARY 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.

CHAIRMAN