

MINUTES OF PLANNING COMMITTEE

11 JANUARY 2023

PRESENT:

Councillors Gillias (Chairman), Mrs A'Barrow (substituting for Councillor Eccleson), Mrs Brown, Daly, Mrs Hassell, Lawrence, Lewis, Mrs Maoudis, Sandison, Slinger, Srivastava and Willis

Councillor Roodhouse attended as an observer for application R22/0171.

NOTE Councillor Slinger arrived at the meeting during Agenda Item 4 and took no part in discussion and voting on planning application R22/0171.

52. MINUTES

The minutes of the meeting held on 7 December 2022 were approved and signed by the Chairman.

53. APOLOGIES

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

54. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 301 Clifton Road, Rugby CV21 3QZ (R22/0171) – Councillor Sandison (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

55. 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) R22/0171 301 Clifton Road, Rugby CV21 3QZ

Ms Christine Marriot (objector)

(ii) R22/1081 46 Grosvenor Road, Rugby CV21 3LF

Mr Karl Hardwick (objector)

Mrs Rebecca Walker, Chapman Design LLP (agent) (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) Change of use of shop to a hot food takeaway, single storey rear and side extension and re-location of existing side door at 301 Clifton Road, Rugby CV21 3QZ (R22/0171) - Councillor Sandison moved and Councillor Daly seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the following reason:

REASON FOR REFUSAL:

“The proposed parking facilities, provided in connection with the change of use of the existing retail unit (Use Class E) to a hot food takeaway (Use Class Sui Generis), would be inadequate and fails to meet the required on-site parking provision as detailed in Appendix 5, Parking Standards, of the Rugby Borough Council Local Plan 2011-2031 (June 2019), which is likely to lead to indiscriminate parking. The proposal is therefore considered to be contrary to Policy D2 of the Rugby Borough Council Local Plan 2011-2031 (June 2019).”

(b) Proposed change of use of a dwelling to a 7 room HMO including a single storey rear extension and 2 new dormer windows at 46 Grosvenor Road, Rugby CV21 3LF (R22/1081) - Councillor Gillias moved and Councillor Mrs Maoudis 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 draft decision notice; 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) Outline planning application, with all matters reserved, for the construction of up to 18 no. holiday lodges (identical to scheme previously approved under R18/0829) on land opposite Draycote Water, Southam Road, Rugby (R22/0771) - Councillor Lawrence moved and Councillor Gillias 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 draft decision notice together with:

Condition 7 being amended to read, "The lodges shall be occupied for holiday purposes only. The lodges shall not be occupied as a person's sole or main place of residence. The owners/operators of the site and/or the individual lodges shall maintain an up-to-date written register to include:

1. Names and main home addresses of the owners of each of the lodges on site.
2. The details of every occupier of each of the individual lodge to include their main home addresses and the week(s) which they occupied the lodge.

This information will be made available at all reasonable times to the Local Planning Authority with a complete copy of the register being submitted to the Local Planning Authority no later than 28 days at the end of the calendar year.

REASON: To ensure the development provides holiday accommodation only in order to protect the character and appearance of the countryside."

Condition 8 being amended to read, "Each lodge hereby approved shall not be occupied for more than 11 months during any calendar year.

REASON: To ensure the development provides holiday accommodation only in order to protect the character and appearance of the countryside."

An additional informative being inserted to read,

"INFORMATIVE 9

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."

- 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.

56. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

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

RESOLVED THAT – a site visit be held at land on the northwest side of Brockhurst Lane, Monks Kirby (R22/0303) on a date and time to be agreed in liaison with the Chairman.

57. DELEGATED DECISIONS – 17 NOVEMBER TO 14 DECEMBER 2022

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