

MINUTES OF PLANNING COMMITTEE

22 JUNE 2022

PRESENT:

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

11. MINUTES

The minutes of the meeting held on 25 May 2022 were approved and signed by the Chairman.

12. APOLOGIES

Apologies for absence from the meeting were received from Councillors Lawrence and Lewis.

13. DECLARATIONS OF INTEREST

Item 4 of Part 1 – New Haven, Rugby Road, Withybrook, Coventry CV7 9LN (R20/0981) – Councillors Gillias (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 – Caravan at Rose Field, Hinckley Road, Wolvey, Hinckley LE10 3HQ (R22/0226) – 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 – Councillors Mrs Brown and Mrs Timms (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being County Councillors).

14. 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) R22/0226 Caravan at Rose Field, Hinckley Road, Wolvey, Hinckley LE10 3HQ

County Councillor Adrian Warwick (objector)
Mr Richard Cooke, Marrons Planning (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) Details in relation to Condition 21 Construction Method Statement/Construction Environmental Management Plan of R10/1272 in relation to phase R3 (R19/0976, 146 dwellings) at Rugby Gateway, Leicester Road, Rugby (R22/0466) - Councillor Eccleson moved and Councillor Willis seconded that the Chief Officer for Growth and Investment be authorised to refuse submission of the details relating to Condition 21 for the reasons stated in the report.
- (b) Demolition of existing dwelling and erection of a replacement dwelling house, together with the erection of a triple garage with tack room, and first floor home office, erection of a stable block with feed store and wash down area and provision of a ménage, and associated landscaping (resubmission of previously approved under R16/0299) at New Haven, Rugby Road, Withybrook, Coventry CV7 9LN (R20/0981) - Councillor Gillias moved and Councillor Mrs Timms 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 a referral to the Department for Levelling Up, Housing and Communities Planning Casework Unit.
- (c) The renovation and conversion of the existing buildings at 30 and 32 High Street, and 15 Sheep Street (excluding most of the ground floor at 30-32) to provide residential accommodation consisting of 32 units, including rooftop penthouse extensions and alterations to the existing building facades at 32 High Street, Rugby CV21 3BW (R21/0894) - this application had been deferred pending further evaluation.
- (d) Retrospective application for the refurbishment and extension of existing Cricket nets and extension of astroturf to the cricket square at Rugby Cricket Club, Webb Ellis Road, Rugby CV22 7AU (R22/0219) - Councillor Sandison moved and Councillor Mrs Brown seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to conditions and informatives set out in the report.
- (e) Change of use of the land for the siting of one residential gypsy and traveller pitch at Caravan at Rose Field, Hinckley Road, Wolvey, Hinckley LE10 3HQ (R22/0226) - Councillor Mrs Timms moved and Councillor Mrs Maoudis seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the following reason:

REASON FOR REFUSAL:

The site is located in the Green Belt where there is a presumption against inappropriate development. It is the policy of the Local Planning Authority, as set out in the Development Plan and having regard to the NPPF not to grant planning permission except in very special circumstances other than for the purposes of agriculture and forestry, outdoor sports and recreation facilities, cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, for the limited extension, alteration or replacement of existing buildings and for limited infill in specified villages.

Therefore the proposed change of use for the siting of one residential gypsy and traveller pitch constitutes inappropriate development which is, by definition, harmful to the Green Belt.

In the opinion of the Local Planning Authority, there are no very special circumstances, which would justify the granting of planning permission for a gypsy and traveller pitch in the face of a strong presumption against inappropriate development derived from the prevailing policies. The proposed development is therefore contrary to policy GP2 of the Rugby Local Plan 2011-2031, June 2019 and the NPPF.

15. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

16. DELEGATED DECISIONS – 5 MAY TO 8 JUNE 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