

MINUTES OF PLANNING COMMITTEE

9 MARCH 2022

PRESENT:

Councillors Picker (Chairman), Mrs Brown, Daly, Eccleson, Gillias, Lewis, McQueen, Rabin, Sandison, Srivastava, Ms Watson-Merret and Willis.

65. MINUTES

The minutes of the meeting held on 9 February 2022 were approved and signed by the Chairman.

66. APOLOGIES

There were no apologies for absence from the meeting.

67. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Land Rear of Cross In Hand Farm, Lutterworth Road, Monks Kirby (R20/0259) – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor and Parish Councillor for neighbouring parish).

Item 4 of Part 1 – 25 Barby Lane, Rugby CV22 5QJ (R21/0713) – Councillors Daly and Picker (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being Ward Councillors).

Item 4 of Part 1 – Land North of Airfield Drive, Coombe Fields (R21/0845) – Councillor 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 – Rolls Royce, Ansty Aerodrome, Combe Fields Road, Coombe Fields, Coventry CV7 9JR (R21/1165) – Councillor 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 – Noonhill Cottage, Grove Road, Ansty, Coventry CV7 9JE (R21/1193) – Councillor 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 - 25 Barby Lane, Rugby CV22 5QJ (R21/0713) – Councillor Mrs Brown (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a local resident).

Councillor Mrs Brown spoke as part of the Council's public speaking process on the item in which she had declared an interest in her capacity as a local resident and then left the meeting during the voting and debate on the item.

68. 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) R20/0259 Land Rear of Cross In Hand Farm, Lutterworth Road, Monks Kirby

Councillor Barbara Dent (Vice Chair of Monks Kirby Parish Council (objector)
Mr Laurence Holmes (agent) (supporter)

(ii) R21/0713 25 Barby Lane, Rugby CV22 5QJ

Councillor Mrs Brown (in her capacity as a local resident) (objector)
Councillor Miss Kathryn Lawrence (Ward Councillor) (objector)

In accordance with the Council's public speaking procedure, Councillors Mrs Brown and Miss Lawrence 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) redevelopment of the site to a HGV Facility including the of an agricultural buildings. Formation of 378 HGV parking spaces, fuel station, vehicle inspection station with associated supporting facilities including a petrol filling station, electric charging points, convenience store (A1), coffee shop (A3/A5), creche (D1), ancillary car parking, biomass plant with associated works. (Outline - Principle and Access Only) on land rear of Cross In Hand Farm, Lutterworth Road, Monks Kirby (R20/0259) - Councillor Eccleson moved and Councillor Gillias seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the reasons stated in the report.

(b) outline planning application for erection of five detached dwellings with all matters reserved except for access which includes alterations to existing highway access at 25 Barby Lane, Rugby CV22 5QJ (R21/0713) - 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:

The proposed development would have a significant and adverse impact on the landscape sensitivity of the Rainsbrook Valley. In particular, the proposed dwellings would appear as an intrusive extension of the urban area and would diminish the landscape character of this area. They would further appear visually intrusive and prominent within the landscape to the point of being harmful to the qualities, character and amenity for the setting of Hillmorton and the landscape character of this area. The adverse impacts that would arise from this would consequently significantly and demonstrably outweigh the benefits of the proposed development. The proposal would consequently not constitute sustainable development and would be contrary to Policies NE2 and NE3 of the Rugby Borough Local Plan 2019 and Section 15 of the National Planning Policy Framework 2021.

- (c) temporary planning permission for a period of three years, for two Proof of Concept Research Vehicle, comprising the erection of a temporary structure and one sample easel, together with associated access infrastructure and landscape improvements on land north of Airfield Drive, Coombe Fields (R21/0845) - Councillor Gillias moved and Councillor Lewis 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.
- (d) change of use of an existing 4-bedroom house (C3) into a 7 person HMO (sue generis) along with alterations to the existing property in order to accommodate this proposed change. The external alterations to the roof are assessed retrospectively at 19 York Street, Rugby CV21 2BL (R21/0756) – this application had been deferred pending further evaluation.
- (e) substantial alterations to the existing property at Noonhill Cottage to form a new larger dwelling at Noonhill Cottage, Grove Road, Ansty, Coventry CV7 9JE (R21/1193) - Councillor Eccleson moved and Councillor Gillias 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.
- (f) extension of the existing short lattice mast on the Rugby Art Gallery and Museum to allow services to be transferred from Royal Court, Rounds Gardens, that is shortly to be demolished. The services include Capital FM (107.1FM), NHS, Radio Paging (including MoD and NHS), Rugby First (Shopwatch and BID/Rugby Rangers), Rugby Town Centre CCTV at Museum and Art Gallery, Little Elborow Street, Rugby CV21 3BZ (R21/0954) - Councillor Picker moved and Councillor Eccleson 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.
- (g) erection of three commercial units for flexible use within Use Classes B2 (General Industrial) and B8 (Storage and Distribution) with ancillary uses, and associated works, including supporting infrastructure, landscaping and re-profiling works for the remainder of Plot 1 at Rolls-Royce, Ansty Aerodrome, Coombe Fields Road, Ansty, Coventry CV7 9JR (R21/1165) - Councillor Gillias

moved and Councillor Sandison 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 together with condition 8 being amended to read, “No above ground development beyond the erection of the steel frames to the units hereby approved shall commence until measures to reduce summer overheating in the approved units has been submitted to and approved in writing by the Local Planning Authority. No unit hereby approved shall be occupied until the approved measures for that unit has first been provided in accordance with the approved details. The approved measures shall thereafter be maintained and retained in perpetuity.” and two additional informatives being inserted to read:

INFORMATIVE 12: Condition 24 stipulates that “No external lighting shall be erected until full details of measures, such as the use of photocell and time clocks, to control all obtrusive lighting for each unit has first been submitted to and approved in writing by the Local Planning Authority”. It is acknowledged that the proposal seeks permission for 24 hour a day usage of the approved units. External illumination may therefore be required at all times depending on the hours of operations of the occupiers of the units. However, where operations are not running 24 hours a day the lighting shall be limited and controlled using specific measures. Where operations are running 24 hours a day it is necessary to consider and identify opportunities to use measures to control all or some of the obtrusive lighting. For example, some of the external lighting around the units may not be needed at all times and could then be controlled by time clocks. This would then keep external lighting to the absolute minimum necessary to allow the use to operate.

INFORMATIVE 13: Condition 23 requires the submission of a Travel Plan. The Travel Plan shall include details of measures to encourage staff to avoid using Combe Fields Road, Peter Hall Lane and Smeaton Hall Lane for commuting to and from work.”

69. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

70. DELEGATED DECISIONS – 20 JANUARY 2022 TO 16 FEBRUARY 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.

71. 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.

72. PLANNING ENFORCEMENT UPDATE – JULY TO DECEMBER 2021

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.

CHAIRMAN