

MINUTES OF PLANNING COMMITTEE

9 FEBRUARY 2022

PRESENT:

Councillors Picker (Chairman), Daly, Gillias, Mrs Hassell (substituting for Councillor Eccleson), Lewis, McQueen, Rabin, Sandison, Srivastava, Ms Watson-Merret and Willis

59. MINUTES

The minutes of the meeting held on 12 January 2022 were approved and signed by the Chairman.

60. APOLOGIES

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

61. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Land North of Ashlawn Road, Ashlawn Road, Rugby CV22 5SL (R21/0904) – Councillor Srivastava (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a resident of Norton Leys, Rugby).

Item 4 of Part 1 – Land North of Ashlawn Road, Ashlawn Road, Rugby CV22 5SL (R21/0904) – Councillor Lewis (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor and speaking against the application in his capacity as Ward Councillor at the Committee).

After he had spoken, Councillor Lewis left the meeting during the item in which he had declared an interest and took no part in the voting and discussion thereon.

62. 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

R21/0904 – one further objection referring to impact on the privacy of houses in Ecton Leys was received after the preparation of the agenda.

One additional objection from 14 Ecton Leys was received after the preparation of the agenda stating the following:

- Agenda states trees will discourage access to the bunds but also that they remain high quality accessible open space.
- Occupier is a professional artist and the studio/bedroom has been designed as a workspace, planting trees will cause a loss of light affecting working conditions.

At the meeting, the following representatives attended under the Council's public speaking procedure in respect of the following application:

(i) R21/0872 130 Ashlawn Road, Rugby CV22 5EP

Mr Richard Cowell (objector)
Mr Ian Gidley (agent) (supporter)
Councillor Jerry Roodhouse (Ward Councillor)

(ii) R21/0904 Land North of Ashlawn Road, Ashlawn Road, Rugby CV22 5SL

Mr James Williamson (objector)
Miss Helen Bareford (agent) (supporter)
Councillor Bill Lewis (Ward Councillor)

In accordance with the Council's public speaking procedure, Councillors Lewis and Roodhouse 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) Proposed 3 no. new build dwellings with detached garages and associated car parking and landscaping at 130 Ashlawn Road, Rugby CV22 5EP (R21/0872) - Councillor Rabin moved and Councillor Sandison seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the following reasons:

REASON FOR REFUSAL 1:

A safe and suitable access to the site cannot be achieved this, and increased vehicle movements associated with the proposed dwellings, would have an adverse impact on highway safety, contrary to Policy D1 of the Rugby Borough

Local Plan 2011-2031, June 2019 and paragraph 110 of the National Planning Policy Framework, 2021.

REASON FOR REFUSAL 2:

The proposals would result in an over-intensive development of the site resulting in dwellings out of keeping with the character of the area, contrary to Policy SDC1 of the Rugby Borough Local Plan 2011-2031, June 2019 and paragraph 130 of the National Planning Policy Framework, 2021.

- (b) Retention of landscaping bunds as constructed and removal of part of bund and reduction in height of bund to the rear of Brafield Leys. Approval of reserved matters (landscaping) relating to R13/2102 on land north of Ashlawn Road, Ashlawn Road, Rugby CV22 5SL (R21/0904) - Councillor Sandison moved and Councillor Srivastava seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the following reason:

REASON FOR REFUSAL:

The retention of the north-eastern bund and proposed landscaping would lead to a loss of privacy and light to the occupiers of 14 Ecton Leys, this would have an adverse impact on the living conditions of these neighbouring occupiers, contrary to policy SDC 1 of the Rugby Borough Local Plan 2011-2031, June 2019 and paragraph 130 of the National Planning Policy Framework, 2021.

63. 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 the Council's procedures.

RESOLVED THAT – a site visit be held at Noonhill Cottage, Grove Road, Ansty, Coventry CV7 9JE (R21/1193) on a date and time to be agreed in liaison with the Chairman.

64. 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 October 2021 to 31 December 2021.

With regard to Appendix B to the report, the Principal Planning Officer provided the Committee with the following update:

- (a) Cottage Farm, Heath Lane, Brinklow, Rugby CV23 0NX – appeal dismissed.

RESOLVED THAT – the report be noted.

65. DELEGATED DECISIONS – 9 DECEMBER 2021 TO 19 JANUARY 2022

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.

CHAIRMAN