

# MINUTES OF PLANNING COMMITTEE

24 FEBRUARY 2021

## PRESENT:

Councillors Miss Lawrence (Chairman), Brown, Butlin, Cranham, Eccleson, Ellis (substituting for Councillor Mrs Brown), Mrs Garcia, Gillias, Picker, Roodhouse, Sandison and Srivastava

## 57. MINUTES

The minutes of the meeting held on 6 January 2021 were approved.

## 58. APOLOGIES

An apology for absence from the meeting was received from Councillor Mrs Brown.

## 59. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Vacant scrub land to the south of Plott Lane, The Old Orchard, Plott Lane, Stretton on Dunsmore, CV23 9HL (R20/0285) – Councillor Eccleson (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

## 60. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Head of 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) R20/0285 Vacant scrub land to the south of Plott Lane, The Old Orchard, Plott Lane, Stretton on Dunsmore, CV23 9HL

Cllr Paul Gordon (Chair of Stretton on Dunsmore Parish Council) (objector)  
Mrs Anna Brindle, Delta Planning (agent) (supporter)

**RESOLVED THAT** – the Head of Growth and Investment be authorised to issue decision notices as indicated in relation to the applications below:

- (a) Erection of 25 residential units, along with access, landscaping and other associated works on vacant scrub land to the south of Plott Lane, The Old Orchard, Plott Lane, Stretton on Dunsmore, CV23 9HL (R20/0285) - Councillor Sandison moved and Councillor Eccleson seconded that the Head of Growth and Investment be authorised to refuse planning permission for the reasons stated in the report.
- (b) Hybrid planning application for the erection of industrial, storage and distribution (Class B1c, B2 and B8) (Outline - Principle Only) including full planning permission for all infrastructure works, access and site levels on land north east of Castle Mound Way, Castle Mound Way, Rugby (R20/0272) - Councillor Butlin moved and Councillor Picker seconded that the Head of Growth and Investment be authorised to grant planning permission subject to conditions and informatives set out in the report.
- (c) Erection of up to 225 dwellings, extension of the existing attenuation pond, including associated access, open space, landscaping and infrastructure on land off Long Hassocks, Long Hassocks, Rugby (R20/0336) - Councillor Picker moved and Councillor Butlin seconded that the Head of Growth and Investment be authorised to grant planning permission subject to conditions and informatives set out in the report together with Condition 30 being to read:

CONDITION: 30

No part of the development shall take place on the site, with the exception of archaeological works, unless and until all parties with a legal interest in the site have entered into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the appropriate mitigation measures in respect of:

Consultee/Topic	Requirement
Warwickshire Police.	A Police Contribution towards recruitment and equipping officers and staff, police vehicles and police premises to meet policing demand arising from the development.
Rugby Borough Council (SUDS, Play and Open Space).	<p>Onsite provision of public open space (including a LEAP) and SUDS.</p> <p>Off-Site Public Open Space Contribution towards improvements to the Great Central Walk footpath, board walk and interpretation at the north end of the Great Central Walk, improvements to the Coton Park youth facilities and green gym and greenspace network improvements.</p>
NHS Warwickshire North Clinical Commissioning Group and Warwickshire County Council Public Health.	Health Contribution towards the Brownsover Medical Centre.
University Hospitals Coventry and Warwickshire NHS Trust.	University Hospitals Coventry and Warwickshire NHS Trust Contribution towards the provision of additional health care services at either Rugby St Cross Hospital or University Hospital Coventry to meet patient demand arising from the development.
Warwickshire County Council (Traffic and Road Safety).	<p>Road Safety Contribution to support road safety initiatives within the community associated with the Development.</p> <p>Sustainable Travel Promotion Contribution towards the promotion of sustainable travel and the provision of information to residents of the development, to be included as part of their new dwelling welcome information.</p>
Warwickshire County Council (Libraries).	Libraries Contribution to improve, enhance and extend the facilities or services of Rugby Library.
Warwickshire County Council (Education).	<p>Early Years Education Contribution towards the provision of additional early years provision within 2 miles of the development.</p> <p>Primary Education Contribution towards the provision of additional primary school provision or expansion of existing schools north of Rugby.</p> <p>Primary SEND Education Contribution towards the provision of additional primary SEND provision in the local area.</p>

	<p>Secondary Education Contribution towards the provision of additional secondary school provision or expansion of existing schools in Rugby.</p> <p>Secondary SEND Education Contribution towards the provision of additional secondary SEND provision in the local area.</p> <p>Post 16 Education Contribution towards the provision of additional post 16 education provision or expansion of existing schools in Rugby.</p>
Warwickshire County Council (Public Transport).	Public Transport Contribution towards the ongoing provision of the number 1 and 2 bus services and/or provision of new bus stops for the number 1 and 2 bus services to service the development.
Rugby Borough Council (Affordable Housing).	<p>30% of the total number of dwellings to be provided as affordable housing.</p> <p>84% of the affordable housing dwellings are to be social rent or affordable rent (being 56 of the total affordable housing dwellings); and</p> <p>16% of the affordable housing dwellings are to be intermediate housing (being 11 of the total affordable housing dwellings).</p>
Warwickshire County Council (Ecology).	Biodiversity offsetting scheme to mitigate any loss of on-site biodiversity, including but not limited to the payment of a biodiversity offsetting contribution.
Highways England.	Highways England Contribution towards the improvements to Gibbett Hill (A5/A426) roundabout.
Warwickshire County Council (Highways).	<p>Highways Contribution towards the improvements to off-site infrastructure and public transport services those being:</p> <ul style="list-style-type: none"> <li>• Improvements to the A5/A426 Gibbet Hill junction;</li> <li>• Improvements to the A426/Central Park Drive junction;</li> <li>• Improvements to the A426/Boughton Road junction;</li> <li>• Works to improve cycle routes between the site, Rugby Town Centre and other facilities in accordance with the Coton Park East SPD; and</li> <li>• Improvements and extension of existing bus services to serve the site.</li> </ul>

**REASON: 30**

To ensure that the impacts of the development are mitigated to the satisfaction of the Local Planning Authority.

- (d) Application for outline planning permission for the development of a Country Leisure Park comprising the construction of shepherd huts, log cabins, earth huts, clubhouse, outdoor bar and kitchen, outdoor and indoor gymnasium, natural swimming pool and multi-use games area, and reshaping of fishing lake no. 2. All matters reserved except for means of access at Leam Valley Golf Centre, Southam Road, Kites Hardwick, Rugby, CV23 8AA (R20/0366) - Councillor Miss Lawrence moved and Councillor Cranham seconded that the Head of Growth and Investment be authorised to grant planning permission subject to conditions and informatives set out in the report.

**61. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS**

**RESOLVED THAT –**

- (1) due to current restrictions with regard to Covid-19, a virtual site visit be held for Thurlaston Meadows Care Home, Main Street, Thurlaston, Rugby, CV23 9JS (R20/1030); and
- (2) site visits be carried out virtually until such time as restrictions allow for physical site visits to resume.

**62. PLANNING APPEALS UPDATE**

The Committee considered the report of the Head of Growth and Investment (Part 1 – Agenda Item 6) concerning progress on planning appeals for the period 1 October – 31 December 2020.

The Development and Enforcement Manager reported that, since the preparation of the agenda, four appeals listed in Appendix B to the report had been determined as detailed below:

- a) Yardley's Meadow, Stretton Road, Wolston, CV8 3HX – appeal dismissed.
- b) 1 Caldecott Street, Rugby, CV21 3TH – appeal dismissed.
- c) Land adjacent, Stretton Wharf, Stretton under Fosse, CV23 0PR – appeal dismissed.
- d) 231 Rugby Road, Binley Woods, CV3 2BB – appeal allowed.

**RESOLVED THAT –** the report be noted.

**63. DELEGATED DECISIONS – 10 DECEMBER 2020 – 13 JANUARY 2021**

The Committee considered the report of the Head of 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**