

# MINUTES OF PLANNING COMMITTEE

6 MARCH 2024

## PRESENT:

Councillors Gillias (Chair), Edwards, Mrs Garcia, Harrington, Karadiar, Lawrence, Lewis, Rabin (substitute for Councillor Mrs Hassell), Sandison, Mrs Simpson-Vince (substitute for Councillor Mrs Maoudis), Srivastava and Ward

## 74. MINUTES

The minutes of the meeting held on 7 February 2024 were approved and signed by the Chair.

## 75. APOLOGIES

Apologies for absence were received from Councillors Mrs Hassell and Mrs Moaudis.

## 76. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Outbuilding to rear (retrospective) at 136 Hillmorton Road, Rugby, CV22 5AL (R23/1197) – Councillor Sandison (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 – All traffic single carriage way link road (the Homestead Link Road), Land North of Dunchurch, South of Bilton, Rugby (R22/0928) – Councillors Lawrence and Mrs Simpson-Vince (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being Ward Councillors).

## 77. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Chief Officer for Growth and Investment (Part 1 – agenda item 4) together with an addendum which have been circulated to all members of the Committee and published on the Council's website.

All the representations received prior to the preparation of the agenda and considered by the Committee were referred to in the individual report and subsequent addendum.

Subsequent representations also considered by the Committee related to the following applications:

- (i) Parish Councils

None

(ii) Third Parties

None

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

R22/0928 Land North of Dunchurch, South of Bilton, Rugby

Mr Mitchell-King (objector)

Mr Frodsham, Homes England (applicant) (supporter)

R23/0831 Flecknoe Farm Stud and Livery, Flecknoe Village Road, Flecknoe, Rugby, CV23 8AU

Mrs Murray (supporter)

Addendums to planning applications R22/0928, R23/0831 and R23/1197 circulated in advance of the meeting, and published on the council website, were noted by the Planning 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) Full planning application for the delivery of an all-traffic single carriageway link road (the Homestead Link Road), including 2m verge, 2m footway and 3m cycleway on the development side of the carriageway, a Pegasus crossing, new junctions with the B4429 Coventry Road, Cawston Lane, Alwyn Road, the A426 Rugby Road and to adjacent land allocated for residential development, plus realigned side road accesses to several existing residential properties. A new junction off Alwyn Road, its partial re-alignment and construction of a future 'spine road' (part only) that will provide access to other land allocated for residential development at SW Rugby. Associated works including street lighting, landscaping, surface water drainage infrastructure, utility diversions and ground remodelling, plus demolition of existing agricultural buildings. Creation of a landscaped buffer between the Homestead Link Road and Dunchurch, to include informal footpaths, new and enhanced ecological habitats, plus the same combination of features on land west of the Link Road at land north of Dunchurch, south of Bilton, Rugby (R22/0928) – Councillor Ward moved and Councillor Lawrence seconded that the planning application be approved subject to:

- 1) the conditions and informatives set out in the report and addendum;
- 2) an amendment to condition 8 to state that the trees removed on Alwyn Road be replaced with extra heavy standard trees;
- 3) an amendment to condition 10 to clarify requirements of condition;
- 4) an informative be added that details of a relevant person to be contacted with queries during the development be provided; and
- 5) an informative be added that officers will investigate possible noise mitigation, including soft landscaping measures, to act as a buffer in front of the Cock Robin cottages.

- (b) Proposed conversion and partial demolition of former equestrian barn to a single residential dwelling (Use Class C3) at Flecknoe Farm Stud and Livery, Flecknoe Village Road, Flecknoe, Rugby, CV23 8AU – Councillor Mrs Simpson-Vince moved and Councillor Ward seconded refusal.
- (c) Outbuilding to rear (retrospective) at 136 Hillmorton Road, Rugby, CV22 5AL – Councillor Sandison moved and Councillor Ward seconded that the planning application be approved subject to the conditions and informatives set out in the report and addendum.

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

**RESOLVED THAT** – no further site visits be approved.

**79. DELEGATED DECISIONS – 18 JANUARY 2024 – 14 FEBRUARY 2024**

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.

**CHAIR**