

MINUTES OF PLANNING COMMITTEE

5 November 2025

PRESENT: Councillors Sandison (Chair), Edwards, Freeman, Gillias, Karadiar, Lawrence, Moran (substituting for Councillor Harrington), Picker, Russell, Simpson-Vince, Srivastava and Thomas.

37. MINUTES

The minutes of the meeting held on 8 October were approved and signed by the Chair.

38. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Harrington.

39. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 41 Bow Fell, Rugby, CV21 1JF – Councillor Freeman (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor and this building forming part of his case work).

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

Item 4 of Part 1 – 41 Bow Fell, Rugby, CV21 1JF – Councillor Srivastava (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 – 41 Bow Fell, Rugby, CV21 1JF – Councillor Karadiar (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being the Warwickshire County Council Division Councillor).

Item 4 of Part 1 – 41 Bow Fell, Rugby, CV21 1JF – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Church Warden at St Denys' Church, Pailton and attending Church at St Edith's Church, Monks Kirby).

Item 4 of Part 1 – 41 Bow Fell, Rugby, CV21 1JF – Councillor Simpson-Vince (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a patient at Brownsover Medical Practice).

Item 4 of Part 1 – Rugby Radio Station (Houlton), Land North of Handley Road, Rugby – Councillors Picker and Russell (non-pecuniary interest as defined by the Council's Code of Conduct by virtue of being a Ward Councillor).

Item 4 of Part 1 – Rugby Radio Station (Houlton), Land North of Handley Road, Rugby – Councillor Simpson-Vince (non-pecuniary interest as defined by the Council's Code of Conduct by virtue of being a resident of Houlton)

40. 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 report.

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 applications:

R25/0003 41, Bow Fell, Rugby, CV21 1JF

Councillor Alison Livesey, Ward Councillor (objector)

R25/0653 Rugby Radio Station (Houlton), Land North of Handley Road, Rugby

Mr Alistair Wood (applicant) (supporter)
Councillor Adam Daly, Ward Councillor (supporter)

In accordance with the Council's public speaking procedure, Councillors Livesey and Daly 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) Retrospective application for the use of the site as 2no. Gypsy and Traveller pitches. Retention of 2no. mobile homes, the siting of 2no. touring caravans, 2no. sheds, 1no. outbuilding for use as a sensory room, kennels, fencing and gates around the boundary of the site, vehicular access via the access track and pedestrian access off Top Park access road. The surfacing of the site with gravel at 19 Top Park, Top Road, Barnacle, CV7 9FS (R24/0978) – Councillor Karadiar moved and Councillor Srivastava seconded that the Chief Officer for Growth and Investment be authorised to grant temporary planning permission for a five-year period subject to the conditions and informatives set out in the draft decision notice.

Three Councillors then requested, pursuant to Standing Order 15.4, that a recorded vote be taken.

For the motion: Councillors Edwards, Freeman, Karadiar, Moran, Russell, Sandison and Srivastava – **7 votes**.

Against the motion: Councillors Gillias, Lawrence, Picker, Simpson-Vince and Thomas – **5 votes**.

The Chair declared the motion carried.

- (b) Change of use from healthcare surgery (Class E) to church (Class F1), ground floor side extensions and first floor extensions, new parking area to rear with new drop kerb access to Bow Fell (R25/0003) – Councillor Moran moved and Councillor Karadiar seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the following reason.

REASON FOR REFUSAL:

The proposed development fails to incorporate adequate provisions of parking to accommodate the intended church use and extension of the existing building. The proposed rear car park area includes 5 parking spaces, resulting in a shortfall of 18 spaces when assessed against the standards set out in Appendix 5 of the Rugby Borough Council Local Plan 2011-2031 (June 2019). It is considered that an insufficient provision of parking on the proposed site would place additional demand on the existing public car parks, resulting in vehicles parking on the adjacent highway network and therefore increasing the likelihood of indiscriminate on-street parking within the surrounding area. On this basis, the proposed development is considered unacceptable due to concerns that the inadequate provision of on-site parking may severely exacerbate parking pressures within the local area to the detriment of highway safety. Therefore, the application is considered to be contrary to policy D2 of the Rugby Borough Council Local Plan 2011-2031 (June 2019) and the National Planning Policy Framework (December 2024).

- (c) Erection of a 66 bed care home (C2 Use Class) and associated communal facilities, including car parking, landscaping and associated infrastructure (R25/0653) – Councillor Moran moved and Councillor Freeman seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the reasons set out in the report.

Three Councillors then requested, pursuant to Standing Order 15.4, that a recorded vote be taken.

For the motion: Councillors Freeman, Karadiar, Moran, Sandison and Srivastava – **5 votes**.

Against the motion: Councillors Edwards, Gillias, Lawrence, Picker, Russell, Simpson-Vince and Thomas – **7 votes**.

The Chair declared the motion lost. Councillor Picker moved and Councillor Simpson-Vince seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to standard conditions and a condition to be applied concerning the screening of the development with mature trees.

41. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

42. PLANNING APPEALS UPDATE

The Committee considered the report of the Chief Officer for Growth and Investment (Part 1 – Agenda Item 6) concerning information on determined planning appeals and appeals currently in progress for the quarterly period 1 July 2025 to 30 September 2025. The Development and Enforcement Manager gave a verbal update in relation to appeal decisions that had been received since 1 October 2025.

RESOLVED THAT – the update be noted.

43. DELEGATED DECISIONS – 18 SEPTEMBER – 15 OCTOBER 2025

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.

44. 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.

45. PLANNING ENFORCEMENT UPDATE – JANUARY – JUNE 2025

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.

CHAIR