

MINUTES OF PLANNING COMMITTEE

19 AUGUST 2020

PRESENT:

Councillors Miss Lawrence (Chairman), Mrs Brown, Brown, Butlin, Cranham, Eccleson, Mrs Garcia, Gillias, Picker, Roodhouse, Sandison and Srivastava.

Note: Prior to consideration of application R19/1496, in accordance with the Council's procedure for virtual meetings, Councillor Mrs Garcia advised officers that she was experiencing connectivity issues and was unable to participate in the meeting. It was, therefore, deemed that Councillor Mrs Garcia had left the meeting and took no part in the voting and discussion of further agenda items.

19. MINUTES

The minutes of the meeting held on 22 July 2020 were approved.

20. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Broomfield Farm, Colehurst Lane, Coombe Fields, Rugby (R19/0283) – Councillors Mrs Garcia and Gillias (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 – Rugby Radio Station, Watling Street, Clifton-upon-Dunsmore (R19/1391) – Councillors Miss Lawrence 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 – 117 Newbold Road, Rugby – Councillor Brown (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

21. 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

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 a new dwelling house (resubmission of previously refused planning permission ref: R18/1060 dated 03/06/2019) at 1, Caldecott Street, Rugby, CV21 3TH (R19/0972) – Councillor Picker moved and Councillor Sandison seconded that the Head of Growth and Investment be authorised to refuse planning permission for the reason detailed in the report.
- (b) certificate of existing use or development to park lorries, vans and plant machinery and storage of building materials at Broomfield Farm, Colehurst Lane, Coombe Fields, Rugby, CV23 0PT (R19/0283) - Councillor Cranham moved and Councillor Mrs Garica seconded that the Head of Growth and Investment be authorised to refuse the issue of a Certificate of Lawful Existing Use or Development for the reason detailed in the report.
- (c) erection of 146 dwellings with associated infrastructure, play area and landscaping (approval of reserved matters: access, appearance, landscaping, layout and scale in relation to planning permission R10/1272) at Phase R3 Rugby Gateway, Leicester Road, Rugby (R19/0976) - Councillor Cranham moved and Councillor Butlin seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives in the report together with condition 1 being amended to refer to “Proposed Street Lighting Layout – SE-HL-01591-01/C Received 17/08/2020” instead of “Proposed Street Lighting Layout – SE-HL-01591-01/B Received 06/04/2020”.

The Committee wished to place on record its disquiet regarding the significant lack of affordable housing proposed on the site and its concerns of the constraints in having to approve the application due to the outcome of the independent viability assessment. It emphasised that negotiations on affordable housing allocations with agents for future phases of development at the Gateway site should be robust to secure appropriate levels in proportion to the number of units built.

- (d) proposed annexe at Toft Lodge, Southam Road, Dunchurch, Rugby, CV22 6NW (R20/0443) - Councillor Butlin moved and Councillor Cranham seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives in the report.
- (e) erection of health, fitness and racquets club, including 3 no weather protected tennis courts within an air-dome enclosure, 3 no outdoor tennis courts, indoor and outdoor swimming pools, gym and studio facilities, spa facilities, child activity area, lounge and food and drink uses, together with ancillary facilities, car parking, servicing, landscaping and associated works at Rugby Radio Station, Watling Street, Clifton-upon-Dunsmore, Rugby, CV23 0AS (R19/1391) - Councillor Picker moved and Councillor Cranham seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives in the report together with an additional condition being inserted to read, “Notwithstanding the submitted Levels Plans, no above ground development shall commence on the landscape areas (as shown on the Landscape Planting Details (DLR 02 C, 27-07-20) and Landscape Entrance Planting Details (DLR 03, 27-07-20)) until a levels plan for the landscape areas has

first been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.”

- (f) the extension of the approved scheme at 117 Newbold Road, Rugby from 98 apartments to 122 apartments including the provision of 73 parking spaces, secure cycle and refuse storage and new planting and landscaping at 117 Newbold Road Rugby, CV21 2NG (R19/1496) - Councillor Butlin moved and Councillor Picker seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives in the report together with the following amended conditions:

(i) Addition To Condition 2 (Approved Plans).

“For the avoidance of doubt, the plans listed below shall relate only to the 24 additional units permitted by planning permission ref: R19/1496 and the common areas of the site around the building.”

(ii) Amend condition 8 (parking management):

“The development shall not be first occupied until the applicant has submitted a parking management plan to the LPA, which shall be approved in writing before the first occupation of any flat, demonstrating the following:

- A parking plan showing a maximum of 61 parking spaces on the site for planning application ref: R17/2113 (as amended by R19/0902) and a maximum of 12 spaces additional car parking spaces for planning application ref: R19/1496. The parking spaces and visitor spaces shall be numbered to relate to either whichever flat the respective parking space is allocated to or marked ‘Visitor Space’.
- Measures to prevent any vehicles of residents of the development who do not have a right to park on the site, from entering the site
- Measures to prevent any overspill parking outside of any of the identified parking spaces on site.
- Measures to control and manage visitors/deliveries to the site.
- Disabled Parking Provision
- Visitor Parking Provision
- Provision for Loading/Unloading
- Details of the location and type of electric vehicle charging points to serve the development

The development shall be implemented in accordance with the approved details thereafter.”

22. PLANNING APPEALS UPDATE

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 5) concerning an update on planning appeals.

The Development and Enforcement Manager updated the Committee on the following appeals where decisions had been made by the Planning Inspector since the publication of the agenda:

- (i) 9 Hayes Close, Rugby (R19/1400) – appeal dismissed
- (ii) Featherstone Farm, Leamington Road, Ryton-on-Dunsmore (R19/1236) – appeal allowed.

RESOLVED THAT – the report be noted.

23. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

24. DELEGATED DECISIONS – 3 JULY 2020 - 29 JULY 2020

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