

# MINUTES OF PLANNING COMMITTEE

24 JUNE 2020

## PRESENT:

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

Note: Councillor Butlin joined the meeting at 5.50pm and did not, therefore, partake in the discussion and voting on application R19/0804.

## 1. MINUTES

The minutes of the meeting held on 4 March 2020 were approved.

## 2. APOLOGIES

Apologies for absence from the meeting were received from Councillors Bearne, Eccleson and Sandison.

## 3. DECLARATIONS OF INTEREST

There were no declarations of interest.

## 4. 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 a decision notice as indicated in relation to the applications below.

(a) erection of 360 dwellings in four apartment blocks including vehicular access from Craven Road, car and cycle parking, landscaping, footpaths, public open space and associated infrastructure at Former Cattle Market, Craven Road, Rugby, CV21 3HX (R19/0804) – Councillor Miss Lawrence moved and Councillor Picker seconded that the Head of Growth and Investment be authorised to grant planning permission subject to:

- (i) the conditions and informatives set out in the report, subject to condition 8 being amended and an additional informative being inserted as detailed below.

**“CONDITION 8:**

No above ground development shall commence until a Landscape and Ecological Management Plan (LEMP), has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include planting plans with written specifications and details of: the quantity, size, species and position of all new planting including trees, hedgerows and shrubs; maintenance of all new planting; how all new planting will integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance; habitat enhancement/creation measures and management (such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement); provision of habitat for protected and notable species (including location, number and type of bat, bird and swift boxes/bricks); a timetable for the implementation of all of the planting, works and ecological and landscape enhancement/creation measures; and a scheme securing future maintenance and retention. The approved LEMP and associated measures shall be implemented in full.

The approved landscaping, planting and habitat details shall be implemented no later than the first planting season following first occupation of the development. If within a period of 10 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any non-material variations.”

**“INFORMATIVE 19:**

The biodiversity offsetting contribution required by the S106 Agreement shall be used for biodiversity enhancements in the vicinity of the development at a location to be agreed. Locations should be sought in Benn Ward in the first instance and only located outside of this where there are no options”

- (ii) the completion of a legal agreement to secure the necessary financial contributions and/or planning obligations as indicatively outlined in the heads of terms within this report; and

- (iii) the Head of Growth and Investment (in consultation with the Planning Committee Chairman) be given delegated authority to negotiate and agree the detailed terms of the legal agreement which may include the addition to, variation of or removal of financial contributions and/or planning obligations outlined in the heads of terms within this report.
- (b) a new commercial headquarters building providing B1(a) office, B1(b) research and development, B1(c), light industrial, B2 and sui generis space, associated car parking, lorry parking, cycle parking, service areas, external plant and machinery, structural landscaping, drainage, SUDs, and other supporting infrastructure including new access roads, together with any necessary demolition and ground remodelling at Rolls-Royce, Combe Fields Road, Coventry, CV7 9JR (R20/0094) - Councillor Cranham moved and Councillor Butlin seconded that the Head of Growth and Investment be authorised to grant planning permission subject to:

- (i) the conditions and informatives set out in the draft decision notice appended to this report together with an additional informative being inserted to read, "The occupier should make every endeavour to track and record the date, time and route taken by supply, delivery, service and distribution vehicles travelling to and from the application site. In particular, the records should specify whether the vehicle has accessed the application site via Central Boulevard or Combe Fields Road. A detailed log of these records should be submitted to the Local Planning Authority one year after first occupation"; and

- (ii) referral to the Ministry of Housing, Communities and Local Government's Planning Casework Unit.

## **5. DIVERSION OF PART OF FOOTPATH R167 CAWSTON**

The Committee considered the report of the Executive Director (Part 1 – agenda item 5) concerning the diversion of part of a footpath at Cawston.

**RESOLVED THAT** – the Borough of Rugby (Part of Footpath R167) Public Path Order 2019 be confirmed.

## **6. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS**

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

## **7. URGENT DECISIONS TAKEN UNDER EMERGENCY POWERS – APRIL AND MAY 2020**

The Committee considered the report of the Executive Director (Part 1 – agenda item 7) concerning decisions taken under emergency powers during April and May 2020, as a result of the COVID 19 pandemic.

It was noted that all references to the Chair throughout the report should read, "Councillor Miss Lawrence", and not "Councillor Mrs Lawrence".

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

**8. PLANNING APPEALS UPDATE**

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 8) concerning an update on planning appeals for the period 1 January 2020 to 31 March 2020.

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

- (a) 35 Cedar Avenue, Ryton on Dunsmore, CV8 3QB – appeal allowed.
- (b) Advertising Board, Newbold Road, Rugby – appeal dismissed.
- (c) Fosse Way, Monks Kirby, CV23 0RL – appeal allowed.
- (d) The Brambles, Bourton Road, Frankton, CV23 9NX – appeal dismissed.

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

**9. DELEGATED DECISIONS – 13 MARCH 2020 TO 12 JUNE 2020**

The Committee considered the report of the Head of Growth and Investment (Part 1- agenda item 9) concerning decisions taken by her under delegated powers during the above period.

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

**CHAIRMAN**