

MINUTES OF PLANNING COMMITTEE

12 JANUARY 2022

PRESENT:

Councillors Picker (Chairman), Mrs Brown, Daly, Eccleson, Gillias, Lewis, Rabin, Sandison, Srivastava, Ms Watson-Merret and Willis

53. MINUTES

The minutes of the meeting held on 9 December 2021 were approved and signed by the Chairman.

54. APOLOGIES

An apology for absence from the meeting was received from Councillor McQueen.

55. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Coton Park East, Central Park Drive, Rugby (R20/0787) – Councillor Mrs Brown (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a County Councillor).

Item 4 of Part 1 – Land North of Tritax Site – Land North of Coventry Road, Coventry Road, Thurlaston (R21/0823) – Councillor Eccleson (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 – 9 Cambridge Street, Rugby CV21 3NG (R21/0976) – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of his brother being a private landlord in Rugby Borough and in the vicinity of the application site).

Item 4 of Part 1 – 9 Cambridge Street, Rugby CV21 3NG (R21/0976) – Councillors Picker, Sandison and Ms Watson-Merret (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being residents in the vicinity of the application site).

Item 4 of Part 1 – Victoria House, 50 Albert Street, Rugby CV21 2RH (R21/1076) – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of having undertaken work through his business at Hanover Gardens in the past).

56. 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 reports.

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

(a) Parish Councils

None

(b) Third Parties

R20/0787 – two further representations from Ward Councillors and five further letters from local residents were received after the preparation of the agenda stating the following:

Councillor Ellis:

- A Secondary School is needed to serve Coton, Boughton, Eden Park, Rocherbie Heights, Newton and Brownsover. A Secondary School must be secured as part of the development.
- Transport to other schools is difficult using buses and the Leicester Road is unsafe for crossing.

Councillor Ms Robbins:

- Support has been registered for the application however does raise some concerns.
- A Secondary School is greatly needed within this area and is essential it is secured within the development.
- Warwickshire County Council set out difficulties of carrying out an assessment during the pandemic to establish the need for a Secondary School in the North of Rugby.

Local Residents:

- A Secondary School is needed within this part of Rugby.
- Roads needs to be adopted.
- Concerns over maintenance fees rising.
- Wildlife habitats impacted on the site by the development.
- Significant loss of green space throughout Warwickshire due to development.
- Issues with the impact over the highway network and lack of buses.
- Existing empty dwelling should be utilised as opposed to building new estates.

R21/0976 – an email from a local resident was sent to Members of the Committee after the preparation of the agenda addressing the matters of:

- Character and appearance.
- Impact on neighbours.

- Impact on highway safety.
- Comments on the officer's report included in the agenda.

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

(i) R21/0976 9 Cambridge Street, Rugby CV21 3NG

Mr Andrew Jacobs (objector)

Mr Martin Davies (supporter)

Cllr Sarah Feeny (Warwickshire County Councillor for Benn attending on behalf of Cllr Mrs O'Rourke, Rugby Borough Councillor for Benn)

In accordance with the Council's public speaking procedure, Councillor Sarah Feeny 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:

- Erection of additional building for light industrial and storage purposes at 57-59 Moat Farm Drive, Rugby CV21 4HQ (R21/0673) – the Development and Enforcement Manager informed the Committee that this application had been withdrawn.
- Erection of up to 475 dwellings, with land for a Primary School, land for either Secondary School Provision or residential development, with vehicular access off Central Park Drive and Emergency Vehicle Access off Newton Lane, with associated green infrastructure and public open space provision (Outline - Principle and Access Only) at Coton Park East, Central Park Drive, Rugby (R20/0787) – Councillor Picker moved and Councillor Sandison seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to conditions and informatives set out in the report and the completion of the S106 agreement together with an amendment to the Heads of Terms for the S106 agreement to negotiate further safeguarding of land for secondary school purposes to support Warwickshire County Council's review of secondary education provision in the area.
- Extended landscape mound to that approved under planning permission R20/1026 on northern boundary of Zone D Parameters Plan, with 3.5m high acoustic fence on land north of Tritax Site – Land North of Coventry Road, Coventry Road, Thurlaston (R21/0823) – Councillor Gillias moved and Councillor Picker seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to conditions and informatives set out in the report.
- Change of Use from Class C4 (HMO) to Sui Generis Large House of multi occupation with seven bedrooms at 9 Cambridge Street, Rugby CV21 3NG (R21/0976) – Councillor Rabin moved and Councillor Picker seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to conditions and informatives set out in the report together with an additional informative being inserted to read,

“INFORMATIVE 3

The property benefits from an existing HMO licence and the applicant is encouraged to proactively manage the property in accordance with the Licence conditions to have regard to the surrounding neighbours’ residential amenity.”

- (e) Extension of temporary permission R18/1478 for a further three years for a temporary change of use from car sales forecourt, car workshop and car sales office (Use Class Sui Generis) to office with associated car parking, storage and distribution (Use Class E) for a period of three years at Victoria House, 50 Albert Street, Rugby CV21 2RH (R21/1076) – Councillor Sandison moved and Councillor Lewis seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to conditions set out in the report together with an informative being inserted to read,

“INFORMATIVE 1

It is advised that the site should be maintained to a good condition and stock and materials stored away appropriately so the visual appearance of the site is not impaired.”

57. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

58. DELEGATED DECISIONS – 18 NOVEMBER 2021 TO 8 DECEMBER 2021

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.

CHAIRMAN