

# MINUTES OF PLANNING COMMITTEE

4 NOVEMBER 2020

## PRESENT:

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

## 30. MINUTES

The minutes of the meeting held on 16 September 2020 were approved.

## 31. APOLOGIES

There were no apologies.

## 32. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 68 Church Street, Rugby (R20/0496) – Councillors Mrs Garcia and Roodhouse (non-pecuniary interests as defined by the Council's Code of Conduct for Councillors by virtue of frequenting the applicant's current restaurant).

Item 4 of Part 1 - 68 Church Street, Rugby (R20/0496) – 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 – Wolston Allotments, Stretton Road, Wolston (R19/1411 and R20/0172) - Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being this Council's Parish Champion).

## 33. 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

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

(i) R19/1411 Wolston Allotments, Stretton Road, Wolston

Mr L Wright (objector)  
Parish Councillor Grainger (supporter)  
Councillor Mrs Timms (Warwickshire County Councillor on behalf of Ward Councillors)

In accordance with the Council's public speaking procedure, Councillor Mrs Timms left the meeting once all speakers had made their representations to the Committee.

**RESOLVED THAT** - the Head of Growth and Investment be authorised to issue decision notices as indicated in relation to the applications below.

- (a) change of use from A2 Financial Services to A3 Restaurant and A5 Takeaway including the installation of an external flue and external door at 68 Church Street, Rugby, CV21 3PT (R20/0498) – Councillor Mrs Garcia moved and Councillor Butlin seconded that the Head of Growth and Investment be given delegated authority to grant planning permission subject to appropriate conditions and informatives together with a specific pre-commencement condition relating to the kitchen extraction system being included to read: "A scheme of works to be submitted to and approved in writing by the Local Planning Authority, detailing both the internal and external design of the odour and fume control equipment serving the kitchen extraction system prior to the proposed change of use taking place/development commencing. The kitchen extraction system shall be installed and operated in accordance with the approved details and shall thereafter be so retained."

The Committee considered that the proposal constituted an improvement to the street scene and would be beneficial to the town centre economy.

- (b) erection of up to 48 dwellings with associated open space, landscaping and infrastructure (outline – principle and access only) at Wolston Allotments, Stretton Road, Wolston(R19/1411) - Councillor Eccleson moved and Councillor Roodhouse seconded that the Head of Growth and Investment be authorised to refuse planning permission for the following reasons:

**REASON FOR REFUSAL: 1**

The proposed development would result in a loss of public open space. It was not considered that the public open space being lost would be replaced by equivalent or better provision, given that the loss comprised of allotment land and the established allotment plots within such land. As such the development would have an unacceptable impact upon public open space. The proposal is therefore contrary to Policy HS4 of the Local Plan.

**REASON FOR REFUSAL: 2**

Policy DS3 of the Local Plan identifies the residential allocations for the Borough of Rugby. The policy sets out the residential allocation for the main rural settlement of Wolston to be around 15 dwellings at Linden Tree Bungalow, Warwick Road, Wolston. The proposal is significantly in excess of those dwelling numbers and in an alternative location in Wolston than that identified in the Local Plan. The proposal is therefore contrary to Policy DS3 of the Local Plan.

The Committee considered that the proposed development would constitute a loss of designated open space as specified in the Rugby Borough Local Plan and, therefore, conflicts with Policy HS4. It also considered that the proposal conflicted with policy DS3 by virtue of housing being allocated for the Linden Tree plot within the village rather than the site at Stretton Road, Wolston.

- (c) reconfiguration of existing allotment plots including the demolition of the existing sheds and storage facilities, erection of a new allotment management storage building along with enhanced access, parking and landscaping in association of 48 dwellings on land south of Warwick Road (R20/0172) - 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.

**34. DIVERSION OF PART OF BRIDLEWAY RB30 ASHLAWN ROAD, RUGBY**

The Committee considered the report of the Executive Director (Part 1 – agenda item 6) concerning the confirmation of a public path order with regard to Ashlawn Road.

**RESOLVED THAT** – the Borough of Rugby (Part of Bridleway RB30 Rugby) Public Path Order (2) 2020 be confirmed.

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

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

**36. DELEGATED DECISIONS – 20 AUGUST 2020 – 23 SEPTEMBER 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**