

MINUTES OF PLANNING COMMITTEE

12 February 2025

PRESENT: Councillors Gillias (Chairman), Edwards, Freeman, Harrington, Karadiar, Lawrence, Maoudis, Russell, Sandison, Srivastava and Thomas.

49. MINUTES

The minutes of the meeting on 18 December 2024 were approved and signed by the Chair.

50. APOLOGIES

Apologies for absence were received from Councillor Howling.

51. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Disused Telephone Exchange, Coventry Road, Pailton, Rugby, CV23 0QB (R23/1194) – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a ward councillor and being registered to speak on the item)

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

Item 4 of Part 1 – Land adjacent to Cawston Spinney and Brickyard Spinney, South of Coventry Road, Cawston, Rugby (R18/0995) – Councillor Maoudis (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being an employee of Dunchurch Parish Council)

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

Item 4 of Part 1 – Alwyn Road Changing Rooms and Toilets, Alwyn Road, Rugby (R24/0721) – Councillor Lawrence (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a ward councillor)

52. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Chief Officer for Growth and Investment (Part 1 – agenda item 4) together with an addendum which had been circulated to all members of the Committee and published on the Council's website.

All the representations received prior to the preparation of the agenda and considered by the Committee were referred to in the individual report and subsequent addendum.

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:

R18/0995 Land adjacent to Cawston Spinney and Brickyard Spinney, South of Coventry Road, Cawston, Rugby

Mr Michael O'Connell (agent) (supporter)

R23/1194 Disused Telephone Exchange, Coventry Road, Pailton, Rugby, CV23 0QB

Mrs Leona Bendall (Pailton Parish Council) (objector)

Mr Donald Threlfall (applicant) (supporter)

Councillor Gillias, Ward Councillor (objector)

In accordance with the Council's public speaking procedure, Councillor Gillias 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) Residential development of up to 275 dwellings (Use Class C3); provision of open space, including means of access into the site (not internal roads) and associated works, with all other matters (relating to access, appearance, landscaping, scale and layout) reserved. Demolition of six silos and buildings referenced A-K Land adjacent to Cawston Spinney and Brickyard Spinney, South of Coventry, Cawston, Rugby (R18/0995) – Councillor Sandison moved and Councillor Lawrence seconded that the Chief Officer for Growth and Investment be authorised to grant permission subject to:

- 1) The conditions and informatives set out in the draft decision notice appended to the report; and
- 2) Add an additional clause to condition 23 to strengthen the protection of Cawston Spinney during the Construction phase:

23 (15) Measures to ensure that no construction activities, including works, fencing, parking or storage of materials would have a detrimental impact on Brick Yard Spinney, Cawston Spinney or Foxes Covert.

- 3) 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 the report; and
 - 4) The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice; and
 - 5) The Chief Officer for Growth and Investment (in consultation with the Planning Committee Chair) be given delegated authority to add, vary or remove any of the financial contributions and/or planning obligations outlined in the heads of terms within this report.
- (b) Erection of a single dwelling (C3) on land formerly associated with Disused Telephone Exchange, Coventry Road, Pailton, Rugby, CV23 0QB – Councillor Harrington moved and Councillor Freeman seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to the conditions and informatives set out in the report.

(c) Outline application (access and layout) with the remaining matters reserved to provide upgrades to the existing Alwyn Road Changing Rooms and Toilets, Alwyn Road, Rugby (R24/0721) – Councillor Sandison moved and Councillor Harrington seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to the conditions set out in the report.

53. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

54. PLANNING APPEAL UPDATE

The Committee considered the report of the Chief Officer for Growth and Investment (Part 1 – Agenda Item 6) concerning an update on planning appeals. This included information on determined planning appeals and appeals currently in process for the quarterly period 1 October 2024 to 31 December 2024. The Development and Enforcement Manager gave a verbal update to appeal decisions.

This included:

- Land adjacent to 11 Watling Crescent, Newton, Rugby, CV23 0AH – due to the withdrawal of one of the grounds of appeal, this appeal had been downgraded from an inquiry to a hearing by the Planning Inspectorate

RESOLVED THAT – the update be noted.

55. DELEGATED DECISIONS – 14 NOVEMBER 2024 – 22 JANUARY 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.

56. 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.

57. PLANNING ENFORCEMENT UPDATE – JULY – DECEMBER 2024

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.

CHAIRMAN