

MINUTES OF PLANNING COMMITTEE

7 FEBRUARY 2024

PRESENT:

Councillors Gillias (Chair), Edwards, Mrs Garcia, Harrington, Mrs Hassell, Karadiar, Lewis, Mrs Maoudis, Sandison, Srivastava and Ward

64. MINUTES

The minutes of the meeting held on 10 January 2024 were approved and signed by the Chair.

65. APOLOGIES

Apologies for absence from the meeting were received from Councillor Lawrence.

66. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Conversion of existing agricultural barn into one dwelling at Autumn Farm, Easenhall Road, Harborough Magna, Rugby, CV23 0HX (R23/0211) – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor) and Councillor Mrs Garcia (pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of having a pre-determined opinion on the application having spoken in support of the application at a previous meeting of the Committee in accordance with the Council's public speaking procedure).

Councillor Mrs Garcia 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 – Construction and operation of a solar farm, including solar arrays, control buildings and associated infrastructure, internal access roads, landscaping and associated development at Lentons Lane Solar Farm, Lentons Lane, Aldermans Green (R23/0672) – 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 – Change of use from hair salon to a restaurant/hot food take-away at 263A Rugby Road, Binley Woods, Coventry, CV3 2BB (R23/1075) – 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).

67. 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 have 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

R23/0672 – a late representation was received from the Local Access Forum as outlined in the addendum.

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

R23/0672 Lentons Lane Solar Farm, Lentons Lane, Aldermans Green

Mr Edward Dewes (objector)

Mr Gordon Buchanan, Pell Frischmann (supporter)

The following amendments to the addendum relating to application R23/1075 were reported:

- (1) Conditions 4 and 10 had been changed from a 12 hour clock to a 24 hour clock and the word "should" had been changed to "shall" to ensure it was enforceable; and
- (2) Condition 10 - Collections or deliveries (excluding customers or home deliveries) shall not be made to the site between 18:00 and 08:00 and not 18:00 to 20:00 as stated in the addendum.

RESOLVED THAT – the Chief Officer for Growth and Investment be authorised to issue decision notices as indicated in relation to the applications below:

- (a) Conversion of existing agricultural barn into one dwelling at Autumn Farm, Easenhall Road, Harborough Magna, Rugby, CV23 0HX (R23/0211) – Councillor Gillias moved and Councillor Ward seconded that the planning application be approved subject to the conditions and informatives set out in the report.
- (b) Construction and operation of a solar farm, including solar arrays, control buildings and associated infrastructure, internal access roads, landscaping and associated development at Lentons Lane Solar Farm, Lentons Lane, Aldermans Green (R23/0672) – this application was deferred pending a site visit and for further information to be provided to the Committee regarding ecology, the

agricultural use of the land, and justification for the development to be sited within the Greenbelt.

- (c) Change of use from hair salon to a restaurant/hot food take-away at 263A Rugby Road, Binley Woods, Coventry, CV3 2BB (R23/1075) – Councillor Mrs Garcia moved and Councillor Ward seconded that the planning application be approved subject to the conditions and informatives set out in the report and addendum.

68. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

69. DIVERSION OF FOOTPATH R282 – STRETTON BASKERVILLE

The Committee considered the report of the Chief Officer for Legal and Governance (Part 1 – agenda item 6) concerning changes to the route of footpath R282.

RESOLVED THAT – the route of footpath R282 Stretton Baskerville Public Path Order 2022 be confirmed unopposed.

70. PLANNING APPEALS UPDATE

The Committee considered the report of the Chief Officer for Growth and Investment (Part 1 – agenda item 7) concerning information on determined planning appeals currently in progress for the quarterly period 1 October 2023 to 31 December 2023. The Development & Enforcement Manager gave a verbal update in relation to appeal decisions that had been received since 1st January 2024.

RESOLVED THAT – the report be noted.

71. DELEGATED DECISIONS – 14 DECEMBER 2023 – 17 JANUARY 2024

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.

72. 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.

73. PLANNING ENFORCEMENT UPDATE – JULY TO DECEMBER 2023

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.

CHAIR