

MINUTES OF PLANNING COMMITTEE

19 JUNE 2024

PRESENT:

Councillors Gillias (Chairman), C Edwards (substituting for Councillor Karadiar), S Edwards, Freeman, Hassell (substituting for Councillor Howling), Lawrence, Maoudis, Robinson (substituting for Councillor Harrington), Russell, Sandison, Srivastava and Thomas.

4. MINUTES

The minutes of the meetings held on 10 April 2024 and 5 June 2024 were approved and signed by the Chairman.

5. APOLOGIES

Apologies for absence from the meeting were received from Councillors Harrington, Howling and Karadiar.

6. DECLARATIONS OF INTERESTS

Item 4 of Part 1 – Sparrow Hall Barn, Combe Fields Road, Coombe Fields, Coventry CV7 9JP (R24/0185) – Councillor Gillias (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 – Councillor Robinson (non-pecuniary interest by virtue of being the Portfolio Holder for Growth and Investment).

Item 4 of Part 1 – Avondale, Station Road, Clifton Upon Dunsmore, Rugby CV23 0BU – Councillor Hassell (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 – Toft Edge, Southam Road, Dunchurch, Rugby CV22 6NW – 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).

7. 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:

(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 application:

R24/0185 Sparrow Hall Barn, Combe Fields Road, Coombe Fields, Coventry

Cllr David Parnell (Combe Fields Parish Council) (objector)

Cllr Garcia (Ward Councillor) (objector)

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

R24/0014 57 Bridget Street, New Bilton, Rugby

Cllr Slinger (Ward Councillor) (objector)

In accordance with the Council's public speaking procedure, Councillor Slinger 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 and make minor amendments to the conditions and informatives outlined in the draft decision notice as indicated in relation to the applications below, together with the written addendum:

- (a) Retrospective application to retain a single-story side extension to the outbuilding at Sparrow Hall Barn, Combe Fields Road, Coombe Fields, Coventry CV7 9JP (R24/0185) – Councillor Sandison moved, and Councillor Srivastava seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to conditions set out in the report.
- (b) Change of use of existing C3 dwellinghouse to an 8-bedroom Sui Generis HMO, erection of a rear dormer and a single story rear extension at 57 Bridget Street, New Bilton, Rugby CV21 2BT (R24/0014) – Councillor Sandison moved and Councillor Gillias seconded that the Chief Officer be authorised to grant planning permission subject to conditions set out in the report.
- (c) Retrospective application for the construction and change of use of an equine stable block from personal use to commercial use, construction of Storage Sheds and an All Weather Outdoor Manège with floodlighting at Avondale, Station Road, Clifton Upon Dunsmore, Rugby CV23 0BU (R23/1096) – Councillor Sandison moved and Councillor Maoudis 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 a further condition set out to prevent any access through the boundary fence:

CONDITION 14:

Notwithstanding any indication given on the approved plans, there shall be no access or egress for vehicles between the existing canal arm and boatyard located to the southwest and west of the site to the site itself, hereby approved for a commercial equine facility, storage sheds and manège. This includes no access or egress for vehicles between the existing canal arm and boatyard to the public highway D3117 Station Road, including the access track to Station Road.

REASON: In the interests of security and highway safety and to maintain clear differentiation between the two businesses, ensuring proper development and management of the site.

- (d) Proposed rear extension and detached garage at Toft Edge, Southam Road, Dunchurch, Rugby CV22 6NW (R24/0115) – Councillor Sandison moved, and Councillor Lawrence seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to the conditions set out in the report.
- (e) Outbuilding and stables building with change of use of land from residential curtilage to equestrian purposes at Marton Moor House, Fields Farm Lane, Marton, Rugby, CV23 9RS (R24/0116) – Councillor Sandison moved and Councillor Lawrence seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to the conditions set out in the report.

8. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

9. DELEGATED DECISIONS – 14 MARCH TO 29 MAY 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.

CHAIRMAN