

MINUTES OF PLANNING COMMITTEE

16 JULY 2025

PRESENT: Councillor Sandison (Chair), Councillors Edwards, Freeman, Gillias, Harrington, Karadiar, Lawrence, Moran (substituting for Councillor Srivastava), Picker, Russell, Simpson-Vince and Thomas.

11. MINUTES

The minutes of the meeting held on 18 June 2025 were approved and signed by the Chair.

12. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Srivastava.

13. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Yardley’s Meadow, Stretton Road, Wolston (R25/0030) – Councillor Gillias (non-pecuniary interest as defined by the Council’s Code of Conduct for Councillors by virtue of his employment).

Item 4 of Part 1 – Yardley’s Meadow, Stretton Road, Wolston (R25/0030) – Councillor Harrington (non-pecuniary interest as defined by the Council’s Code of Conduct for Councillors by virtue of him being a dog owner and having used dog walking fields)

14. 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 were received prior to the preparation of the agenda and considered by the Committee were referred to 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 application:

R25/0030 Yardley’s Meadow, Stretton Road, Wolston

Mr Laurie Wright (objector)
Cllr Tim Willis (Ward Councillor) (Objector)

In accordance with the Council's public speaking procedure, Councillor Willis left the meeting once all speakers had made their representations to the Committee and took no part in the debate.

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

(a) Installation and operation of a 16.8MW renewable energy generating station comprising ground-mounted photovoltaic solar arrays together with associated equipment including all switchgear contained, inverter/transformer units, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements at Land South of, Leamington Road, Princethorpe (R24/0373) – Councillor Sandison moved and Councillor Freeman seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to:

- 1) The conditions and informatives set out in the draft decision notice appended to this report and addendum;
- 2) An additional informative being inserted:

It is strongly encouraged that the development hereby approved shall utilise green construction methods. This should include utilising natural, recycled and sustainable building materials and reducing the use of concrete in the construction of foundations, hardsurfaced areas and access roads. Measures to minimise damage to the local area and ecosystem during and after construction should also be employed.

- 3) The completion of a legal agreement to secure the necessary financial contributions and planning obligations as indicatively outlined in the heads of terms within this report;
- 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;
- 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; and
- 6) The Chief Officer for Growth and Investment (in consultation with the Planning Committee Chair) be given delegated authority to agree the inclusion of a review mechanism for the Biodiversity Monitoring costs within the legal agreement.

(b) The erection of 11 residential dwellings with garages and associated parking with landscaping and alterations to the existing property at 25 Barby Lane, Rugby, CV22 5QJ (R24/0474) – Councillor Moran moved and Councillor Picker seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission for the following reasons:

REASON FOR REFUSAL:

The proposed two-storey dwellings would appear visually intrusive and prominent to the point of being harmful to the qualities and setting of the landscape character of this area. In particular, the proposed dwellings located to the southern boundary of the site would appear as an intrusive extension of the urban area and would diminish the existing landscape character of the locality. The adverse impacts that would arise from this would consequently outweigh the benefits of the proposed development. The proposal is contrary to policy NE3 of the Rugby Borough Local Plan 2019 which ensures that landscape features are protected and enhanced and consequently fails to accord with the National Planning Policy Framework 2024.

REASON FOR REFUSAL:

The proposed residential development and the affordable housing provision approach proposed does not contribute to the objective of creating mixed and balanced communities. The adverse impact that would arise from this would consequently outweigh the benefits of the proposed development. The proposal is contrary to policy H2 of the Rugby Borough Local Plan 2019.

- (c) Retrospective Application – Change of use from solely paddock to allow commercial dog walking at Yardley’s Meadow, Stretton Road, Wolston (R25/0030) – Councillor Harrington moved and Councillor Thomas 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 and addendum.

15. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

16. DELEGATED DECISIONS – 29 MAY – 25 JUNE 2025

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.

CHAIR