

MINUTES OF PLANNING COMMITTEE

15 April 2026

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

59. MINUTES

The minutes of the meeting held on 11 February 2026 were approved and signed by the Chair.

60. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Lawrence and Russell.

61. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Construction of a temporary solar farm, to include the installation of solar photovoltaic panels to generate electricity, with ancillary substations, inverters, perimeter stock fencing, landscaping and other associated works at Coal Pit Lane, Willey, Lutterworth, Rugby, CV23 0RT. (R25/0623) – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of Church Warden and Parish councillor in neighbouring Council).

Item 4 of Part 1 – Solar Farm Development including solar arrays, control buildings and associated infrastructure, internal access road including landscaping and associated development at Lentons Lane Solar Farm, Lentons Lane, Aldermans Green. (R25/0883) – Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of employment in neighbouring farm).

62. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Strategic Director for Place (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 and addendum (Amendment/Correction List).

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:

R25/0623 – Construction of a temporary solar farm, to include the installation of solar photovoltaic panels to generate electricity, with ancillary substations, inverters, perimeter stock fencing, landscaping and other associated works at Coal Pit Lane, Willey, Lutterworth, Rugby, CV23 0RT

Mrs Joy Deacon (Objector)
Mr Steven Bainbridge (Supporter)

R25/0883 - Solar Farm Development including solar arrays, control buildings and associated infrastructure, internal access road including landscaping and associated development at Lentons Lane Solar Farm, Lentons Lane, Aldermans Green

Mrs Sheila Cooper (Objector)
Mr Gordon Buchan (Supporter)
Councillor Heather Timms, Ward Councillor (Objector)

R25/1073 – Proposed Conversion of Residential Property C3(a) to Children's Residential Care (C2) at Cave Close, Cawston, CV22 7GL

Mrs Gemma Harrison (Objector)
Councillor Michael Moran, Ward Councillor (Objector)

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

RESOLVED THAT – the Strategic Director for Place be authorised to issue decision notices as indicated in relation to the applications below:

- (a) Construction of a temporary solar farm, to include the installation of solar photovoltaic panels to generate electricity, with ancillary substations, inverters, perimeter stock fencing, landscaping and other associated works at Coal Pit Lane, Willey, Lutterworth, Rugby, CV23 0RT (R25/0623) – Councillor Freeman moved and Councillor Karadiar seconded that the Strategic Director for Place be authorised to grant planning permission subject to:
- 1.a. the conditions and informatives set out in the draft decision notice as amended by the Amendment/Correction List; and,
 - b. 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.
2. The Strategic Director for Place be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice as amended by the additional and amended conditions set out on the Amendment/Correction List.
3. The Strategic Director for Place (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) Solar Farm Development including solar arrays, control buildings and associated infrastructure, internal access road including landscaping and associated development at Lentons Lane Solar Farm, Lentons Lane, Aldermans Green (R25/0883) – Councillor Edwards moved and Councillor Picker seconded that the Strategic Director for Place refuse the planning permission on the grounds that the he proposed Solar Farm Development

constitutes inappropriate development which is, by definition, harmful to the Green Belt and would have adverse impact on the openness of the Green Belt.

In the opinion of the Local Planning Authority, there are no very special circumstances, which would justify the granting of planning permission for a Solar Farm Development in the face of a strong presumption against inappropriate development derived from the prevailing policies. The proposed development is therefore contrary to policy GP2 of the Rugby Local Plan 2011-2031, June 2019 and the NPPF.

(c) Proposed Conversion of Residential Property C3(a) to Children's Residential Care (C2) at Cave Close, Cawston, CV22 7GL (R25/1073) – Councillor Harrington moved and Councillor Karadiar seconded that the Strategic Director for Place refuse planning permission on the grounds:

1. The change of use of the existing building to a children's care home would fail to achieve an acceptable design arrangement in terms of the lack of facilities for the intended occupants within the unit and security features required for such a use, resulting in substandard accommodation and an unsuitable level of amenity and safety for the needs of the occupiers of the proposed development. In addition, the proposal fails to ensure that the safety of existing and future neighbouring occupiers are adequately safeguarded. Therefore the proposals would be contrary to Policy SDC1 of the Rugby Borough Council Local Plan 2011-2031 (June 2019) and Section 12 of the National Planning Policy Framework (NPPF) (2024).
2. The proposed development would have an unacceptable impact on highway safety by virtue of the traffic levels generated by such a use along the existing access route with a limited amount of parking and associated manoeuvrability for a commercial enterprise within the site, contrary to Policy D1 of the Rugby Borough Council Local Plan 2011-2031 (June 2019) and Paragraphs 115 to 117 of the National Planning Policy Framework (NPPF) (2024).

63. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

64. DELEGATED DECISIONS – 22 JANUARY – 18 MARCH 2026

RESOLVED THAT – the report be noted.

65. 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.

66. PLANNING ENFORCEMENT UPDATE – JULY – DECEMBER 2025

The Committee considered the private report of the Strategic Director for Place (Part 2 – Agenda Item 1) concerning an update of current enforcement cases.

RESOLVED THAT – the report be noted.

CHAIR