

MINUTES OF PLANNING COMMITTEE

5 August 2026

PRESENT: Councillors Sandison (Chair), Bainbridge, Freeman, Garcia, Gillias, Karadiar, Stewart, Thomas and Timms.

81. MINUTES

The minutes of the meeting held on 1 July 2026 were approved and signed by the Chair.

82. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brown, Daly, Harrington, Mistry and Simpson-Vince. Councillors Garcia attended as a substitute for Councillor Daly and Councillor Karadiar attended as a substitute for Councillor Mistry.

83. DECLARATIONS OF INTEREST

Item 4 of part 1 – R26/0069 - Retrospective extension of existing gypsy and traveller site by 3 residential pitches - Land south west of Foxons Corner, Fosse Way, Monks Kirby, Rugby, CV23 0RT

– Councillor Garcia (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being the Ward Councillor).

Item 4 of part 1 – R26/0069 - Retrospective extension of existing gypsy and traveller site by 3 residential pitches - Land south west of Foxons Corner, Fosse Way, Monks Kirby, Rugby, CV23 0RT

– Councillor Gillias (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being the Ward Councillor).

84. 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:

- a. Parish
 - Councils
 - None
- b. Third

Parties

None

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

R25/0225 - Change of Use of residential garage to be used as cosmetic medical services, 18 Boughton Close, Rugby, CV22 6BZ

Mr David Hume (Objector)
Councillor Umesh Mistry (Ward Councillor - Objector)

R26/0069 - Retrospective extension of existing gypsy and traveller site by 3 residential pitches - Land south west of Foxons Corner, Fosse Way, Monks Kirby, Rugby, CV23 0RT

Mr Paul Woods (Objector)

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

- A) Change of Use of residential garage to be used as cosmetic medical services, 18 Boughton Close, Rugby, CV22 6BZ (R25/0225) – Councillor Freeman moved and Councillor Karadiar seconded that the Strategic Director of Place be authorised to grant planning permission.
- B) Retrospective extension of existing gypsy and traveller site by 3 residential pitches - Land south west of Foxons Corner, Fosse Way, Monks Kirby, Rugby, CV23 0RT (R26/0069) – Councillor Stewart moved and Councillor Garcia seconded that the Strategic Director of Place be authorised to refuse planning permission on the following grounds;

The site is located in the Green Belt where there is a presumption against inappropriate development. It is the policy of the Local Planning Authority, as set out in the Development Plan and having regard to the NPPF not to grant planning permission except in very special circumstances, for new buildings other than for the purposes of agriculture and forestry, outdoor sports and recreation facilities, cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, for the limited extension, alteration or replacement of existing buildings and for limited infill in specified villages.

Therefore the proposed pitches constitutes inappropriate development which is, by definition, harmful to the Green Belt.

The Written Ministerial Statement dated 31st August 2015 establishes that intentional unauthorised development is a material consideration to be weighed in the determination of planning applications and in the opinion of the Local Planning Authority, there are no special circumstances, which would justify the granting of planning permission for the pitches in the face of a strong presumption against inappropriate development derived from the prevailing policies and the occurrence of intentional unauthorised development.

The proposed development is therefore contrary to policies GP2 and DS2 of the Rugby Local Plan 2011-2031 (June 2019), Policies S1 and S5 of the Submission Local Plan 2025-2042 (January 2026) and the NPPF (December 2024).

85. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

The Development and Enforcement Manager highlighted the requirement of a site visit.

RESOLVED THAT – Members approved that a site visit be arranged for application R25/0978, Smile House, 2 East Union Street, Rugby, CV22 6AJ.

86. PLANNING APPEALS UPDATE

The committee considered the report of the Strategic Director for Place (Part 1 – Agenda Item 6).

RESOLVED THAT – the report be noted.

87. DELEGATED DECISIONS – 14 May – 10 June 2026

RESOLVED THAT – the report be noted.

CHAIR