

MINUTES OF SPECIAL MEETING OF PLANNING COMMITTEE

8TH JANUARY 2014

PRESENT:

Councillors Ms Robbins (Chairman), Mrs Avis, Butlin, G Francis, Mrs Garcia (substituting for Councillor M Walton), Hazelton (substituting for Councillor M Francis), Mrs New, Pacey-Day, Mrs Parker (substituting for Councillor Cranham), Sandison, Srivastava and Helen Walton.

69. APOLOGIES

Apologies for absence from the meeting were received from Councillors Cranham, M Francis and M Walton.

70. DECLARATIONS OF INTEREST

Item 3 of Part 1 – Rugby Radio Station site, A5 Watling Street, Clifton upon Dunsmore – Councillor Butlin (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Warwickshire County Councillor).

Item 3 of Part 1 - Rugby Radio Station site, A5 Watling Street, Clifton upon Dunsmore – Councillor Sandison (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being an Eastlands Ward Councillor, a member of Sustainable Rugby and Borough Champion for the Woodland Trust).

Item 3 of Part 1 - Rugby Radio Station site, A5 Watling Street, Clifton upon Dunsmore – Councillor Mrs New (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Paddox Ward Councillor, a member of Sustainable Rugby and an employee of Warwickshire County Council).

71. RUGBY RADIO STATION, A5 WATLING STREET, CLIFTON UPON DUNSMORE, RUGBY, CV23 0AQ (R11/0699)

The Committee considered the report of the Head of Planning and Culture (Part 1 – agenda item 3) concerning application reference R11/0699:

Outline application for an urban extension to Rugby for up to 6,200 dwellings together with up to 12,000sq.m retail (A1), up to 3,500sq.m financial services (A2) and restaurants (A3 - A5), up to 3,500sq.m for a hotel (C1), up to 2,900sq.m of community uses (D1), up to 3,100sq.m assembly and leisure uses (D2), 31 hectares (up to 106,000sq.m) of commercial and employment space (B1, B2 and B8), and ancillary facilities; a mixed use district centre and 3 subsidiary local centres including retention and re-use of the existing buildings known as 'C' station (Grade II listed), 'A' station and some existing agricultural buildings; a secondary school and 3 primary schools; public art; green infrastructure including formal and informal open space and amenity space; retention of existing hedgerows, areas of ridge and furrow and grassland; new woodland areas, allotments and areas for food production, wildlife corridors; supporting infrastructure (comprising utilities including gas, electricity, water, sewerage, telecommunications, and diversions as necessary); sustainable drainage systems including ponds, lakes and water courses; a link road

connecting the development to Butlers Leap, estate roads and connections to the surrounding highway, cycleway and pedestrian network; ground remodelling; any necessary demolition and any ground works associated with the removal of any residual copper matting, with all matters reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane.

All the representations received prior to the preparation of the agenda and considered by the Committee were referred to in the report.

Subsequent representations also considered by the Committee are detailed below.

(a) Parish Councils

None

(b) Third Parties

One additional letter received requesting that a shared cycleway/footway between Lennon Close and DIRFT be implemented now and not on completion of the development in 15 years' time.

At the meeting, the following representations were made under the Council's public speaking procedure in respect of the application.

- (i) Mr E Baker – objector (regarding Paddox junction improvements and Elms Close)
- (ii) Parish Councillor Parry Walters – objector (Clifton-upon-Dunsmore Parish Council)
- (iii) Mr J Scott, Urban and Civic Ltd – supporter (applicant's agent)
- (iv) Councillor Roodhouse (Paddox Ward)
- (v) Councillor Allen (Hillmorton Ward)
- (vi) Councillor Leigh Hunt (Clifton, Newton and Churchover Ward)

RESOLVED THAT – Councillor Helen Walton moved and Councillor Butlin seconded that outline planning permission be granted subject to :

(1) the applicants entering into a Section 106 Agreement to secure those elements comprising the Heads of Terms and any other Section 106 requirements, and appropriate conditions and informatives; and

(2) the Head of Planning and Culture being granted delegated authority to authorise the final draft of the conditions and informatives and to issue the decision notice following completion of the Section 106 Agreement.

CHAIRMAN