

MINUTES OF PLANNING COMMITTEE

3 December 2025

PRESENT: Councillors Sandison (Chair), Edwards, Freeman, Gillias, Harrington, Lawrence, Picker, Simpson-Vince and Thomas.

Observer: Councillors D Keeling and J Keeling

46. MINUTES

The minutes of the meeting held on 5 November 2025 were approved and signed by the Chair.

47. APOLOGIES

Apologies for absence were received from Councillors Karadiar, Russell and Srivastava.

48. DECLARATIONS OF INTEREST

Item 4 of Part 1 – Former Gym Club, 90 Lower Hillmorton Road, Rugby, CV21 3TF – Councillor Edwards (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 – Former Gym Club, 90 Lower Hillmorton Road, Rugby, CV21 3TF – Councillor Sandison (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of calling the application in to be considered by Committee)

Councillor Sandison left the meeting during the item in which he had declared an interest and took no part in the discussion and voting therein.

Item 4 of Part 1 - Bungalow Farm, Smeaton Lane, Coombe Fields, Rugby, CV23 0PS – 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 - Kings House (formerly Three Horseshoes Pub), Hightown, Princethorpe, Rugby, CV23 9PR – Councillor Simpson-Vince (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor)

49. 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 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 applications:

R24/0986 Former Rugby Gym Club, 90 Lower Hillmorton Road, Rugby, CV21 3TF

Miss Kerry Dunne (objector)
Mr Ian Gidley (agent) (supporter)
Councillor Tricia Trimble, Ward Councillor (on behalf of a resident) (objector)

R24/1166 Bungalow Farm, Smeaton Lane, Coombe Fields, Rugby, CV23 0PS

Mr John Reid (objector)
Mr Stuart Hammond (agent) (supporter)

R25/0486 Kings House (formerly Three Horseshoes Pub), Hightown, Princethorpe, Rugby, CV23 9PR

Mrs Rebecca Ferguson (objector)
Mr Mark Mirams (agent) (supporter)

In accordance with the Council's public speaking procedure, Councillor Trimble 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 as indicated in relation to the applications below:

- (a) Erection of 34 no. apartments in 2.5-3.5 storey high blocks, formation of new vehicular access from Caldecott Place, provision of car and cycle parking, refuse storage, landscaping and associated works, following demolition of all existing buildings at Former Rugby Gym Club, 90 Lower Hillmorton Road, Rugby, CV21 3TF (R24/0986) – Councillor Harrington moved and Councillor Edwards seconded that the Chief Officer for Growth and Investment be authorised to refuse planning permission on the grounds that the scheme does not provide adequate on-site parking to meet the needs of the development.
- (b) Construction, operation and decommissioning of a Battery Energy Storage System with vehicular and internal access, landscaping, boundary treatment and associated works and infrastructure at Bungalow Farm, Smeaton Lane, Coombe Fields, Rugby, CV23 0PS (R24/1166) – Councillor Picker moved and Councillor Lawrence seconded that the Chief Officer for Growth and Investment be authorised to grant planning permission subject to:
 - i. Referral to the Planning Casework Unit;
 - ii. The conditions and informatives set out in the draft decision notice appended to the report;
 - iii. The inclusion of an additional informative encouraging the use of green methods of construction.
 - iv. The completion of a legal agreement to secure the necessary financial contributions and/or legal obligations as indicatively outlined in the heads of terms within this report;

- v. 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; and
- vi. 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 the report.

(c) Change of use from Former Public House into a Five Bedroom Dwelling at Kings House, (formerly Three Horseshoes Pub), Hightown, Princethorpe, Rugby, CV23 9PR (R25/0486) – Councillor Freeman 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.

50. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

RESOLVED THAT – no further site visits be approved.

51. DELEGATED DECISIONS – 16 OCTOBER – 12 NOVEMBER 2025

RESOLVED THAT – the report be noted.

CHAIR