



16 May 2023

PLANNING COMMITTEE - 24 MAY 2023

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 24 May 2023 in the Council Chamber at the Town Hall, Rugby.

Members of the public may view the meeting via the livestream from the Council's website.

Mannie Ketley
Chief Executive

Note: Councillors are reminded that, when declaring interests, they should declare the existence and nature of their interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a pecuniary interest, the Councillor must withdraw from the room unless one of the exceptions applies.

Membership of Warwickshire County Council or any Parish Council is classed as a non-pecuniary interest under the Code of Conduct. A Councillor does not need to declare this interest unless the Councillor chooses to speak on a matter relating to their membership. If the Councillor does not wish to speak on the matter, the Councillor may still vote on the matter without making a declaration.

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Minutes.
To confirm the minutes of meetings held on 19 April 2023 and 18 May 2023.
2. Apologies.
To receive apologies for absence from the meeting.
3. Declarations of Interest.
To receive declarations of –
 - (a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;
 - (b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and
 - (c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

4. Applications for Consideration.
5. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.
6. Planning Appeals Update.
7. Delegated Decisions – 23 March to 3 May 2023.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be transacted.

Membership of the Committee:

Councillors Edwards, Mrs Garcia, Gillias, Harrington, Mrs Hassell, Karadiar, Lawrence, Lewis, Mrs Maoudis, Sandison, Srivastava and Ward

If you have any general queries with regard to this agenda please contact Veronika Beckova, Democratic Services Officer (01788 533591 or e-mail veronika.beckova@rugby.gov.uk). Any specific queries concerning reports should be directed to the listed contact officer.

The Council operates a public speaking procedure at Planning Committee. Details of the procedure, including how to register to speak, can be found on the Council's website (www.rugby.gov.uk/speakingatplanning).

Planning Committee – 24 May 2023

Report of the Chief Officer for Growth and Investment

Applications for Consideration

Planning applications for consideration by the Committee are set out as below.

Recommendation

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Item	Application Ref Number	Location site and description	Page number
1	R23/0156	Belvedere, Oxford Road, Ryton-on-Dunsmore, Coventry CV8 3EA Single storey rear extension, new porch and extensions and alterations to outbuilding.	3
2	R23/0194	42 Main Street, Willoughby, Rugby CV23 8BH Alterations to property.	12
3	R23/0196	42 Main Street, Willoughby, Rugby CV23 8BH Construction of a new dwelling adjacent to No 42 on extra wide plot.	17

Reference: R23/0156

Site Address: BELVEDERE, OXFORD ROAD, RYTON-ON-DUNSMORE, COVENTRY, CV8 3EA

Description: Single storey rear extension, new porch and extensions and alterations to outbuilding.

Recommendation-

Planning application R23/0156 be approved subject to;

1. The conditions and informatives set out in the draft decision notice appended to this report.
2. 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.

1.0 Introduction

- 1.1- This application is being reported to planning committee in accordance with paragraph 5.2.3 (f) Applications by Councillors and Officers of the scheme of delegation. This is for a single storey rear extension, extensions and alterations to existing outbuilding along with alterations to existing porch at Belvedere, Oxford Rd, Ryton-On-Dunsmore.

2.0 Description of site

- 2.1- Belvedere is a semi-detached residential property located on Oxford Road to the west of the village of Ryton-On-Dunsmore within the Coventry-Rugby Green Belt. The property is flanked by residential properties to the north (Tyne Hill) and south (Ashlea).
- 2.2- The dwelling comprises of pebbledash render to the façade with red facing brickwork to the rear elevation and benefits from two-storey side and rear extensions which expands the dwelling all the way to the boundary line with Ashlea to the south. The property benefits from a large driveway and parking area to the front.
- 2.3- The original property appears to have been a modest semi-detached dwelling which has been extended over time by way of a two-storey side, a two storey rear extension and single storey rear lean-to extension. To the rear garden area are several outbuildings which comprise of a residential annex, a store/woodshed, a timber shed and a games room.
- 2.4- The properties along this stretch of Oxford Road are a variety of detached and semi-detached buildings within large, linear plots with off-street parking. They differ in size, design and character with no common architectural language in the vicinity.

3.0 Description of proposals

- 3.1- This application seeks consent for a single storey rear extension along with minor extensions and alterations to existing outbuilding and the erection of a new porch to the front of the property.
- 3.2- The existing footprint of the outbuilding is 89.9m² with a volume of 275.1m³. The proposal seeks to enlarge this to provide 108.2m² of floorspace and a total volume of 331.1m³. This providing an increase of 18.3m² in floor space and 56m³ in volume content and equates to a percentage increase of 20.4% of the outbuilding. This enlargement will comprise of breeze block and render and will continue the same roof profile along.
- 3.3- An existing rear extension will be removed and replaced with a larger rear addition which will measure 8.10m in width and will extend out by 2.2m. This will comprise of matching red brick and tiles to that on the original dwelling.
- 3.4- A new porch is proposed to replace that existing. This will contain a floor plan of 3.125sqm and will contain an eaves height of 2.5m. This will use matching materials to the remainder of the dwelling's façade.

4.0 Planning History

- ***R79/2080- garage- Approved***
- ***R79/0939- Kitchen extension- (Permitted Development)***
- ***R84/1525- Erection of first-floor rear extension- Approved***
- ***R88/0759- Erection of two-storey side extension- Approved***
- ***R04/0545- Single storey extension and conversion of garage and store to granny flat and hobby room- Withdrawn***
- ***R04/0917- Conversion of part of existing garage and store to a granny flat- Approved***

5.0 Technical consultation responses

Warwickshire County Council Ecology- No objection

6.0 Third party comments

Ryton On Dunsmore Parish Council- No comment
Councillor Peter Eccleson- No comment
Councillor Howard Roberts- No comment
Councillor Deepah Roberts- No comment
Neighbors comments- None

7.0 Development Plan and Material Considerations

- 7.1- As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development plan unless material considerations indicate otherwise. The statutory development plan for the

area relevant to this application site comprises of the Rugby borough Local Plan 2011-2031. The relevant policies are outlined below.

7.2- Rugby Borough Local Plan 2011-2031, June 2019

- GP1: Securing Sustainable Development
- GP2: Settlement Hierarchy
- NE3: Landscape Protection & Enhancement
- SDC1: Sustainable Design

7.3- National Planning Policy Framework, 2021 (NPPF)

7.4- Supplementary Planning guidance

- Climate change & Sustainable Design and Construction SPD – 2023

8.0 Assessment of Proposal

8.1- The main considerations in respect of this application are:

Section 9 Principle of Development

Section 10 Character and Design

Section 11 Impact on Residential Amenity

Section 12 Biodiversity

Section 13 Planning Balance and Sustainability of Development

9.0 Principle of Development

9.1- Policy GP1 of the Local Plan outlines when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in Section 2 paragraph 7 of the NPPF. This can be assessed through three over-arching objectives, social progress, economic wellbeing and environmental protection.

9.2- Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy, a sequential test used to determine the sustainability of development across various areas of the borough. The application site is located upon Green belt land as defined in Policy GP2 of the Local Plan; as such new development will be resisted; only where national policy on Green belt locations allows will development be permitted. Green belt locations are ranked 5 out of 5 in the sequential test outlined in policy GP2, albeit the site in this application is located on land which is previously developed and within an existing residential built form.

9.3- Paragraph 3.15 of Local plan policy GP2 states that Green Belt affords the greatest protection of land in planning terms. Therefore, development will only be permitted in the

circumstances where national policy on Green Belt allows. The Local Plan is considered fully up to date and in compliance with the NPPF and therefore is the starting point for decision making. All planning policies are relevant and are supported by a robust and up-to-date evidence base.

- 9.4- Paragraph 137 of the NPPF states that the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 9.5- Within Section 13 of the NPPF, paragraph 149 defines the list of special circumstances which in certain cases will allow development within the Green Belt to be appropriate. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. However, paragraph 149 (c) provides the following exception to this;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- 9.6- The proposed development will be contained within the existing residential boundary of the property. The agent has clarified that the original house contained a cubic volume content of 281.16m³ as built. Later additions have provided a two-storey side and a two-storey rear extension which has provided an additional 176.8m³ & 88.36m³ respectfully. A modest ground floor rear extension is also present.
- 9.7- Whilst not supported in policy, the Local authority use a 30% 'rule of thumb' in order to assess proposals against the exception for Green Belt developments as listed in paragraph 149 (c) of the NPPF.
- 9.8- In addition, the application site still benefits from Permitted development rights which can be used as a material consideration when providing an assessment to applications. Whilst development within the Green Belt is restricted where possible, permitted development still allows for development to take place providing that it complies with the tolerances as set out in the relevant aspect of the order.

Porch

- 9.9- The proposed porch contains a foot-print of 3.125sqm and an eaves height of 2.5m. This providing a design which is near identical to that already in-situ on the property. The only difference between the existing and that proposed is its roof profile and resulting overall height which has increased from 3.25m to circa 3.75m. Due to the nature of that proposed, it is not considered to form a material impact on the openness of the surrounding Green Belt to that already experienced from the existing porch due to its size and massing. On this basis the principle for this aspect of the application is established through paragraph 149 (c) of the NPPF.

Outbuilding

- 9.10- The proposal intends to increase the size of an existing outbuilding to provide an overall floorspace of 108.2m² and a total cubic volume of 331.1m³. This providing an increase of

18.3m² of floor space and 56m³ in volume to that existing. Due to the large residential curtilage surrounding the dwelling, Class E of the GPDO concerning outbuildings can be benefited from. The only aspect of proposed changes to the outbuilding which does not fall within the tolerances of Class E of the GPDO is the fact that within 2m of the boundary curtilage, the overall height is set at 3m. This providing a 0.5m increase to that permitted without the need for permission.

- 9.11- On this basis, the principle for the enlargement of this existing outbuilding can be achieved through Permitted development law and the applicant holds a legitimate fallback position on this aspect. As the proposed massing will match that existing, this aspect is not considered to pose a disproportionate addition to the property and the principle is established.

Rear extension

- 9.12- An existing lean-to rear extension is proposed to be removed and replaced with a new larger extension. The existing measures 2.4m in height and 3.1 x 2.3m in area, providing a floor area of 7.1sqm. The new extension would measure 8.10m in width x 2.2m in depth providing 17.9m² in floor area which is an increase of 10.8m in area over the existing.
- 9.13- It is acknowledged that this proposed extension to the main property will increase the overall quantum of development to the original dwelling. The proposed will cumulatively add to the overall increase on the original dwellinghouse and therefore as per the 30% guidance, will contribute to a disproportionate addition. However, the actual harm caused by the encroachment of this enlargement alone is retained within the existing building envelope and a minimal visual harm is apparent to that already existing.
- 9.14- This extension will be contained solely at ground floor level and when viewed against the backdrop of existing development, would not cause visual harm to the users of the surrounding Green Belt from the front or rear over and above that existing from the property. In addition to this, an existing outbuilding (woodshed) will be removed in order to provide A reduction of development within the residential curtilage. The removal of this structure will see its cubic volume and massing replaced by the proposed moderate extension to the main dwelling to ensure that there is no material harm to the Green Belt. This demolition will be secured through a suitably worded condition.
- 9.15- On the basis of the above, the principle for development of the three aspects of the scheme are established through paragraph 149 (c) of the NPPF. This application is therefore considered to be in accordance with Policy GP2 of the Local Plan and Section 2 & 13 of the National Planning Policy Framework.

10.0 Character and Design

- 10.1- Local Plan Policy SDC1 states that development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated.

- 10.2- Section 12 of the NPPF states that the creation of high-quality buildings and place is fundamental to what the planning and development process should achieve. Furthermore, paragraph 130 (a) states that buildings will add to the overall quality of the area, not just for the short term but over the lifetime of the development. Paragraph 130 (b) states that buildings are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 10.3- With reference to the Sustainable Design & Construction SPD (2023), it states that the council will consider when assessing an extension, the effect of the proposal on the scale and character of the existing building and the surrounding area and the impact of the design on the residential amenities enjoyed by neighbouring properties. This can be used as guidance in order to assess the proposal against Local plan policy SDC1.
- 10.4- This supplementary guidance also states that the assessment on the scale of an extension is a contributing factor in the outcome of all applications and that its siting, size and design must not dominate the existing buildings and should be sympathetic and remain subservient to the original dwelling. An extension which is too large in relation to the existing dwelling can have a detrimental impact on the original character of the building and the surrounding area.
- 10.5- The proposed extensions are all of suitable and high-quality design which will appear subservient to the main dwelling house. The materials proposed include matching red brickwork and roof tiles along with matching materials to the front of the dwelling. The outbuilding will see the addition of breeze block render and is also considered acceptable.
- 10.6- This proposal will not have a detrimental visual impact on the surrounding street scene and Green Belt land and adequate materials are proposed throughout. Therefore, in assessment this application is considered to comply with Local plan Policy SDC1 and the supporting guidance as detailed in the Climate Change and Sustainable Design and Construction SPD (2023).

11.0 Impact on Residential amenity

- 11.1- Policy SDC1 and Section 12 of the NPPF states that development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.
- 11.2- The rear extension and proposed porch will all be contained at ground floor level and will not appear overbearing or prominent when viewed from neighboring properties. In addition, no windows or doors are proposed at a height where an impact on privacy is apparent. The proposed increase to the existing 'games room' outbuilding will contain a total height of 3m to the flat pitch and will not be higher than existing and therefore is acceptable on this basis.
- 11.3- This application is therefore considered to be in accordance with Policy SDC1 of the Local Plan, Section 12 of the NPPF and the Sustainable Design and Construction Supplementary Planning Document (2023) Residential Design Guide.

12.0 Biodiversity

- 12.1- Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity.
- 12.2- Policy NE3 also concerns landscape protection and enhancement where possible. The purpose of Policy NE3 is to ensure that significant landscape features are protected and enhanced and that landscape design is a key component in the design of new development.
- 12.3- Warwickshire CC Ecology dept provided a stance of no objection. The application does not include the removal of roof tiles, nor does it impact on existing soffits & fascias and therefore no further information is required to be provided. As a result, there would be no impact on features likely to support bats or nesting birds. This application is therefore in accordance with Section 15 of the NPPF and Local Plan policy NE3.

13.0 Planning Balance and Sustainability of Development

- 13.1- The proposal would respect the scale and character of the surrounding area, would not adversely affect the amenities of the occupiers of neighbouring properties. Ultimately, this proposal would create an acceptable level of impact on the surrounding Green Belt land.
- 13.2- This development is in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004. Therefore, it is considered that planning permission should be approved as long as all conditions are met.

14.0 Recommendation

Planning application R23/0156 be approved subject to;

1. The conditions and informatives set out in the draft decision notice appended to this report
2. 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.

DRAFT DECISION

REFERENCE NO:
R23/0156

DATE APPLICATION VALID:
06-Feb-2023

APPLICANT:
MR T Morris

AGENT:
Michelle Hill, Simple Planning Solutions Ltd

ADDRESS OF DEVELOPMENT:
BELVEDERE,
OXFORD ROAD,
RYTON-ON-DUNSMORE,
COVENTRY,
CV8 3EA

APPLICATION DESCRIPTION:
Single storey rear extension, new porch and extensions and alteration to outbuilding.

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON 1:

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2:

The development shall be carried out in accordance with the plans and documents detailed below:

Application form- 395804-ApplicationForm_v1.pdf (received by the local authority on the 6th February 2023)

SITE LOCATION PLAN Scale 1:1250- DRG. NO. 220801-100 (received by the local authority on the 6th February 2023)

BLOCK PLAN Scale 1:50- DRG. NO. 220801-100 (received by the local authority on the 6th February 2023)

PLANNING STATEMENT MOR/01/22 (received by the local authority on the 6th February 2023)

PROPOSED NEW EXTENSION DRG. NO. 220801-02 REV A (received by the local authority on the 9th May 2023)

PROPOSED OUTBUILDING REFURBISHMENT DRG. NO. 220801-04 (received by the local authority on the 6th February 2023)

REASON 2:

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION 3:

The facing materials to be used on the external walls and roof shall be as specified on the application form and on the plans as listed in Condition 2.

REASON 3:

To ensure a satisfactory external appearance and for the avoidance of doubt.

CONDITION 4:

Prior to commencement of any above ground works to the development hereby approved, the woodshed/store as identified on plan number PLAN 01 shall be demolished and all resultant materials removed from the site.

REASON 4:

To protect the surrounding green belt land.

INFORMATIVE:

The Local authority strongly advises that the applicant provides evidence of compliance with condition 4 prior to the works as approved in this application commence. This is in order to alleviate the risk of any future enforcement action having to be taken.

Reference: R23/0194

Site Address: 42 Main Street, Willoughby, Rugby CV23 8BH

Description: Alterations to property

Recommendation

1. Planning application R23/0194 be approved subject to:
 - a. the conditions and informatives set out in the draft decision notice appended to this report; and
2. 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.

1.0 Introduction

1.1 This application is being reported to Planning Committee for determination because the application for the proposed development has been made by a staff member of Rugby Borough Council.

2.0 Description of site

2.1 The application site is an existing two storey, end of terrace, residential dwelling located to the north of Main Street, in the village of Willoughby. The property is attached to No.40 Main Street to the east; to the north beyond long rear gardens are the properties of Magdalen Road and to the west is a large side garden and beyond this a 2m wide public footpath which connects Magdalen Road and Main Street. Beyond the footpath to the west is No.44 Main Street.

2.2 The land slopes from north to south so that the house sits higher than Main Road. The row of terraced properties has long front gardens of circa 17m, which are generally divided up into a garden area and parking area. No.42 has a wider plot than the other properties and their footpath centrally dissects the plot, visually splitting the front garden into two.

2.3 The rear garden is bound by a 1.8m timber fence and tapers inwards towards the north. The property has been previously extended by way of a single storey side extension which projects to the rear.

3.0 Description of proposals

3.1 The application proposes the removal of a single storey extension to the side, the blocking up of windows and doors and making good the render and a small canopy porch to the front.

Planning History

R22/0251 - Erection of a free standing wooden Gazebo with pitched roof in rear garden.
Approval - 13/05/2022

R22/1044 - Alterations and home office in garden
Withdrawn by Applicant/Agent - 16/12/2022

R22/1047 - Construction of a new dwelling adjacent No 42 on double width plot
Withdrawn by Applicant/Agent - 16/12/2022

R23/0196 - Construction of a new dwelling adjacent No 42 an extra wide plot – in progress

Relevant Planning Policies

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Local Plan 2011-2031. The relevant policies are outlined below.

GP1: Securing Sustainable Development
GP2: Settlement Hierarchy
GP5: Neighbourhood Level Documents
NE1: Protecting Designated Biodiversity and Geodiversity Assets
SDC1: Sustainable Design
SDC4: Sustainable Buildings
D2: Parking Facilities

Supplementary Planning Documents

Climate Change and Sustainable Design and Construction Supplementary Planning Document

Willoughby Neighbourhood Plan, 2019

Policy W1: Protecting and Enhancing Rural Landscape Character

Policy W7: Encouraging High Quality and Sustainable Design

National Planning Policy Framework, 2021 (NPPF)

Technical consultation responses

WCC Ecology – No comments

Third party comments

No representations received.

4.0 Assessment of proposals

4.1 The key issues to assess in the determination of this application are the principle of development; the impact the proposed development has on the character and appearance of the area and impact on neighbouring properties.

5.0 Principle of development

5.1 Policy GP1 of the Local Plan states that when considering development proposals, a positive approach will be taken on development that reflects the presumption in favour of sustainable development and to secure development that improves the economic, social and environmental conditions in the area.

5.2 This is reflected in Section 2 of the NPPF which states that when considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development.

5.3 Paragraph 11 of the NPPF states that where there is an up to date development plan applications should be determined in line with that development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF states that “The presumption in favour of sustainable development does not change the statutory status of the development plan

as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted”.

5.4 The Local Plan for Rugby was adopted on the 4th June 2019. On adoption, the authority had a five-year supply of housing. The latest Annual Monitoring Report (AMR), published in October 2021, confirms this position. The Local Plan is considered fully up to date and in compliance with the NPPF and therefore is the starting point for decision making. All planning policies are relevant and are supported by a robust and up-to-date evidence base.

5.5 Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy.

5.6 The application site is located within the Rural Settlement of Willoughby as defined in Policy GP2 of the Local Plan where Development will be permitted within existing boundaries. This application complies with Policy GP2 of the Local Plan and W7 of the Neighbourhood Plan.

6.0 Character and Design

6.1 Policy SDC1 of the Local Plan states that development should demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. Policy W1 of the Neighbourhood Plan states that development within Willoughby village should protect important local landscape features which enhance the character of the built-up area and link it to the open countryside. Development proposals should be designed and located to ensure that Willoughby village remains as a distinctive settlement in its wider agricultural hinterland. Policy W7 encourages high quality and sustainable design.

6.2 The demolition of the side extension in itself would not cause harm to the appearance of the host dwelling. The resulting property's render will be made good and therefore would not cause harm to the visual amenities or character of the area.

6.3 A small pitched roof porch/canopy is proposed. This is modest in size and scale and of a simple design, proportionate to the main dwelling and again, would not cause harm to the appearance of the dwelling or the visual amenities of the street scene.

6.4 The proposal therefore complies with Policy SDC1 of the Local Plan, W1 and W7 of the Neighbourhood Plan.

7.0 Impact on Residential Amenity

7.1 Section 12 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Policy SDC1 of the Local Plan states that proposals need to ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.

7.2 The removal of the side extension would not cause harm to the amenities of any adjacent properties in accordance with policy SDC1 of the Local Plan and W7 of the Neighbourhood Plan.

8.0 Planning Balance and Conclusion

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission

must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 The demolition of the existing single storey side extension and making good the existing render following the minor alterations to the window and door, comply fully with the relevant planning policies.

9.0 Recommendation

1. Planning application R23/0194 be approved subject to the conditions and informatives set out in the draft decision notice appended to this report; and
2. 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.

DRAFT DECISION

REFERENCE NO:
R23/0194

DATE APPLICATION VALID:
10-Feb-2023

APPLICANT:

Angela and David Collins, Toft Edge, Southam Road, Dunchurch, Rugby, CV22 6NW

AGENT:

Angela Collins, Toft Property Developments Ltd, Toft Edge, Southam Road, Dunchurch, Rugby, CV22 6NW

ADDRESS OF DEVELOPMENT:

42, Main Street, Willoughby, Rugby, CV23 8BH

APPLICATION DESCRIPTION:

Alterations to property

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON:

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2:

The development shall be carried out in accordance with the plans and documents detailed below:

Application form; Drg P1A; Drg 2; Drg 3; Drg 4; Drg 5; Drg 6 received 10th February 2023.

REASON:

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION 3:

The facing materials to be used on the external walls and roof shall be of the same type, colour and texture as those used on the existing building.

REASON:

To ensure a satisfactory external appearance.

Reference: R23/0196

Site Address: 42 Main Street, Willoughby, Rugby CV23 8BH

Description: Construction of a new dwelling adjacent to No 42 on extra wide plot

Recommendation

1. Planning application R23/0196 be approved subject to:
 - a) the conditions and informatives set out in the draft decision notice appended to this report; and
2. 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.

1.0 Introduction

1.1 This application is being reported to Planning Committee for determination because the application has been submitted by a staff member of Rugby Borough Council.

2.0 Description of site

2.1 The application site comprises of an existing area of garden land associated with No.42 Main Street, Willoughby. No.42 is the end of a terrace of four two storey dwellings, set back from the highway by some 20 metres. The terrace has large front gardens with parking for two to four vehicles on each frontage and similar sized gardens to the rear. No.42 has a side garden which abuts a public footpath, which separates the plot from the adjacent property to the west. Apart from the terrace, the properties in the area are mainly detached or semi-detached. The detached properties are individual in design, and there are other small groupings of similar properties.

3.0 Description of proposals

3.1 The application seeks permission to extend the existing property (and therefore terrace) by way of a two storey extension, to create a new dwelling, with associated parking.

Planning History

R22/0251 - Erection of a free standing wooden Gazebo with pitched roof in rear garden.
Approval - 13/05/2022

R22/1044 - Alterations and home office in garden
Withdrawn by Applicant/Agent - 16/12/2022

R22/1047 - Construction of a new dwelling adjacent No 42 on double width plot
Withdrawn by Applicant/Agent - 16/12/2022

R23/0194 - Alterations and home office in garden – in progress

Relevant Planning Policies

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Local Plan 2011-2031. The relevant policies are outlined below.

GP1: Securing Sustainable Development
GP2: Settlement Hierarchy
GP3: Previously Developed Land and Conversions
GP5: Neighbourhood Level Plans
H5: Replacement Dwellings
NE1: Protecting Designated Biodiversity and Geodiversity Assets
SDC1: Sustainable Design
SDC4: Sustainable Buildings
SDC5: Flood Risk Management
D2: Parking Facilities

Supplementary Planning Documents
Climate Change and Sustainable Design and Construction SPD

Willoughby Neighbourhood Plan 2019-2031

W1: Protecting and Enhancing Rural Landscape Character
W5: Reducing Flood Risk in Willoughby
W7: Encouraging High Quality and Sustainable Design
W8: Providing Suitable Homes

National Planning Policy Framework, 2021 (NPPF)

Technical consultation responses

WCC Highways Authority – No objections subject to conditions
RBC Environmental Services – No objections subject to conditions
WCC Ecology – No objections subject to conditions

Third party comments

Willoughby Parish Council - No comments
14 representations received concerned with:

- Exacerbate sewer issues in area
- Not a positive contribution to the overall housing mix not for first time buyers or older people
- Not local people and not housing for local need
- The proposed dwelling is at odds with the well-established character of the area
- Strong building line to rear is not respected
- It will appear overdeveloped and overbearing impact
- Impact on privacy to nearby gardens by windows in the north elevation
- Loss of light and overshadowing
- The property is 'shoehorned' in
- Windows potentially not building regulations compliant
- Parking arrangement is not ideal and creates a dependence between No.42 and new dwelling for manoeuvring
- Ownership and maintenance issues of shared crossover
- Omission of air source heat pump from new drawing – but still mentioned in the D&A Statement
- Solar panel placement is not optimal – raises questions of environmental credentials of property
- Conflict of interest

- Spoils symmetry of terrace and character of area
- Insufficient ground floor room for a study
- Flood risk issues

4.0 Assessment of proposals

4.1 The key issues to assess in the determination of this application are the principle of development; the impact the proposed development has on the character and appearance of the area; and impact on neighbouring properties and parking/highway safety.

5.0 Principle of development

5.1 Policy GP1 of the Local Plan states that when considering development proposals, a positive approach will be taken on development that reflects the presumption in favour of sustainable development and to secure development that improves the economic, social and environmental conditions in the area.

5.2 This is reflected in Section 2 of the NPPF which states that when considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development.

5.3 Paragraph 11 of the NPPF states that where there is an up to date development plan applications should be determined in line with that development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF states that “The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted’.

5.4 The Local Plan for Rugby was adopted on the 4th June 2019. On adoption, the authority had a five-year supply of housing. The latest Annual Monitoring Report (AMR), published in October 2021, confirms this position. The Local Plan is considered fully up to date and in compliance with the NPPF and therefore is the starting point for decision making. All planning policies are relevant and are supported by a robust and up-to-date evidence base.

5.5 Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy.

5.6 The application site is located within the Rural Village of Willoughby as defined in Policy GP2 of the Local Plan where Development will be permitted within existing boundaries, this is reflected in the Neighbourhood Plan provided the schemes are small in scale, on infill or brownfield sites; do not have an unacceptable impact upon the character of the immediate locality; suitable access is provided; car parking is provided and the site is not in an area of risk of flooding. This application complies with Policy GP2 of the Local Plan and W1 and W8 of the Neighbourhood Plan.

6.0 Character and Design

6.1 Policy SDC1 of the Local Plan states that development should demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. This is supported by W1 of the Neighbourhood Plan which ensures that new development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings.

6.2 The Council, when assessing a planning application for new development, will consider the effect on the scale and character of the existing building and the surrounding area; and the impact on residential amenities enjoyed by the occupiers of surrounding properties. The height, scale, roofline and form of any new buildings should not disrupt the visual character of the street scene and impact on any significant wider landscape views.

6.3 Whilst the application proposes a new dwelling, it would be created by way of extending the existing terrace of properties. There has been objection to the design of the extension to the terrace, in particular that it would unbalance the existing row of properties which have quite a uniform appearance. Furthermore, that whilst the proposal may appear as an extension to No.42, it is actually a new dwelling, therefore should be assessed as such.

6.4 However, the proposed works is an extension to an existing building therefore can be assessed in design terms as an extension to the existing built form. The Climate Change and Sustainable Design SPD says that extensions should not have an overbearing appearance and should not dominate the existing building or be over-prominent in the street scene, this is reflected in policy W7 of the Neighbourhood Plan which says extensions should be sympathetic in design to the principal building and be proportionate in terms of scale.

6.5 The extension is lower in height and set back from the front elevation of No.42, therefore, would appear subservient in height and overall scale than the main dwelling, complying with policy. It would be wider than half the width of the dwelling, which is the usual 'rule of thumb' for side extensions, however, each extension must be assessed on its own merits and in this case, there is sufficient space at the side of the property to extend at two storey without causing any "terracing effect", and given the large space between No.42 and 44 afforded with the remaining side garden, the footpath and the neighbouring side garden, there would not be an adverse impact upon the street scene or character of the area.

6.6 The front aspect would be designed to look like an extension to No.42, but the front door would be on the side. Whilst this is unusual, it does not cause visual harm to the terrace or the character of the area. The design of the roof and the external materials would also reflect those of No.42.

6.7 In terms of unbalancing the terrace, it is considered that the terrace is not of such significant design or feature within the street scene that a new dwelling in this location would be visually harmful. It would therefore comply with policy SDC1, and W7 in this regard.

7.0 Impact on Residential Amenity

7.1 Section 12 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Policy SDC1 of the Local Plan states that proposals need to ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.

7.1 New residential development should not result in any significant loss of privacy to adjoining dwellings or gardens. The main priority is privacy to habitable rooms and private gardens. Therefore, extensions should not be built with side facing windows near to boundaries that overlook a neighbour's property. There would be one window located at first floor in the side elevation of the proposed dwelling. This would serve the landing area, therefore can be obscure glazed to prevent any overlooking to No.44.

7.2 The proposed dwelling would project beyond the building line to the rear of No.42. There has been concern raised that this would result in loss of light and outlook to occupiers of No.42. However, whilst the projection would slightly infringe a 45-degree sightline taken from the middle of the nearest habitable room window in the rear of No.42, this is one of two windows serving the room. As the second window would not be impacted, a satisfactory level of light and outlook to this room would be maintained, complying with the guidance to prevent such loss of amenity. It is therefore considered that the amenity of neighbouring residents is maintained and compliant with Policy SDC1 and W7.

8.0 Ecological Considerations

8.1 Section 15 of the NPPF states that the planning system:

- should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.

8.2 Policy NE1 of the Local Plan states that The Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity.

8.3 Warwickshire County Council Ecological Services department have been consulted and have no objections to the proposal provided a condition is imposed requiring a Landscape and Ecological Management Plan (LEMP) to be submitted to ensure a net biodiversity gain. Subject to this condition and advisory notes, the proposal complies with policy NE1.

9.0 Highways and Parking Impacts

9.1 Policy D2 of the Local Plan states that planning permission will only be granted for development incorporating adequate and satisfactory parking facilities including provision for motorcycles, cycles and for people with disabilities, based on the Borough Council's Standards.

9.2 The local planning authority requires a total of two allocated parking spaces for a three bedroomed house. The applicant would be providing this for both the existing property and proposed. The dropped kerb is accessed from a road with a speed limit of 30mph. This requires a visibility splay of 'x' distance of 2.4m and 'y' distance of 43 meters. The desired visibility splays can be achieved from the proposed and existing access. The proposal complies with policy D2 of the Local Plan and W8 of the Neighbourhood Plan.

10.0 Flood Risk

10.1 There has been concern raised regarding potential exacerbation of flooding if the site is developed. The site is within flood zone 1 so it is at a low risk of fluvial flooding. No flood risk assessment is required in this instance. The southern tip of the site is within an area of surface water flooding, but this is the area proposed as turning area/driveway and soft landscaping. A condition requiring the driveway/turning area to be constructed of permeable material would overcome any exacerbation of surface water issues. Subject to this condition the proposal would comply with policy SDC5 and W5 of the Neighbourhood Plan.

11.0 Housing Need

11.1 Concern has been raised about the housing type, that the proposed dwelling does not meet the housing need in Willoughby. Policy W8 of the Neighbourhood Plan states that all proposals

for new housing and conversions of existing buildings should meet local housing needs in terms of house type, size and tenure or a need identified in an updated Local Housing Needs Assessment. It goes on to say that the following house types will be particularly supported: 1. Smaller starter homes (1-2 bedrooms) for young people. 2. Homes for young families (2-3 bedrooms) with gardens. As this is a 3 bedroom property with a garden, it would be suitable for a young family and would comply with policy W8 in this regard.

12.0 Planning Balance and Conclusion

12.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

12.2 The proposed new dwelling would contribute a sustainable family home in the village of Willoughby, contributing to local housing need. It would not cause harm to the visual amenities of the street scene, the character of the area or nearby residential amenity. It would not exacerbate flood risk in the area and would provide a net gain in biodiversity, subject to conditions. The proposal would comply with all relevant Plan Policies and the underpinning principles of the NPPF 2021 and is recommended for approval.

13.0 Recommendation

1. Planning application R23/0196 be approved subject to:
 - a. the conditions and informatives set out in the draft decision notice appended to this report; and
2. 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.

DRAFT DECISION

REFERENCE NO:
R23/0196

DATE APPLICATION VALID:
10-Feb-2023

APPLICANT:

Angela and David Collins, Toft Edge, Southam Road, Dunchurch, Rugby, CV22 6NW

AGENT:

Angela Collins, Toft Property Developments Ltd, Toft Edge, Southam Road, Dunchurch, Rugby, CV22 6NW

ADDRESS OF DEVELOPMENT:

42, Main Street, Willoughby, Rugby, CV23 8BH

APPLICATION DESCRIPTION:

Construction of a new dwelling adjacent to No 42 on an extra wide plot

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON:

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2:

The development shall be carried out in accordance with the plans and documents detailed below: Application Form; Location Plan P1a; Existing Site Plan Drg 20; Existing Floor Plan Drg 1; Existing Elevations Drg 2; Proposed Plan Layouts Drg 103; Proposed Elevations 104C; Proposed Site Layout Drg 118; Planning Statement.

REASON:

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION 3:

The facing materials to be used on the external walls and roof shall be as specified on the application form received by the Council on 10th February 2023 and Drg 104C, received by the Council on 24th April 2023.

REASON:

To ensure a satisfactory external appearance and for the avoidance of doubt.

CONDITION 4:

The dwellings hereby approved shall incorporate measures to limit water use to no more than 110 litres per person per day within the home in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations 2010 (as amended).

REASON:

In the interests of sustainability and water efficiency.

CONDITION 5:

Prior to the first occupation of the dwelling a passive electric vehicle charging point shall be provided to the dwelling.

REASON:

To encourage the use of electric vehicles in the interest of sustainability.

CONDITION 6:

During the construction period, adequate measures shall be taken to prevent deleterious matter being carried onto all nearby highways.

REASON:

In the interest of highway safety.

CONDITION 7:

The development shall not be commenced until an access for cars has been provided to the site not less than 3.5 metres, as measured from the near edge of the public highway carriageway.

REASON:

In the interest of highway safety.

CONDITION 8:

The access to the site for cars shall not be used in connection with the development until it has been surfaced with a bound macadam material for a distance of 7.5 metres as measured from the near edge of the public highway carriageway.

REASON:

In the interest of highway safety.

CONDITION 9:

The access to the site shall not be constructed in such a manner as to reduce the effective capacity of any drain or ditch within the limits of the public highway.

REASON:

In the interest of highway safety.

CONDITION 10:

The access to the site for cars shall not be used unless a public highway footway crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority.

REASON:

In the interest of highway safety.

INFORMATIVE:

Condition numbers 7-10 require works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must serve at least 28 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team. This process will inform the applicant of the procedures and requirements necessary to

carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer. The Area Team may be contacted by telephone: (01926) 412515 to request the necessary application form (Form A – VAC). In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice.

Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

B. Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

INFORMATIVE:

Air quality neutral/mitigation

The applicant is encouraged to incorporate measures to assist in reducing their impact upon the Air Quality Management Area as part of this development. Initiatives could include the installation of an ultra-low emission boiler (<40mg/kWh) where gas is used for space or water heating, increased tree planting/landscaping, solar photovoltaic or thermal panels, and the incorporation of electric vehicle charging points on any car parking. More information on plants that can be incorporated into landscaping for green walls and roofs can be found here:

https://www.museumoflondon.org.uk/application/files/4915/2604/2216/2018-05-11-phytosensor-final-web-ok-compressed_1.pdf Such measures contribute towards improving air quality.

Should you require any further advice on ensuring your development has a positive contribution on air quality, further information can be obtained from the Commercial Regulation team through 01788 533533 or email ept@rugby.gov.uk

Should an Air Source Heat Pump be proposed for installation, it should be ensured that the noise from such plant will not adversely affect residential amenity in the area. These units can create noticeable noise levels which may affect neighbouring dwellings so noise mitigation may be necessary to avoid complaints or possible formal action under other legislation.

Asbestos

Prior to any demolition, redevelopment or refurbishment works taking place an appropriate Asbestos Survey should be undertaken by an asbestos licensed/authorised company/person and any recommendations implemented. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with; asbestos removal activities fall under the remit of the HSE.

Construction hours

To reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -

Monday – Friday 7.30 a.m. – 6.00 p.m.

Saturday 8.30 a.m. – 1.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

If work at other times is required permission should be obtained from the local planning authority



AGENDA MANAGEMENT SHEET

Report Title:	Planning Appeals Update
Name of Committee:	Planning Committee
Date of Meeting:	24 May 2023
Report Director:	Chief Officer - Growth and Investment
Portfolio:	Growth and Investment
Ward Relevance:	
Prior Consultation:	
Contact Officer:	Chief Officer - Growth and Investment
Public or Private:	Public
Report Subject to Call-In:	No
Report En-Bloc:	No
Forward Plan:	No
Corporate Priorities:	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) Corporate Strategy 2021-2024 <input type="checkbox"/> This report does not specifically relate to any Council priorities but
(C) Climate (E) Economy (HC) Health and Communities (O) Organisation	
Summary:	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 1 January to 31 March 2023.
Financial Implications:	Increases the scope for related costs claims within the Planning Appeals process.

Risk Management Implications:	There are no risk management implications arising from this report.
Environmental Implications:	There are no environmental implications arising from this report.
Legal Implications:	Advice/support with regard to cost claims and any subsequent costs awards.
Equality and Diversity:	No new or existing policy or procedure has been recommended.
Options:	N/A
Recommendation:	The report be noted.
Reasons for Recommendation:	To keep members of the Planning Committee updated on a quarterly basis with regard to the current position in respect of Planning Appeals.

Planning Committee - 24 May 2023

Planning Appeals Update

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

1. Introduction

This report provides information to update the Planning Committee on the position with regard to planning appeals. It is intended that this will continue to be produced on a quarterly basis.

2. Appeals determined

During the last quarter from 1 January to 31 March 2023 a total of 6 planning appeals was determined, of which 2 was allowed, 4 was dismissed and 0 was withdrawn.

A total of 1 enforcement appeal was determined, of which 1 was dismissed subject to corrections and variations.

A schedule of the appeal cases determined for this period is attached for information (see Appendix A).

3. Appeals outstanding/in progress

As at 31 March 2023 there were 10 planning appeals and 0 enforcement appeal still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

Name of Meeting: Planning Committee
Date of Meeting: 24 May 2023
Subject Matter: Planning Appeals Update
Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

Location	Full development description	Application number	Case Officer	PINS Reference	Decision date	Decision description	Appeal Decision	Appeal Decision Date
LAND AT FOSSE CORNER (JUNCTION OF MILLERS LANE AND FOSSE WAY), MONKS KIRBY	Change of use of land to use as a residential caravan site for 2no. gypsy families, including siting of 2no. static caravans and 2no. touring caravans together with laying of hardstanding and erection of 2no. stable/utility buildings (retrospective). Permission sought for a temporary period of 3 years.	R20/1062	Lucy Davison	APP/E3715/W/21/3278838	30th June 2021	Refusal	Dismissed	17th January 2023
25 BARBY LANE, RUGBY, CV22 5QJ	Outline planning application for erection of five detached dwellings with all matters reserved except for access which includes alterations to existing highway access.	R21/0713	Sam Green	APP/E3715/W/22/3304121	9th March 2022	Refusal	Allowed	10th March 2023

57-59 MOAT FARM DRIVE, RUGBY, CV21 4HQ	Prior approval for the erection of an agricultural machinery and wine processing store.	R22/0001	Sam Burbidge	APP/E3715/W/22/3305282	18th February 2022	Required and Refused	Allowed / Costs Awarded	15th February 2023
LAND ADJACENT TO 84 NEWBOLD ROAD, RUGBY, CV21 2NQ	Advertisement consent for upgrade of existing 48 sheet advert to support digital poster.	R22/0233	Michelle Hill	APP/E3715/Z/22/3303299	25th May 2022	Refusal	Dismissed	1st March 2023
95 MCKINNELL CRESCENT, RUGBY, CV21 4AU	Retrospective application for a single-storey rear extension to the property.	R22/0609	Sam Burbidge	APP/E3715/D/22/3313277	26th September 2022	Refusal	Dismissed	28th March 2023
THE OLD VILLAGE HALL, PAILTON ROAD, HARBOROUGH MAGNA, RUGBY, CV23 0HQ	Rear dormer and new garden wall.	R22/0826	Carol Grant	APP/E3715/D/22/3312526	13th October 2022	Refusal	Dismissed	26th January 2023

Nature of problem	Location	Case Officer	Case No.	PINS reference	Appeal Hearing type ENF	Appeal decision date	Appeal decision ENF
Unauthorised Gypsy and Traveller encampment site	LAND ADJACENT TO MILLERS LANE, FOSSE WAY, MONKS KIRBY	Chris Davies	ENF/2020/0360	APP/E3715/C/21/3267184 APP/E3715/C/21/3267185 APP/E3715/C/21/3267187 APP/E3715/C/21/3267188	Hearing	17th January 2023	Subject to corrections and variations, appeals APP/E3715/C/21/3267184 and APP/E3715/C/21/3267185 are dismissed, and the enforcement notice is upheld. Subject to corrections and variations, appeals APP/E3715/C/21/3267187 and APP/E3715/C/21/3267188 are dismissed, and the enforcement notice is upheld.

Location	Full development description	Application number	Case Officer	PINS Reference	Stage Description	Appeal Type	Decision date	Decision description	Decision level
LAND REAR OF CROSS IN HAND FARM, LUTTERWORTH ROAD, MONKS KIRBY	Redevelopment of the site to a HGV facility, including the demolition of agricultural outbuilding and formation of HGV parking spaces, fuel station, vehicle inspection station, vehicle maintenance unit, petrol filling station, electric charging points, convenience store, coffee shop, creche, overnight accommodation, ancillary car parking and associated works (Outline – Principle and Access Only)	R20/0259	Sam Green	APP/E3715/W/22/3306652	Appeal Lodged	Inquiry	9th March 2022	Refusal	Committee
THE SARAH MANSFIELD, MAIN STREET, WILLEY, RUGBY CV23 0SH	Use of first floor of public house as letting bedrooms and erection of two dwellings in rear car park	R22/0012	Sam Green	APP/E3715/W/22/3307675	Appeal Lodged	Written Representations	18th August 2022	Refusal	Committee
MARSTON HOUSE, HEATH LANE, BRINKLOW, RUGBY CV23 0NX	Demolition of existing garage and construction of a new garage	R22/0104	Michelle Hill	APP/E3715/D/3303202	Appeal Lodged	Householder Appeal Service	26th April 2022	Refusal	Delegated
HIGHWOOD FARM, COVENTRY ROAD, BRINKLOW, RUGBY CV23 0NJ	Extensions and Alterations to Highwood Farm (revisions to approval R20/0142)	R22/0134	Lucy Davison	APP/E3715/D/22/3303264	Appeal Lodged	Householder Appeal Service	19th May 2022	Refusal	Delegated

APPENDIX B

TRICKLE BROOK, SMEATON LANE, COOMBE FIELDS, RUGBY CV23 0PS	Erection of a single storey extension to create a bedroom, ensuite and store.	R22/0159	Chris Davies	APP/E3715/D/22/3303907	Appeal Lodged	Householder Appeal Service	3rd May 2022	Refusal	Delegated
DUNCHURCH PARK HOTEL AND CONFERENCE CENTRE, RUGBY ROAD, DUNCHURCH, RUGBY CV22 6QW	Retrospective temporary planning application for ancillary accommodation comprising of 40 cabins for a period of 18 months.	R22/0193	Chris Davies	APP/R3650/W/23/3316848	Appeal Lodged	Hearing	10th November 2022	Refusal	Committee
CARAVAN AT ROSE FIELD, HINCKLEY ROAD, WOLVEY, HINKLEY LE10 3HQ	Change of use of the land for the siting of one residential gypsy and traveller pitch	R22/0226	Lucy Davison	APP/E3715/W/22/3309858	Appeal Lodged	Written Representations	23rd June 2022	Refusal	Committee
3-7, BANK STREET, RUGBY CV21 2QB	8 replacement windows to first floor with UPVC framed sliding sash windows	R22/0469	Michelle Hill	APP/E3715/W/22/3309235	Appeal Lodged	Written Representations	18th August 2022	Refusal	Committee
WESTMORLANDS, HINCKLEY ROAD, WOLVEY, HINCKLEY LE10 3HQ	Certificate of Lawfulness application for the erection of a building incidental to the enjoyment of the existing house through Schedule 2 Part 1 Class E of the General Permitted Development Order 2015 (as amended). This proposed out-building will comprise of a gym, home office and games/garden room.	R22/0505	Sam Burbidge	APP/E3715/X/22/3305073	Appeal Lodged	Written Representations	12th August 2022	Refusal	Delegated

HILLSIDE, MAIN STREET, FRANKTON, RUGBY CV23 9PB	Erection of double storey rear extension to existing dwelling house.	R22/0881	Sam Burbidge		Appeal Lodged	Householder Appeal Service	18th October 2022	Refusal	Delegated
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AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions - 23 March to 3 May 2023
Name of Committee:	Planning Committee
Date of Meeting:	24 May 2023
Report Director:	Chief Officer - Growth and Investment
Portfolio:	Growth and Investment
Ward Relevance:	All
Prior Consultation:	None
Contact Officer:	Chief Officer - Growth and Investment
Public or Private:	Public
Report Subject to Call-In:	No
Report En-Bloc:	No
Forward Plan:	No
Corporate Priorities:	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) Corporate Strategy 2021-2024 <input type="checkbox"/> This report does not specifically relate to any Council priorities but
(C) Climate (E) Economy (HC) Health and Communities (O) Organisation	
Summary:	The report lists the decisions taken by the Head of Growth and Investment under delegated powers.
Financial Implications:	There are no financial implications for this report.
Risk Management Implications:	There are no risk management implications for this report.

Environmental Implications:	There are no environmental implications for this report.
Legal Implications:	There are no legal implications for this report.
Equality and Diversity:	There are no equality and diversity implications for this report.
Options:	
Recommendation:	The report be noted.
Reasons for Recommendation:	To ensure that members are informed of decisions on planning applications that have been made by officers under delegated powers.

Planning Committee - 24 May 2023

Delegated Decisions - 23 March to 3 May 2023

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

Name of Meeting: Planning Committee

Date of Meeting: 24 May 2023

Subject Matter: Delegated Decisions - 23 March to 3 May 2023

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

Delegated

8 Weeks Advert

Applications Approved

R23/0338	66, CHURCH STREET, RUGBY,	Advertisement consent for main
8 Weeks Advert	CV21 3PT	signage, hanging sign & window
Approval		graphics
27/04/2023		

8 Weeks PA Applications

Applications Refused

R23/0037	RUGBY BUSINESS CENTRE,	Erection of tubular steel shopping
8 Weeks PA	21-23, CLIFTON ROAD, RUGBY,	trolley guard (retrospective) and
Refusal	CV21 3PY	fixed shop canopy
23/03/2023		

R23/0118	203, TOWNSEND LANE, LONG	First floor rear extension to
8 Weeks PA	LAWFORD, RUGBY, CV23 9DE	dwelling
Refusal		
31/03/2023		

R22/1325	Parkfield Business Park, Rugby	Variation of condition 4 from
8 Weeks PA	Western Relief Road, Rugby,	application R21/0664- Erection of
Refusal	Warwickshire, CV21 1QJ	a steel clad portal frame building
14/04/2023		as a storage facility falling within
		Use Class B8, with associated
		ancillary two storey offices with

Delegated

8 Weeks PA Applications Applications Refused

external works, yard and vehicle parking, including roof mounted photo-voltaic panels.

R23/0345
8 Weeks PA
Refusal
14/04/2023

8, GARDENERS END, RUGBY,
CV22 7RQ

RE-SUBMISSION OF
APPLICATION R22/1279-
PROPOSED SINGLE STOREY
REAR EXTENSION TO
DWELLING PLUS LOFT
CONVERSION

R22/1339
8 Weeks PA
Refusal
19/04/2023

SHOULDER OF MUTTON,
SAWBRIDGE ROAD,
GRANDBOROUGH, RUGBY,
CV23 8DN

Conversion of double decker bus
to holiday let in the grounds of
public house

R23/0066
8 Weeks PA
Refusal
21/04/2023

PLOTT COTTAGE, PLOTT
LANE, STRETTON-ON-
DUNSMORE, RUGBY, CV23
9HL

16 No. ground mounted
photovoltaic panels

R23/0245
8 Weeks PA
Refusal
26/04/2023

11, GREENACRES,
BIRDINGBURY ROAD,
MARTON, RUGBY, CV23 9RY

Retrospective application to
regularise the change of use from
an ancillary outbuilding (annexe)
to stand alone residential unit.

R23/0281
8 Weeks PA

5, NORTHCOTE ROAD,
RUGBY, CV21 2EJ

Conversion of existing single
storey building to a dwelling

Delegated

8 Weeks PA Applications

Applications Refused

Refusal
27/04/2023

Applications Approved

R23/0052
8 Weeks PA
Approval
23/03/2023

KIMBLEWICK, FRANKTON
MANOR BARNES, MAIN
STREET, FRANKTON, RUGBY,
CV23 9PB

Retrospective application for a
gazebo together with an area of
wooden decking.

R23/0093
8 Weeks PA
Approval
24/03/2023

22 PINWOOD DRIVE
BINLEY WOODS
COVENTRY
WARWICKSHIRE
CV3 2BX

Installation of solar panels to the
rear of dwellinghouse

R23/0119
8 Weeks PA
Approval
24/03/2023

46 EASTLANDS ROAD, RUGBY,
CV21 3RP

Two storey side and single storey
rear extension

R23/0151
8 Weeks PA
Approval
24/03/2023

Land to the rear of Orchard
House, Lawford Lane, Rugby,
CV22 7QS

1 no. detached single storey
dwelling

R23/0051

Delegated

8 Weeks PA Applications

Applications Approved

8 Weeks PA
Approval
27/03/2023

KIMBLEWICK, FRANKTON
MANOR BARNS, MAIN
STREET, FRANKTON, RUGBY,
CV23 9PB

Retrospective application for a
Velex window within the roof
space at the back of the property
along with the implementation of
a kitchen window.

R23/0149
8 Weeks PA
Approval
27/03/2023

Loughrigg, London Road,
Dunchurch, Rugby, CV23 9LJ

Single storey side and rear wrap
around extension (part
retrospective)

R22/1255
8 Weeks PA
Approval
28/03/2023

30, AVONDALE ROAD,
BRANDON, COVENTRY, CV8
3HS

Single storey rear extension

R23/0020
8 Weeks PA
Approval
28/03/2023

6, Waring Way, Dunchurch,
Rugby, CV22 6PH

Front flat roof changed to hipped
roof over porch and garage.
Addition of Parapet wall and roof
lantern to rear flat roof.
Replacement windows and
doors. Relocate kitchen door to
rear elevation from southeast
side. Enlargement to first floor
window on northwest side
elevation. Installation of wood
burning stove with external flue.

Delegated

8 Weeks PA Applications Applications Approved

2 , Rugby Lane, Stretton-on-
dunsmore, Warwickshire, CV23
9JH

R23/0117
8 Weeks PA
Approval
28/03/2023

Single storey extensions to sides
and rear with both pitched and
flat roofs. Construction of new
detached garage and associated
hard landscaping.

R23/0261
8 Weeks PA
Approval
28/03/2023

THE WATERSIDE, CRICK
ROAD, RUGBY, CV21 4PW

The retention of existing
temporary telecommunications
base station for a further 12
months consisting of 1No. 28m
high temporary mast supporting
3No. antenna apertures & 1No.
600mm dish; installation of 6No.
cabinets; ancillary development
thereto.

R23/0145
8 Weeks PA
Approval
29/03/2023

7, Handleys Close, Ryton-on-
dunsmore, Warwickshire, CV8
3FG

Single storey rear extension

R22/0393
8 Weeks PA
Approval
30/03/2023

GREENMOOR, HINCKLEY
ROAD, WOLVEY, HINCKLEY,
LE10 3HQ

Construction of a stable, field
shelter and associated storage
together with change of use of
residential garden ground to
grazing.

Delegated

8 Weeks PA Applications

Applications Approved

R22/1207

8 Weeks PA

Approval

30/03/2023

THURLASTON MEADOWS
CARE HOME, MAIN STREET,
THURLASTON, RUGBY, CV23
9JS

RETROSPECTIVE
APPLICATION FOR A GARDEN
ROOM TO BE USED AS A
VISITOR POD FOR RESIDENTS
TO SEE THEIR FAMILIES

R23/0132

8 Weeks PA

Approval

30/03/2023

92, NEW STREET, RUGBY,
CV22 7BE

Single storey rear extension

R23/0165

8 Weeks PA

Approval

31/03/2023

152, Alwyn Road, Rugby, CV22
7RA

Detached annexe in rear garden

R23/0283

8 Weeks PA

Approval

03/04/2023

7, BROWNSOVER ROAD,
RUGBY, CV21 1HL

Application for the demolition of
the existing flat roof garage and
the construction of a replacement
gable fronted garage with home
office above.

R22/1302

8 Weeks PA

Approval

3, Cawston Lane, Dunchurch,
Warwickshire, CV22 6QF

Delegated

8 Weeks PA Applications

Applications Approved

04/04/2023

Demolition of existing garage and erection of a single storey rear and two storey side extension with replacement joinery and render to existing dwelling

R23/0012
8 Weeks PA
Approval
04/04/2023

28, Rose And Crown, MAIN
STREET, WOLSTON, Coventry,
CV8 3HJ

Replace existing rotten wooden and crittal windows with new timber framed windows (Retrospective).

R23/0085
8 Weeks PA
Approval
04/04/2023

114, RUGBY ROAD, BINLEY
WOODS, COVENTRY, CV3 2AX

Erection of Replacement Dwelling

R23/0208
8 Weeks PA
Approval
05/04/2023

49, HEATH LANE, BRINKLOW,
CV23 0NR

Single storey side and rear extension

R23/0053
8 Weeks PA
Approval
13/04/2023

24, High Street, Hillmorton,
Rugby, Warwickshire, CV21 4EE

Rear extension to existing dwelling and conversion of Barn to annex for temporary accommodation.

Former Avon Mill, Newbold Road,

Delegated

8 Weeks PA Applications Applications Approved

R23/0173 8 Weeks PA Approval 13/04/2023	Rugby, CV21 1DH	Erection of electric vehicle charging hub and associated infrastructure.
R23/0088 8 Weeks PA Approval 17/04/2023	2, LAWRENCE ROAD, RUGBY, CV21 3SA	Conversion of garage to living room, extension to rear ground floor of dwelling house
R23/0113 8 Weeks PA Approval 17/04/2023	HOLLYBANK FARM, SOUTHAM ROAD, LEAMINGTON HASTINGS, RUGBY, CV23 8DX	Proposed change of use of land from agricultural to residential use, the erection of a single storey rear extension to Barn A and the erection of a car port outbuilding.
R23/0273 8 Weeks PA Approval 17/04/2023	3 ROCHEBERIE WAY, RUGBY, CV22 6EG	Single storey rear extension
R23/0275 8 Weeks PA Approval 17/04/2023	71, BAWNMORE ROAD, RUGBY, CV22 6JN	Front entrance gates

Delegated

8 Weeks PA Applications

Applications Approved

R22/1304

8 Weeks PA

Approval

19/04/2023

ROLLS ROYCE, ANSTY
AERODROME, COMBE FIELDS
ROAD, COOMBE FIELDS,
COVENTRY, CV7 9JR

Erection of sprinkler tanks and
pumphouse on new concrete slab
base, with associated footpath,
gravel border and landscaping.

R23/0224

8 Weeks PA

Approval

19/04/2023

HILL FARM, RUGBY ROAD,
PRINCETHORPE, RUGBY,
CV23 9PE

Retention of Use of Building for
Storage & Office Purposes &
Existing Workshop.

R23/0069

8 Weeks PA

Approval

20/04/2023

204 , Dunchurch Road, Rugby,
Warwickshire, CV22 6HR

PROPOSED SINGLE STOREY
REAR EXTENSION,
CONVERSION OF GARAGE TO
HABITABLE ROOM, LOFT
CONVERSION AND EXTERNAL
UPGRADE TO THE
ELEVATIONS

R23/0238

8 Weeks PA

Approval

21/04/2023

1, The Five Houses, School
Street, Churchover, Rugby,
Warwickshire, CV23 0EQ

Replacement of existing rear
extension roof and small rear
lobby and WC extension.

R23/0285

8 Weeks PA

8, SOVEREIGN CLOSE,
RUGBY, CV21 4BB

Erection of a single storey rear
conservatory

Delegated

8 Weeks PA Applications Applications Approved

Approval
21/04/2023

<p>R23/0226 8 Weeks PA Approval 24/04/2023</p>	<p>BROTHERHOOD HOUSE, GAS STREET, RUGBY, CV21 2TX</p>	<p>Section 73 application to vary Condition 2 of R20/0690: Change of use from a nightclub (Sui Generis) to 9 dwellings (C3) and associated alterations</p>
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<p>R22/0935 8 Weeks PA Approval 25/04/2023</p>	<p>THE LODGE, PRIORY HILL, RUGBY ROAD, WOLSTON, COVENTRY, CV8 3FZ</p>	<p>Front / side extension and roof alterations</p>
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<p>R22/0673 8 Weeks PA Approval 27/04/2023</p>	<p>Land adjacent to 3 Rugby Road, Church Lawford, CV23 9EL</p>	<p>New Detached 3-Bedroom Dwelling</p>
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<p>R23/0206 8 Weeks PA Approval 28/04/2023</p>	<p>14, EDWIN CLOSE, RUGBY, CV22 7FA</p>	<p>Proposed loft conversion to habitable living space and retention of existing single storey rear extension/ conservatory (part retrospective application)</p>
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<p>R23/0270 8 Weeks PA Approval</p>	<p>TWO HOOTS, SOUTHAM ROAD, KITES HARDWICK, RUGBY, CV23 8AA</p>	<p>Single storey detached single garage and store to front of property</p>
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Delegated

8 Weeks PA Applications

Applications Approved

28/04/2023

R23/0306 8 Weeks PA Approval 28/04/2023	87, Gibson Drive, Rugby, CV21 4LJ	Single storey rear extension
R23/0307 8 Weeks PA Approval 28/04/2023	155, RUGBY ROAD, BINLEY WOODS, COVENTRY, CV3 2AY	Replacement dwelling with outbuilding
R23/0378 8 Weeks PA Approval 28/04/2023	9, Gorse Close, Rugby, CV22 6SH	Single storey extension to the front of the property.
R23/0182 8 Weeks PA Approval 02/05/2023	DOBBIES GARDEN CENTRE, STRAIGHT MILE, BOURTON, RUGBY, CV23 9QQ	Change of use for an existing vacant unit from Class A1 to Class E(d)
R23/0242 8 Weeks PA Approval 02/05/2023	BAYTON LODGE, WITHYBROOK ROAD, WOLVEY, BEDWORTH, CV12 9JW	Planning application seeking retrospective consent for a Home Office building and Garden Store/Kennel only.

Delegated

8 Weeks PA Applications Applications Approved

R23/0427 8 Weeks PA Approval 02/05/2023	FITZJOHNS, BARBY ROAD, RUGBY, CV22 5QB	Erection of a Timber frame structure and the installation of a foul sewerage treatment plant.
R23/0311 8 Weeks PA Approval 03/05/2023	THE KLIPPIE, 8B MOULTRIE ROAD, RUGBY, CV21 3BD	Erection of single storey rear extension
R23/0323 8 Weeks PA Approval 03/05/2023	36, Whittle Close, Bilton, Rugby, Warwickshire, CV22 6JR	Single storey rear extension
R23/0324 8 Weeks PA Approval 03/05/2023	33, Plexfield Road, Bilton, Rugby, Warwickshire, CV22 7EN	Single storey rear extension

Certificate of Lawfulness Applications Applications Refused

Use of land to site a caravan for
residential occupation throughout

Delegated

Certificate of Lawfulness Applications Applications Refused

R23/0083
Certificate of
Lawfulness
Refusal
28/04/2023

LAND ADJACENT TO 11,
WATLING CRESCENT,
NEWTON

the year (Use Class C3)

Applications Approved

R23/0125
Certificate of
Lawfulness
Approval
23/03/2023

Oak House, Grandborough Road,
Woolscott, Grandborough, CV23
8DB

New residential outbuilding for
use as a gym ancillary to the
residential use of Oak House,
Grandborough Road, Woolscott

R23/0154
Certificate of
Lawfulness
Approval
23/03/2023

FRENSHAM, SCHOOL LANE,
HILL, RUGBY, CV23 8DX

Siting of a static caravan at the
end of the garden, for use as
studio and occasional guest
accommodation. The static
caravan will rest upon paving
stones. This does not change the
existing land use of the garden.

R23/0159
Certificate of
Lawfulness
Approval
05/04/2023

34, Sheriff Road, Rugby,
Warwickshire, CV21 3RZ

Lawful development certificate for
a proposed single storey rear
extension

Delegated

Certificate of Lawfulness Applications Applications Approved

R23/0280
Certificate of
Lawfulness
Approval
19/04/2023

Wolvey Lodge Business Centre,
Cloudsley Bush Lane, Wolvey
Heath, Hinckley, LE10 3HB

Erection of an extension to an
existing commercial building.

R22/1352
Certificate of
Lawfulness
Approval
21/04/2023

Land To Rear Of 31, Coventry
Road, Pailton

Lawful Development Certificate
for an existing use to regularise
the unauthorised change of use
of former “chicken sheds” and
associated land for Use Class B8
storage use

Conditions Applications Approved

R22/1289
Conditions
Approval
23/03/2023

South West and South East
Barns Manor Farm, Main Street,
Easenhall, Rugby, CV23 0JA

Approval of details in relation to
conditions 3 (Materials), 4
(Finishes for windows & doors), 5
(Window details), 13 (Ecology),
14 (Archaeology) and 15
(Contaminated land) attached to
R21/0277 (LBC) and R21/0274
(FULL) for proposed
refurbishment of existing
agricultural buildings and
conversion to residential use.

Delegated

Conditions

Applications Approved

THE MANOR HOUSE, ANNS
LANE, STRETTON UNDER
FOSSE, RUGBY, CV23 0PZ

R23/0013
Conditions
Approval
23/03/2023

Discharge of Condition 4 (LEMP)
imposed on planning permission
ref: R22/0535 for Construction of
stable block and manege with
change of use of land to
equestrian, approved 8th
November 2022

R23/0089
Conditions
Approval
23/03/2023

OAKFIELD RECREATION
GROUND, BILTON ROAD,
RUGBY, CV22 7AL

Approval of details in relation to
condition 24 (BREEAM) attached
to R19/1164 – Erection of an
extra care retirement
development comprising of 62
apartments (C2 Use Class) and
associated communal facilities,
including vehicular access from
Bilton Road, car parking,
landscaping, footpaths, public
open space and associated
infrastructure.

R23/0289
Conditions
Approval
23/03/2023

Land South of Brownsover Lane,
Brownsover Lane, Rugby

Approval of Condition 19
(Contamination) of R14/1941
(Erection of 14 dwelling houses,
together with the creation of new
vehicular and pedestrian access,
including the provision of
landscaping and surface water
attenuation.)

Delegated

Conditions

Applications Approved

DIAMOND HOUSE HOTEL, 28
HILLMORTON ROAD, RUGBY,
CV22 5AA

R23/0370
Conditions
Approval
28/03/2023

Approval of details in relation to
Condition 3 Materials attached to
R20/0960 - Partial demolition and
change of use of existing hotel
with rear extension to form 8 (no)
residential dwelling apartments.

R22/1274
Conditions
Approval
29/03/2023

Parcels C and F, Key Phase 3,
Rugby Radio Station, Watling
Street, CV23 0AS

Approval of details in relation to
condition 18 (Solar Photovoltaic
Panels and Equipment) attached
to R20/0681 - Key Phase 3
Parcel C and F - Submission of
reserved matters comprising
access, appearance,
landscaping, layout and scale for
the erection of 146 dwellings,
together with garages, access
roads, parking, and associated
works pursuant to outline
planning permission R17/0022
dated 28th June 2017.

R23/0111
Conditions
Approval
29/03/2023

RUGBY TOWN JUNIOR
FOOTBALL CLUB, KILSBY
LANE, HILLMORTON, RUGBY,
CV21 4PN

Discharge of condition 27 (Bio-
diversity net gain) of R18/1048
(Approval of reserved matters in
relation to outline planning
permission R15/0623)

Delegated

Conditions

Applications Approved

DOLLMAN FARM, DOLLMAN
ROAD, RUGBY, CV23 1AL

R23/0188
Conditions
Approval
29/03/2023

Approval of details in relation to condition 10 (Refrigeration Plant, Flues and Other Equipment) attached to R16/0868 - Urban extension to Rugby under ref.no R11/0699 approved on 21st May 2014 - Submission of reserved matters comprising access, appearance, landscaping, layout and scale for the construction of an extension to the former agricultural barn and use for purposes falling within Classes D1 (non-residential institution) and D2 (assembly and leisure) and construction of a single storey building for use for purposes falling within Classes A1 (retail) and A3 (café/restaurant) together with associated access, car parking, hard and soft landscaping and infrastructure works including drainage, utilities, lighting and groundworks.

R23/0265
Conditions
Approval
29/03/2023

LAND NORTH EAST OF
CASTLE MOUND WAY, CASTLE
MOUND WAY, RUGBY

Approval of details related to:
Condition 16 Geotechnical
Design Report - relating to
Planning Application R22/0551 -
Application for full planning

Delegated

Conditions Applications Approved

permission for storage and distribution floorspace (Class B8 use), with ancillary offices, gatehouse, associated car parking, HGV parking, landscaping and infrastructure.

R23/0290
Conditions
Approval
30/03/2023

Land South of Brownsover Lane,
Brownsover Lane, Rugby

Approval of Condition 20 (Ecology) of R14/1941 (Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including the provision of landscaping and surface water attenuation.)

R23/0292
Conditions
Approval
30/03/2023

Land South of Brownsover Lane,
Brownsover Lane, Rugby

Approval of Condition 22 (Protected Species) of R14/1941 (Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including the provision of landscaping and surface water attenuation.)

R23/0293
Conditions
Approval
30/03/2023

Land South of Brownsover Lane,
Brownsover Lane, Rugby

Approval of Condition 25 (Finished Floor Levels) of R14/1941 (Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including the

Delegated

Conditions Applications Approved

provision of landscaping and surface water attenuation.)

R23/0296
Conditions
Approval
30/03/2023

Land South of Brownsover Lane,
Brownsover Lane, Rugby

Approval of Condition 17
(Construction Management Plan)
of R14/1941 (Erection of 14
dwelling houses, together with
the creation of new vehicular and
pedestrian access, including the
provision of landscaping and
surface water attenuation.)

R22/0842
Conditions
Approval
31/03/2023

ZONE C: LAND NORTH OF
COVENTRY ROAD, COVENTRY
ROAD, THURLASTON

Conditions 8: Levels, 9:
Materials, 10: Boundary
Treatment, 11: Bin & Cycle
Stores, 12: External Plant, 14:
Access Details, 20: Construction
Traffic Management Plan, 27:
Foul Drainage, 28: Surface Water
Drainage, 29: Surface Water
Maintenance Plan, 30:
Landscape Ecology Management
Plan , 31: Construction
Environment Management Plan,
35: Tree Protection Plan, 38:
Noise Assessment, 39: Noise
Assessment (reversing alarms)
and 41: Construction Method
Statement of R16/2569 (Outline
application for Use Class B8
buildings with associated
infrastructure) in relation to Zone

Delegated

Conditions Applications Approved

C of site covered by R22/0803

R23/0299 Conditions Approval 31/03/2023	Land South of Brownsover Lane, Brownsover Lane, Rugby	Approval of Condition 4 (Landscaping) of R14/1941 (Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including the provision of landscaping and surface water attenuation.)
R23/0320 Conditions Approval 05/04/2023	Paddock to east of MILL HOUSE, LONDON ROAD, DUNCHURCH, RUGBY, CV23 9LP	Details for condition 4: Construction Environmental Management Plan, of R22/1363: The erection of a landscaped mound.
R23/0048 Conditions Approval 11/04/2023	HOME FARM, MAIN STREET, BRANDON, COVENTRY, CV8 3HW	Approval of details related to: Condition 3 Written Scheme of Investigation, Condition 4 Materials, Condition 5 and 6 Landscaping and Condition 14 Water Calculation - R21/0794 (Appeal APP/E3715/W/22/3290513) - Proposed new dwelling and garage, detached garage, and formation of a new highway access

Delegated

Conditions

Applications Approved

Hospital of St. Cross, Barby
Road, Rugby, CV22 5PX

R23/0237
Conditions
Approval
11/04/2023

Application to discharge condition
8 (construction management
plan) imposed on R22/1348 - 2
storey endoscopy facility
complete with new pedestrian
crossing and hard landscaping on
existing vacant land, approved
13/2/2023

R22/0911
Conditions
Approval
12/04/2023

LAND NORTH OF COVENTRY
ROAD, COVENTRY ROAD,
LONG LAWFORD

Approval of details in relation to
condition 18 attached to
R17/1089 - Play Area Details

R23/0445
Conditions
Approval
13/04/2023

Construction Compound For A46,
Brinklow Road, Binley Woods

Approval of details relating to:
Condition 9 - B4428 Brinklow
Road Improvement, Condition 10
- Vehicular access remodelling,
Condition 11 - Access surfaced
with a bound material
(macadam), Condition 12 -
Existing access closed and the
kerb and verge have been
reinstated, Condition 13 -
Visibility splays - R20/0462 -
Change of use and the erection
of a temporary construction
compound on fallow agricultural
land (to serve the A46 Coventry
Junctions improvements (Binley)

Delegated

Conditions Applications Approved

and (Walsgrave) schemes).

R23/0116 Conditions Approval 17/04/2023	CENTRE OF AGROECOLOGY, RYTON ORGANIC GARDENS, WOLSTON LANE, RYTON-ON- DUNSMORE, COVENTRY, CV8 3LG	DISCHARGE OF CONDITION 4 FOR (R22/0728) - FULL PLANNING APPLICATION FOR INSTALLATION OF AIR HANDLING EQUIPMENT AND FLUES
R22/0297 Conditions Approval 19/04/2023	LAND NORTH OF ASHLAWN ROAD, ASHLAWN ROAD, RUGBY, CV22 5SL	Approval of details relating to Condition 7: Levels of R13/2102 (Outline application for Ashlawn Road development) in relation to part of site covered by application R21/0689 only.
R23/0087 Conditions Approval 19/04/2023	LAND NORTH OF ASHLAWN ROAD, ASHLAWN ROAD, RUGBY, CV22 5SL	Approval of details relating to Conditions 8: Lighting & 15: Fire Fighting of R13/2102 (Outline application for Ashlawn Road development) in relation to part of site covered by application R21/0689 only.
R23/0374 Conditions Approval 21/04/2023	CAWSTON HOUSE, THURLASTON DRIVE, RUGBY, RUGBY, CV22 7SE	Approval of details in relation to conditions 3 Materials, 7 Landscaping, and 27 Ecological & Landscape Management Plan, attached to R22/0616 - Variation

Delegated

Conditions Applications Approved

of Condition 2: amendment to approved plans (reference E665)
- Extension to Lime Tree Village to form CCRC including 30 bed care home, 47 extra care cottages (Use Class C2) 12 extra care apartments (use class C2) associated communal facilities, open space, and car parking - Substitution of 10 approved extra care cottages with 10 extra care cottages with changed design and layout

R23/0328
Conditions
Approval
25/04/2023

Hospital of St. Cross, Barby
Road, Rugby, CV22 5PX

Discharge of conditions 4 (landscape and ecology) & 6 (bat & bird boxes) imposed on planning permission Ref: R22/1348 for '2 storey endoscopy facility complete with new pedestrian crossing and hard landscaping on existing vacant land' approved 13th February 2023

R23/0109
Conditions
Approval
27/04/2023

The Wooden Bungalow, Frankton
Lane, Stretton On Dunsmore,
Cv23 9JQ

Approval of details in relation to conditions 7, 8, 13 and 16 of R21/0707

Delegated

Conditions

Applications Approved

165, MURRAY ROAD, RUGBY,
CV21 3JR

R23/0312
Conditions
Approval
27/04/2023

Approval of details in relation to condition 5 attached to R22/0523 - Change of use of redundant retail storage area to cafe/restaurant forming part of adjoining fish and chip premises, associated car parking and alterations

R23/0240
Conditions
Approval
03/05/2023

SHELFORD FARM, HINCKLEY
ROAD, BURTON HASTINGS,
NUNEATON, CV11 6RD

Discharge of conditions 5 Materials, 6 Boundary Treatments, 9 Drainage and 12 Boundary Treatments (R20/0320)

Committee

Discharge of Conditions

Applications Approved

R14/1941

23/03/2023

LAND SOUTH EAST OF
BROWNSOVER LANE,
BROWNSOVER LANE,
BROWNSOVER, RUGBY,

Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including the provision of landscaping and surface water attenuation.

Delegated

Discharge of Conditions

Applications Approved

R22/0449	LAND SOUTH EAST OF BROWNSOVER LANE, BROWNSOVER LANE, RUGBY	Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including the provision of landscaping and surface water attenuation (Variation of condition 2 of R14/1941 dated 08/04/2020, to include amendment to approved House Types and Site Plan).
23/03/2023		

R23/0289	Land South of Brownsover Lane, Brownsover Lane, Rugby	Approval of Condition 19 (Contamination) of R14/1941 (Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including the provision of landscaping and surface water attenuation.)
23/03/2023		

Committee

Discharge of Conditions

Applications Approved

R14/1941	LAND SOUTH EAST OF BROWNSOVER LANE, BROWNSOVER LANE, BROWNSOVER, RUGBY,	Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including the provision of
30/03/2023		

Discharge of Conditions Applications Approved

landscaping and surface water
attenuation.

Delegated

Discharge of Conditions Applications Approved

R22/0449 LAND SOUTH EAST OF
BROWNSOVER LANE,
BROWNSOVER LANE, RUGBY

30/03/2023

Erection of 14 dwelling houses,
together with the creation of new
vehicular and pedestrian access,
including the provision of
landscaping and surface water
attenuation (Variation of condition
2 of R14/1941 dated 08/04/2020,
to include amendment to
approved House Types and Site
Plan).

R23/0290 Land South of Brownsver Lane,
Brownsver Lane, Rugby

30/03/2023

Approval of Condition 20
(Ecology) of R14/1941 (Erection
of 14 dwelling houses, together
with the creation of new vehicular
and pedestrian access, including
the provision of landscaping and
surface water attenuation.)

Committee

Discharge of Conditions**Applications Approved**

R14/1941	LAND SOUTH EAST OF BROWNSOVER LANE, BROWNSOVER LANE,	Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including the provision of landscaping and surface water attenuation.
31/03/2023	BROWNSOVER, RUGBY,	

Delegated**Discharge of Conditions****Applications Approved**

R22/0449	LAND SOUTH EAST OF BROWNSOVER LANE, BROWNSOVER LANE, RUGBY	Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including the provision of landscaping and surface water attenuation (Variation of condition 2 of R14/1941 dated 08/04/2020, to include amendment to approved House Types and Site Plan).
31/03/2023		

Committee**Discharge of Conditions****Applications Approved**

WOLVEY CAMPUS, LEICESTER

**Discharge of Conditions
Applications Approved**

R20/0968	ROAD, WOLVEY, HINCKLEY, LE10 3HL	Outline application with all matters reserved except access for the demolition of existing buildings and the erection of residential dwellings (Use Class C3), including the retention and amendment of the existing vehicular access off Leicester Road and associated infrastructure, public open space and landscaping.
12/04/2023		
R23/0440	WOLVEY CAMPUS, LEICESTER ROAD, Wolvey Heath	Approval of details related to: Condition 14 Boundary Treatment - R20/0968 - Outline application with all matters reserved except access for the demolition of existing buildings and the erection of residential dwellings (Use Class C3), including the retention and amendment of the existing vehicular access off Leicester Road and associated infrastructure, public open space, and landscaping
12/04/2023		
R20/1026	UNITS 1 & 2 TRITAX SYMMETRY SITE - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON	Full planning application for the erection of 2 logistics units development comprising a total of 30,435 sqm (327,599 sq.ft.) (measured GEA) of Class B8
19/04/2023		

Discharge of Conditions Applications Approved

floorspace of which 1,817.2 sq.m (measured GIA) (19,560 sq. ft.) comprises Class E(g)(i) ancillary office floorspace (measured GIA) with associated infrastructure including lorry parking, landscaping including permanent landscaped mounds, sustainable drainage details, sprinkler tank pump houses, gas and electricity substations, temporary construction access from Coventry Road, temporary marketing suite and temporary stockpile area for additional soil disposal.

Delegated

Discharge of Conditions Applications Approved

R21/0689 LAND NORTH OF ASHLAWN
ROAD, ASHLAWN ROAD,
RUGBY, CV22 5SL

19/04/2023

Erection of 216 dwellings, associated access, infrastructure and landscaping. Approval of reserved matters (access, appearance, landscaping, layout and scale) relating to R13/2102.

Delegated

Listed Building Consent Applications

Applications Approved

R22/1237 Listed Building Consent Approval 13/04/2023	INGLENOOK, COVENTRY ROAD, THE GREEN, DUNCHURCH, CV22 6RA	To replace an existing kitchen window with French windows of the same width in an existing 1970 flat roof extension.
R22/1336 Listed Building Consent Approval 14/04/2023	17, Broad Street, Brinklow, Rugby, CV23 0LS	Renew wooden framed windows and front door. Repair/renew render to front and side elevations
R23/0339 Listed Building Consent Approval 27/04/2023	66, CHURCH STREET, RUGBY, CV21 3PT	Listed Building Consent for installation of main signage, projecting hanging sign & window graphics

Major Applications

Applications Approved

R22/0201 Major Application Approval of Reserved Matters 31/03/2023	WOLSTON ALLOTMENTS, STRETTON ROAD, WOLSTON	Erection of 48 dwellings (Reserved Matters Application for appearance, landscaping, layout and scale following outline planning approval under R19/1411 granted at appeal by reference: APP/E3715/W/20/3265601).
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Delegated

Major Applications

Applications Approved

RUGBY RADIO STATION,
WATLING STREET, CLIFTON
UPON DUNSMORE, RUGBY,
CV23 0AS

R22/0380
Major Application
Approval of Reserved
Matters
31/03/2023

Erection of a commercial unit, comprising of offices (Use Class B1), assembly areas associated with light industry (Use Class B1), storage and distribution facilities (Use Class B8), and other ancillary requirements and associated works, including supporting infrastructure and other operational requirements, landscaping, re-profiling works, temporary stockpiling of materials, and temporary haul routes for construction purposes, (application for reserved matters approval (outside of a key phase) of appearance, landscape, layout and scale against outline planning permission (R17/0022 dated 28th June 2017).

R22/0449
Major Application
Approval
31/03/2023

LAND SOUTH EAST OF
BROWNSOVER LANE,
BROWNSOVER LANE, RUGBY

Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including the provision of landscaping and surface water attenuation (Variation of condition 2 of R14/1941 dated 08/04/2020, to include amendment to

Delegated

Major Applications Applications Approved

approved House Types and Site Plan).

R19/0092
Major Application
Approval of Reserved
Matters
21/04/2023

ZONE 5 ANSTY PARK, PILOT
WAY, ANSTY, CV7 9JU

Erection of a three storey building for Class B1(research and development) with offices and workshops and associated car parking (application for approval of reserved matters relating to appearance, landscaping, layout and scale against outline planning permission R09/0035/MEIA dated 15th May 2009)

Prior Approval Applications Prior Approval Applications

R23/0343
Agriculture Prior
Approval
Not Required
04/04/2023

FIELDS FARM, LOWER GREEN,
GRANDBOROUGH, RUGBY,
CV23 8DD

Erection of a general multi purpose agricultural building.

R23/0228
Prior Approval change
of use
Not Required
11/04/2023

THE HALL, PRIORY HILL,
RUGBY ROAD, WOLSTON,
COVENTRY, CV8 3FZ

Change of use from office (Use Class E(g)(ii)) to a State-funded school

Delegated

Prior Approval Applications

Prior Approval Applications

R23/0298
 Prior Approval
 Extension
 Not Required
 11/04/2023

5, Epsom Road, Rugby, CV22
 7PF

Erection of a single storey rear extension.

R23/0350
 Agriculture Prior
 Approval
 Not Required
 11/04/2023

TAMHORNE PARK, DRAYCOTE
 HILL FARM, DRAYCOTE HILL,
 BIRDINGBURY, RUGBY, CV23
 8ES

Prior Approval: Building for agricultural/ forestry use

R21/1210
 Telecoms Prior
 Approval
 Withdrawn by Planning
 Dept
 13/04/2023

CRICK ROAD
 TELECOMMUNICATIONS
 MAST, CRICK ROAD, RUGBY,
 CV21 4DX

The installation of a new 18 metre high monopole supporting 6 no. antennas with a wrap around equipment cabinet at the base of the column, the removal of 1 no. existing equipment cabinet, the installation of 3 no. new equipment cabinets, and ancillary development thereto.

R23/0340
 Prior Approval
 Extension
 Withdrawn by
 Applicant/Agent
 13/04/2023

20, OVAL ROAD, RUGBY, CV22
 5LH

PAX - Erection of a single storey rear extension.

Delegated

Prior Approval Applications

Prior Approval Applications

27, Birchwood Road, Binley
Woods, Coventry, CV3 2JH

R23/0349
Prior Approval
Extension
Not Required
25/04/2023

Proposed single storey rear
extension measuring 3metres in
height and 6metres in length from
the original dwellinghouse.

R23/0432
Agriculture Prior
Approval
Not Required
28/04/2023

CLOUDESLEY FARM, FOSSE
WAY, MONKS KIRBY, RUGBY,
CV23 0RP

Prior Approval: Building for
agricultural/forestry use

R23/0448
Agriculture Prior
Approval
Not Required
02/05/2023

CESTERSOVER FARM,
LUTTERWORTH ROAD,
CHURCHOVER, RUGBY, CV23
0QP

Prior Approval: Building for
agricultural/forestry use

Committee

Withdrawn Applications

Applications Withdrawn

R22/0590
Major Application
Withdrawn by
SUNRISE PARK, OXFORD
ROAD, RYTON-ON-DUNSMORE

Withdrawn Applications
Applications Withdrawn

Applicant/Agent
29/03/2023

Change of use of land to extend existing gypsy caravan site to provide 10 additional pitches, each accommodating 2 caravans including no more than one static caravan/mobile home, together with laying of hardstanding and erection of 2 No. amenity buildings.

Delegated**Withdrawn Applications**
Applications Withdrawn

R23/0420 Land to the rear of The Old
Listed Building Consent Forge, Main Street Thurlaston
Withdrawn by Rugby CV23 9JS
Applicant/Agent
28/04/2023

Erection of 1 no. detached dwelling with garage and access off Biggin Hall Lane. (Revised Scheme R20/0188)
