



29 September 2022

PLANNING COMMITTEE - 12 OCTOBER 2022

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 12 October 2022 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
Executive Director

Note: Members 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 Member 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 Member does not need to declare this interest unless the Member chooses to speak on a matter relating to their membership. If the Member does not wish to speak on the matter, the Member 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 the meeting held on 17 August 2022.
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. Delegated Decisions – 28 July 2022 to 21 September 2022

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be transacted.

Membership of the Committee:

Councillors Gillias (Chairman), Mrs Brown, Daly, Eccleson, Mrs Hassell, Lawrence, Lewis, Mrs Maoudis, Sandison, Slinger, Srivastava and Willis

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 – 12 October 2022

Report of the Chief Officer for Growth and Investment

Applications for Consideration

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

- Applications recommended for refusal with the reason(s) for refusal (pink pages on the printed version of the agenda)
- Applications recommended for approval with suggested conditions (yellow pages on the printed version of the agenda)

Recommendation

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Recommendations for refusal

Item	Application Ref Number	Location site and description	Page number
1	R22/0299	183 Rugby Road, Binley Woods, Coventry CV3 2AY Change of Use of existing outbuilding to 1x self-contained holiday let for 2 people and associated access.	3

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
2	R22/0411	Burton Farm Fishery, Burton Lane, Burton Hastings CV11 6RJ New build catering facility for extant fishery complex (retrospective).	12
3	R22/0719	Land North of Zone C, Land North of Coventry Road, Coventry Road, Thurlaston The creation of a watercourse and associated landscaping.	25
4	R20/0787	Coton Park East, Central Park Drive, Rugby Erection of up to 475 dwellings, with land for a Primary School, land for either Secondary School Provision or residential development, with vehicular access off Central Park Drive and Emergency Vehicle Access off Newton Lane, with associated green infrastructure and public open space provision (Outline - Principle and Access Only).	36

Reference: R22/0299

Site Address: 183, Rugby Road, Binley Woods, Coventry, CV3 2AY

Description: Change of Use of existing outbuilding to 1x Self contained holiday let for 2 people and associated access.

Case Officer Name & Number: Sam Green – Extension 0178853-3795

Recommendation

Refusal

1. Introduction

- 1.1. This application is being reported to Planning Committee in accordance with the Scheme of Delegation, 5.2.3 (a) as a request was made by Councillor Garcia to call the application in to committee during the 21 day consultation period.

2. Proposal:

- 2.1. This is a full planning application for Change of Use of existing outbuilding to 1x Self contained holiday let for 2 people and associated access.
- 2.2. The outbuilding for the proposal is already built and sited at the rear of the amenity space for 183 Rugby Road.
- 2.3. Internally the outbuilding is of a small scale has a kitchenette, shower a bathroom and a bed.
- 2.4. Externally the outbuilding uses grey timber effect cladding, a mono pitched roof and a mix of obscure and unobscured glazing. The outbuilding also features an associated area of decking. The proposal indicates that this area will be fenced off to give privacy to the holiday let.
- 2.5. The proposal would alter the front of the property to hardstanding in order to provide 3 parking spaces. This would be divided into 1 allocated space for the holiday let and 2 spaces for the home owner.
- 2.6. The Holiday let would be accessed via a shared single storey side extension which was formerly the garage and will lead to the owners rear garden and follow a shared path through the garden to the holiday let.

3. Site Description:

- 3.1. The application site is that of a two storey semi detached dwelling located in Binley Woods. The dwelling sits back from the highway fronted by hardsurfacing and a front garden. The dwelling itself uses white pebble dash render and with a ground floor canopy with a single storey ground floor side extension (formerly the garage). The built form in the area is dominated by mostly residential dwellings with the rear of the properties boundary bordering the green belt and open space. In the locality there is also a village hall, dentists and a PH.

4. Relevant Planning History:

- 4.1. Prior Discussion between applicant and officer regarding the current proposal with the outcome that the application would likely not be supported.

5. Technical Consultation Responses:

RBC Environmental Health:	No objection, Subject to informatives
WCC Ecology:	No objection, Subject to informatives
Work services unit	No objection, Subject to informatives
WCC Highways	No objection, Subject to Conditions
WCC Rights of way	No objection

6. Third-Party Consultation Responses:

- 6.1. Neighbours, Parish Council and Ward Councillors Consulted
- 6.2. Parish Council objected
- The proposal would create a precedent which would not be in the best interests of the village.
 - The proposal would be detrimental to neighbouring properties.
 - There would be an increase in traffic movements
 - The Access Road would not be wide enough for Emergency Vehicles.

7. 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.
- 7.2. The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Council Local Plan 2019. The relevant policies are outlined below.
- 7.3. Rugby Borough Council Local Plan (2011-2031) – June 2019
Policy GP1: Securing Sustainable Development
Policy GP2: Settlement Hierarchy
Policy SDC2: Landscaping
Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets.
Policy NE3: Landscape protection and enhancement
Policy HS5: Traffic Generation and Air Quality, Noise and Vibration
Policy ED4: The wider Urban and Rural Economy

Policy D2: Parking Facilities

- 7.4. Supplementary Planning Documents (SPDs)
Sustainable Design and Construction SPD – 2012
- 7.5. Material Considerations
National Planning Policy Framework (NPPF or “the Framework”) 2021
National Planning Practice Guidance (NPPG)
National Design Guide 2021

8. Assessment of Proposal:

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

Section 9	Principle of Development
Section 10	Highway Safety
Section 11	Character and Design
Section 12	Impact on Residential Amenity
Section 13	Air Quality and Noise
Section 14	Biodiversity
Section 15	Planning Balance and Sustainability of Development
Section 16	Recommendation

9. Principle of Development

- 9.1. Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the Settlement Hierarchy.
- 9.2. The application site is located in Binley Woods, which is a main rural settlement. Therefore, development will be permitted within the existing boundaries of all Main Rural Settlements and on allocated sites.
- 9.3. The applicant has provided a supporting statement in justification of the change of use to a Holiday Let. The justification does provide the rationale behind wanting to convert the existing outbuilding due to personal circumstance. The justification however, does not provide any supporting information in relation to the need for such a development in the specific area or market evidence within Binley Woods indicating a need.
- 9.4. It is also stated within the supporting information that the holiday let will be used at low frequency. It is noted that in the event of the change of use being granted the holiday let could be used at a much higher frequency than indicated in the supporting information.
- 9.5. Policy ED4 states that the following forms of development and uses are acceptable in principle both in and outside the urban area, subject to the content of other policies in the Local Plan. Small-scale tourism, visitor accommodation particularly those which would help to provide local employment and support rural services.
- 9.6. The application site is considered outside the urban area and would be considered to come under small-scale tourism as mentioned in Policy ED4 and therefore would be considered acceptable in principle. It is noted that the holiday let does not provide any employment opportunities as the holiday let is to be ran and maintained entirely by the applicant and therefore does not benefit this particular aspect of the policy.

- 9.7. The Rugby Borough Council Local Plan Para 6.20 in relation to Policy ED4 states that it is stressed that all schemes will be assessed against the impact that is likely to be caused to the character of the local area as well as the benefits that would arise for rural communities, businesses and the wider local economy. An assessment will be made on the character as part of Section 10 of this report.
- 9.8. In assessment and on balance, this proposal can be considered to comply with Policy GP2 and ED4 of the Local Plan.

10. Character and Design

- 10.1. Policy SDC1 of the local plan states that all development will 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.
- 10.2. The proposed side access to the rear of the site via the side extension is already in place with the previous garage door already amended to be a singular door. This part of the proposal is acceptable. As the building is not protected by any heritage designation the internal works also do not require permission.
- 10.3. The outbuilding and associated decking is also already built and is considered acceptable. Outbuildings incidental to the dwelling house can be completed under Class E permitted development rights and as can be seen on satellite imagery there are outbuildings such as garden sheds located at the rear of the gardens in proximity. Therefore, it is accepted that the outbuilding itself would not be considered to be out of character in its current use incidental to the dwelling house.
- 10.4. However, the change of use to create a holiday let in the rear amenity space of the host dwelling No 183 is out of character with the surrounding area and is not reflected elsewhere in proximity. In addition to this, the site to the rear is constrained by its size and unlike a holiday let in the form of letting out an existing apartment, part of a dwelling or outbuilding in a much larger site this proposal creates an intensification at the rear of a residential site which in the context of the surrounding residential dwellings and private amenity spaces is considered to be out of character for the area.
- 10.5. The application is therefore considered contrary to Policy SDC1 and in turn Section 12 of the NPPF.

11. Impact on Residential Amenity

- 11.1. Policy SDC1 states that Proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.
- 11.2. Section 12 of the NPPF states that planning should always seek a high standard of amenity for existing and future users of developments.
- 11.3. It is considered that the applicant and current occupier of No 183 has accepted the potential for the intensification of the site, by nature of submitting the proposal. It is also accepted that the applicant would also have control over the impact in terms of when they let out the holiday let. The impact on the current occupier of the dwelling No 183 is therefore considered acceptable.

- 11.4. In order to safeguard the potential future occupiers any approved permission would be required under condition to keep the holiday let in ancillary use and associated to the dwelling No 183. This is to prevent the holiday let being sold separately and in turn the use no longer dictated by the occupier of the dwelling No 183 which would be significantly detrimental on the residential amenity and occupier of No 183.
- 11.5. With this condition in place if the house were to be sold, if the future occupiers considered the impact significantly harmful they would have the option to not let out the outbuilding in this manner and use it as a personal outbuilding. Due to this control the impact on a future occupier of the dwelling can be deemed acceptable.
- 11.6. The existing and future uses of the neighbouring dwellings do need to be considered. In assessment of this, the neighbouring amenity would be significantly detrimentally impacted. The officer accepts the outbuilding exists under permitted development and use of this space does exist already. However, the change of use to a Holiday Let would create an intensification of the site. The associated noise and disturbance as part of the intensification of the site would result in a significantly detrimental impact on No 181 and No 185.
- 11.7. The officer also considered as part of the intensification that the use of rear amenity spaces by permanent neighbours where established trust and familiarity often safeguard the privacy and disturbance in such space do not apply in the case of visiting guests or holiday makers.
- 11.8. It is therefore considered this application would cause significant harm to the surrounding residential amenity and future occupiers and is therefore considered to be contrary with Section 12 of the NPPF and Policy SDC1 of the local plan.

12. Highway Considerations

- 12.1. Section 9 of the NPPF states that development should achieve a safe and suitable access to a site for all users. Policy D2 of the local plan states that permission will only be granted for development incorporating adequate and satisfactory parking facilities including the provision for motorcycles, cycles and for people with disabilities.
- 12.2. Warwickshire County Council Highways were consulted to assess the proposal and had no objection subject to a condition requiring site parking be provided in the form of two spaces for the existing dwelling and one space for the Holiday Let. As explained in the highways consultee response this would only be agreed if parking is provided which does not block the allocated spaces for either use.
- 12.3. In order for this parking to remain suitable highways recommend a condition which requires the outbuilding is not occupied permanently.
- 12.4. As the leading highway authority has no objection subject to conditions, the proposal is considered to be in accordance with Section 9 of the NPPF and Policy D2 of the Local Plan.

13. Air Quality and Noise

- 13.1. Policy HS5 of the Local Plan states proposals should take full account of the cumulative impact of all development including that proposed in this Local Plan on traffic generation, air quality, noise and vibration.
- 13.2. Environmental Health were consulted on the application in order to assess the impacts of the proposal. Environmental Health had no objection to the proposal subject to a construction hours informative and an informative stating the outbuilding is only suitable for holiday lets.

- 13.3. As the leading technical consultee has no objection, the proposal, is considered to be in accordance with Policy HS5.

14. Biodiversity

- 14.1. 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. Policy NE1 seeks to safeguard priority habitats/species of conservation concern and requires developers to take mitigating measures for their protection.
- 14.2. Warwickshire County Ecologists have no objection to the proposal subject to a bat and nesting bird note and a biodiversity enhancement note are attached to any permission granted. The proposal is therefore considered to be in accordance of Chapter 15 of the NPPF and Policy NE1 of the Local Plan

15. Trees and Landscaping

- 15.1. Policy SDC2 states that the landscape aspects of a development form an integral part of the overall design and a high standard of appropriate hard and soft landscaping will be required.
- 15.2. Policy NE1 states that developers will be required to make provision for the protection and subsequent retention of natural features and necessary supporting habitats, such as ponds, hedgerows, ditches and trees which are to be retained.
- 15.3. The existing site has 2 TPO trees to its site frontage on Rugby Road, Rugby Borough Council requested an Arboricultural Impacts Assessment be carried out in order to inform design and ensure the TPO trees were not damaged during the laying of the hardstanding.
- 15.4. This was submitted and the arboricultural officer had no objection subject to the protective measures in the method statement being adhered to with prior written approval by the LPA.
- 15.5. This proposal is therefore considered to be in accordance with Policies SDC2, NE1 of the Local Plan and Section 15 of the NPPF.

16. Other Matters

- 16.1. In regards to waste the RBC work services unit responded requiring all bins to be presented kerbside for normal domestic collection. An informative would need to be added demonstrating bins will need to be purchased and a trade contract would be required due to the business nature of the change of use.

17. Planning Balance and Sustainability of Development

- 17.1. In conclusion, the proposal is considered acceptable in principle and would be determined to be in accordance with Policy ED4 of the Local Plan due to a contribution of small scale tourism. All technical objections have been assessed and no technical consultees take a final stance of objection to the proposal subject to conditions and informatives.

- 17.2. Although the principal is established under Policy ED4 the policy under para 6.20 does continue to state that it is stressed that all schemes will be assessed against the impact that is likely to be caused to the character of the local area. In assessment, the outbuilding is considered to be in character whilst in incidental use to No 183. However, the change of use creates a development which is considered out of character and not reflected elsewhere in the locality. This point was also raised in the Parish Councils objection. There would also be a significantly detrimental impact on the neighbouring residential amenity of No 181 and No 185. It is accepted that the current neighbours did not submit an objection to the proposal. However as part of Section 12 of the NPPF and Policy SDC1 of the Local Plan future occupiers must be considered. Therefore, due to the intensification of a site which is in proximity to the neighbouring dwellings this application is considered to be significantly detrimental by means of the intensification of use of the rear amenity space and associated disturbance and noise.
- 17.3. Due to the reasons above, the application is considered to be contrary with Policy SDC1 of the Local Plan and in turn Section 12 of the NPPF. It is therefore recommended that this considered that this application should be refused.

18. Recommendation:

- 18.1. Refusal

DRAFT DECISION

REFERENCE NO:

R22/0299

DATE APPLICATION VALID:

04-May-2022

APPLICANT:

Anne-Marie Brownlee 183 Rugby Road, Binley Woods, Coventry, CV3 2AY

ADDRESS OF DEVELOPMENT:

183, Rugby Road, Binley Woods, Coventry, CV3 2AY

APPLICATION DESCRIPTION:

Change of Use of existing outbuilding to 1x Self contained holiday let for 2 people and associated access.

REFUSAL REASONS

REASON 1

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. The Local Planning Authority consider the proposed change of use within this application to be out of character for the area by the means of the intensification of No 183 Rugby Roads rear amenity space which is not reflected elsewhere in the Locality. The application is therefore considered to be contrary to SDC1 of the Local Plan and Section 12 of the NPPF.

REASON 2

Policy SDC1 of the Local Plan states that proposals for new development will ensure that the living conditions of existing and future Neighbouring occupiers are safeguarded. This proposal would be considered significantly detrimental to the neighbouring amenity of No 181 and No 185 Rugby Road due to excessive noise and disturbance created by means of the

intensification of the residential amenity space of No 183 by the change of use of an existing outbuilding to a holiday let. The proposal is therefore contrary to , Policy SDC1 of the Rugby Borough Council Local Plan 2011-2031 and Section 12 of the National Planning Policy Framework, 2021.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Rugby Borough Council Local Plan 2011-2031 (June 2019)
Policy SDC1: Sustainable Design

National Planning Policy Framework (2021)
Section 12: Achieving Well-designed places

The development plan policies referred to above are available for inspection on the Rugby Borough Council's web-site www.rugby.gov.uk .

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Reference: R22/0411

Site Address: Burton Farm Fishery, Burton Lane, Burton Hastings, CV11 6RJ

Description: New build catering facility for extant fishery complex (retrospective)

Recommendation

Approval subject to conditions and informatives

1.0 Introduction

1.1 The application is being reported to the Planning Committee in accordance with the Scheme of Delegation, as Councillor Maoudis has requested the application be determined by the Planning Committee on the following grounds:

- Flood risk
- Noise and disturbance from the scheme
- Traffic generation caused by the development

2.0 Description of site

2.1 The site is located south-west of Burton Hastings village within the West Midlands Green Belt. Access to the site can be achieved via Burton Lane. The site comprises of fishing lakes, canal moorings, woodland, farmland, associated buildings, areas of hardstanding and a dwelling and workshop (plans approved for this to be demolished and replaced by a dwelling and separate workshop). The majority of land owned by the applicants is within Rugby's administrative boundary with the rest falling within Nuneaton and Bedworth's administrative boundary. The red line boundary relating to this application falls wholly within Rugby's administrative boundary.

2.2 The fishery part of the site is beyond the main farm and buildings. The areas of hardstanding used for vehicular parking associated to the use of the site are accessed from the singular access track from Burton Lane. According to the planning statement submitted, there are seven fishing lakes. The fishery offers leisurely fishing, coaching, competitive fishing and hosts charity events.

3.0 Description of proposals

3.1 This application seeks retrospective planning permission for a new build catering facility to serve the existing fishery. Section 73A of the Town and Country Planning Act 1990 allows a local planning authority to grant planning permission for development carried out before the date of an application.

3.2 The catering facility has been erected to the side of the access track on an area of former woodland trees, to the northern side and fronting onto 'Heron Lake'. According to the application form, work commenced on 01/11/2021. A site visit on 31/05/2022 confirmed that the building has been erected but was not finished internally and therefore was not operational. The building has dimensions of approximately: width – 10.82 metres, length – 14.44 metres, eaves height – 2.66 metres and roof ridge height – 3.82 metres. The building has been constructed out of timber boarding, grey profile metal sheeting has been used on the roof and the windows and doors have black aluminium frames. The floor plan of the building shows that the building contains a servery,

kitchen and food prep area, toilets and a large open area, presumably for chairs and tables and a space to facilitate the activities run by the fishery. Public entrance to the building can be achieved via a set of bi-fold doors on the front elevation which fronts onto 'Heron Lake'. In addition to the bi-fold doors, there is a large window on the front elevation providing additional natural light to the large open area. There are three windows on the side (west) elevation serving the toilets and kitchen and food prep area with a pedestrian door providing external access from the kitchen and food prep area. On the other side (east) elevation there are two large windows serving the open space. A stone path has been constructed close to 'Heron Lake' to the entrance doors of the catering facility. On the date of the officer site visit, stone rubble was laid either side of the path which had wooden benches on, it is not clear whether these areas have since been finished.

3.3 In addition to the application form and drawings submitted, further information was requested by the local planning authority. It was confirmed by the applicant that the catering facility will also provide a hub for the fishery, where anglers can buy their day tickets, get information, shelter when the weather turns bad and a space to relax. The planning statement submitted at a later date added that the facility will also provide a space for the angling community groups to meet for events and workshops and will provide a venue for hosting fishing events, competitions and charity events. The food on offer will be traditional café style meals such as breakfasts, sandwiches, burgers, fries etc. There is a catering trailer which has been on site since June 2020 which has predominately been used by the people fishing and their families. The local community also visit for food, or to walk their dog, bird watch or enjoy the countryside. The site also contains canal moorings with users utilising the catering trailer. The catering facility will be used by those who utilised the catering trailer. As a result of the development, it is projected that six new full-time jobs and between six and eight part-time jobs will be created.

3.4 As previously mentioned, a planning statement was submitted which goes into detail on the background of the fishery, the proposed development and an assessment on the relevant local and national planning policies. This has been assessed and will be taken into consideration. In addition, a document was produced which details the events, workshops and competitions that take place at the fishery which includes the number of visitors to the fishery and seasonal trends. A spreadsheet was also submitted which details bookings made on the Specimen Lake since April 2022.

4.0 Relevant planning history

Application Number	Description	Decision	Date
R91/1423/6634/P	Formation of pools for purposes of angling and use of land for horse riding course together with provision of car parking, landscaping and planting	Approved	29/04/1992
R08/0122/MAJP	Construction of a 100 berth non-residential marina.	Withdrawn	12/03/2008
R08/1563/MAJP	Construction of 100 berth non residential marina.	Approved	22/04/2009
R10/2257	Application for lawful development certificate for the continued use of an agricultural building and office for residential purposes	Approved	04/01/2011

R13/1275	Demolition of workshop and dwelling and erection of replacement house and workshop	Approved	29/08/2013
R15/0677	Demolition of workshop and dwelling and erection of replacement house and workshop (Revision to planning permission: R13/1275).	Approved	01/07/2015
R19/0796	Demolition of existing dwelling and workshop and erection of replacement dwelling and workshop (Resubmission of previously approved scheme under R15/0677 dated 01/07/2015).	Approved	03/09/2020
R20/0978	Demolition of existing dwelling and workshop and erection of replacement dwelling with annexe and detached garage (Resubmission of previously approved schemes under R15/0677 dated 01/07/2015 and R19/0796 dated 03/09/2020).	Approved	28/05/2021

5.0 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.

Rugby Borough Local Plan 2011-2031 (June 2019)

Policy GP2: Settlement Hierarchy

Policy ED4: The Wider Urban and Rural Economy

Policy HS5: Traffic Generation and Air Quality, Noise and Vibration

Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets

Policy NE3: Landscape Protection and Enhancement

Policy SDC1: Sustainable Design

Policy SDC5: Flood Risk Management

Policy D2: Parking facilities

Supplementary Planning Documents

Air Quality Supplementary Planning Document (July 2021)

National Planning Policy Framework – 2021

Section 6: Building a strong, competitive economy

Section 9: Promoting sustainable transport

Section 12: Achieving well-designed places

Section 13: Protecting Green Belt land

Section 15: Conserving and enhancing the natural environment

National planning practice guidance

Green Belt – July 2019

6.0 Technical consultation responses

6.1 WCC Ecology – As there are records for protected and notable species nearby and we are unable to know whether an offence has been committed, we should assume a worst-case scenario approach and request appropriate compensation. This can be secured through a Biodiversity enhancements condition in line with NPPF and ODPM Circular 06/2005. We would recommend enhancements for amphibians and reptiles, refugia creation, and increasing opportunities for bats and birds through provision of bat and bird boxes on mature trees which will be retained for at least 30 years.

6.2 WCC Highway Authority – The proposed catering unit is likely to accommodate existing visitors to the fishing complex. It is therefore unlikely to result in an intensified use of the existing access which appears to have sub-standard visibility splays. The Highway Authority has no objection subject to a condition that the building remains ancillary to the existing fishery and it is not sold on or used as a standalone unit.

6.3 RBC Environmental Health – have no objections subject to a condition and a couple of informatives. No odour controls are identified for the catering facility and although it is over 200m to the nearest off site receptor, I have recommended an odour assessment be undertaken for this development, as this will determine whether odour control equipment should be installed to prevent risk of adverse effects. If additional odour control equipment is needed and results in changes to the fan, then a noise assessment would be necessary to ensure that no noise nuisance was inadvertently created.

6.4 RBC Arboricultural Officer – Given the presence of other retained trees/woodland planting there is minimal impact to the wider area (following loss of trees to facilitate the new building). A condition was originally requested for a specification for new tree planting but the applicant provided evidence of replanted trees by the lake and more replanted trees across the site to offset the trees lost to facilitate the building. It is considered by the case officer that the condition requesting a specification for new tree planting is unreasonable in this case and that the re-planted trees across the site is sufficient and negates the need for a condition. The Arboricultural Officer was in agreement.

7.0 Third party comments

7.1 Councillors – Councillor Maoudis requested the application be determined by the Planning Committee on the grounds of flood risk; noise and disturbance from the scheme; and traffic generation caused by the development.

7.2 Neighbours – Neighbours notified and a site notice displayed with three objections received.

Summary of objections received:

- Extra noise generated from the proposed café, especially if it is also to be used for other events such as parties/weddings.
- Extra traffic generated from the proposed café.
- Why they would need a structure of this size that is on a flood plan, to accommodate a handful of fishermen, particularly as their time would be spent fishing.
- Opening hours proposed conflict with the opening hours of the fishery.

7.3 Parish Council – Burton Hastings and Stretton Baskerville Parish Council have 100% opposition to the plan as proposed.

Summary of comments received:

- A diversification and unnecessary expansion.
- Development not consistent with the green belt.
- Increased noise from the development.
- Proposed opening hours not consistent with the hours detailed on the fishery website so therefore there is an assumption that this development is not solely for the use of fishing personnel contrary to the application.
- No provision for disabled access.
- Application form is incorrect as it states that the development is not within an area at risk of flooding.
- Lack of detail as to the exact usage and reasoning for the construction of a 150 square metre building.
- Note that the application is retrospective which assumes build first and get permission by automatic acceptance.
- Existing activities already impact the residents at Cadena, Cadena View and Far Farm with excessive vehicle traffic leading to damage to the road. Additional traffic will only add to the volumes and regularity of the traffic flows experienced.
- No requirement for biodiversity and geological conservation.

8.0 Assessment of proposals

8.1 The main considerations in respect of this application are as follows:

9. Principle of Development and Impact on the Green Belt;
10. Character and Design;
11. Impact on Residential Amenity;
12. Air Quality;
13. Highway Safety and Parking Facilities;
14. Flood Risk;
15. Ecological and Vegetation Considerations;
16. Conclusion and Recommendation.

9.0 Principle of Development and Impact on the Green Belt

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

9.2 The application site is located within the Green Belt. Policy GP2 states for developments within the Green Belt that new development will be resisted; only where national policy on Green Belt allows will development be permitted.

9.3 Section 13, paragraph 137 of the NPPF states that 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.

9.4 Paragraph 149 of the NPPF sets out instances where the construction of new buildings are not deemed to be inappropriate development in the Green Belt. The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the

openness of the Green Belt and do not conflict with the purposes of including land within it is not constituted as inappropriate development.

9.5 An assessment has to be made as to whether the catering facility is firstly an appropriate facility in connection with the use of the land as a fishery, and secondly whether the facility preserves the openness of the Green Belt and does not conflict with the purposes of including the land within the Green Belt.

9.6 The primary use of the building will be akin to a café for anglers and other associated visitors to the fishery. In addition, the building will provide an all-weather seating area, toilet facility and a hub for the fishery where anglers can buy their day tickets and get information. Furthermore, the building will help facilitate fishing events, competitions and charity events. Supporting information has been submitted to the Local Planning Authority which details the activities at the fishery and the associated number of visitors. Assessing the supporting information, it is clear that the catering facility would help facilitate the activities run by the fishery and the approximate number of associated visitors suggests that a facility of the use proposed is suitable. It is therefore considered that the building is an appropriate facility in connection with the use of the land as a fishery.

9.7 However, to meet the exception listed in paragraph 149 of the NPPF, the catering facility must also preserve the openness of the Green Belt and not conflict with the purposes of including the land within the Green Belt to not be regarded as inappropriate development. It is important to determine what factors can be taken into account when considering the potential impact of development on the openness of the Green Belt. National planning practice guidance states that openness is capable of having both spatial and visual dimensions. Spatially, the building has been erected close to the middle of the site which is surrounded by open land, trees and lakes. The closest permanent buildings are located over 100 metres towards the access of the site. Given the isolated nature of this building, it is determined that the catering facility does not preserve the openness of the Green Belt. Visually, it is mostly screened by existing woodland trees however the building can be seen from a few vantage points across the fishery, particularly to the south of the building. The building is not visible from outside of the site. The building is approximately 150 square metres and has been constructed out of timber boarding to try to be sympathetic to its surroundings. It is however considered that the facility fails to preserve the openness of the Green Belt due its isolated location on site. Further analysis of visual and landscape amenity will be assessed in the next section of the report.

9.8 Aside from the impact on openness, paragraph 134 of the NPPF sets out that the Green Belt serves five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The proposal is considered to give rise to some minimal harm to assisting in safeguarding the countryside from encroachment given the isolated location of the development.

9.9 As it is considered that the building does not meet the exception listed in paragraph 149, the building must be classed as inappropriate development and it should therefore not be approved except in very special circumstances. Substantial weight should be given to any harm to the Green Belt and very special circumstances will not exist unless the potential harm to the Green Belt and any other harm resulting from the proposal is clearly outweighed by other considerations. In this case there are other considerations which have been put forward which are considered to outweigh the moderate harm to the Green Belt. Firstly, it is important to note

that the building does meet part of the exception listed in paragraph 149 of the NPPF as it is judged to be an appropriate facility for the fishery, as described in paragraph 9.6. The building is isolated on site in the context of other permeant buildings on site, however: it is sympathetically designed to be in keeping with the natural environment; positioned close to the existing car park areas and lakes; is well screened by existing woodland trees; and cannot be seen from outside of the site.

9.10 In addition to the use and location of the building, Policy ED4 of the Local Plan supports the rural economy, stating that leisure based uses, including sport and recreation, particularly those which would help to provide local employment and support rural services is acceptable in principle subject to the content of other policies in the Local Plan. Furthermore, Policy ED4 encourages farm diversification proposals which would support the ongoing viability of farms and other agricultural operations subject to a set of criteria. When assessing the proposal against the criteria, the proposal is not built on the best quality agricultural land at Burton Farm; the scale and nature of the development is integrated into the existing landscape with minimal adverse impact to its character; the impact of the proposal on the existing properties is minimal (assessed later in the report) and; the generation of vehicular movements is acceptable and appropriate parking is provided on site as it will be ancillary to the fishing business and will be used by associated visitors to the fishery. If the application is to be approved, a condition (**condition 3**) is recommended to ensure that the building remains ancillary to the fishing business and is not to be operated as a separate business or to hold other events unrelated to the fishery business. The only criteria listed which the proposal is not considered to satisfy is the proposal not utilising existing buildings/structures as much as possible. However, overall it is judged that the proposal is in line with the purposes of Policy ED4. Section 6, paragraph 84 of the NPPF supports a prosperous rural economy and states that planning decision should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; the development and diversification of agricultural and other land-based rural businesses; and leisure developments which respect the character of the countryside. Overall, it is considered that the building will provide an appropriate facility for the existing use of the site and will allow for the reasonable expansion of the business in line with Policy ED4 and the NPPF. This will present significant benefits to the prosperity of the business and will create employment opportunities. The use and benefits of the building are considered to amount to very special circumstances which outweighs the moderate harm to the Green Belt and minimal harm to the countryside location.

9.11 On balance it is considered that the application is in accordance with Policy GP2 and ED4 of the Local Plan and Section 6 and 13 of the NPPF.

10.0 Character and Design

10.1 Policy SDC1 in the Local Plan states that development should demonstrate high quality, inclusive and sustainable design and that proposals will only be supported where the scale, density and design responds to the character of the area in which they are situated. Factors including the massing, height, landscape, layout, materials and access are a key consideration in the determination of planning applications.

10.2 Section 12, paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 126 further states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

10.3 Policy NE3 of the Local Plan states that development which positively contributes to landscape character will be permitted. According to the Planning Statement, the applicant's family received a large forestry grant in 1997 for tree planting which funded 18,000 trees to be planted on the site and an additional 2,000 trees were planted at the cost of the applicant's family. The woodland trees planted by the applicant's family have an important role in the setting of the fishery and contribute positively to the rural nature of the site and the wider area. The presence of any building, regardless of its scale, will have an element of harm on the landscape character, it is how a proposal can minimise harm by being designed sensitively. In this case, six trees were removed to facilitate the building which were apparently unhealthy. Removing six trees out of approximately 20,000 is inconsequential in the wider context, especially as trees have been planted to offset the loss. However, the impact of the building on the open and rural character of this countryside location needs to be appraised. Although, the building would have less harm on the Green Belt and the countryside if it was located close to existing buildings towards the entrance of the site, it has been located amongst a number of woodland trees which help screen the building to ensure harm to the wider countryside is minimised. The development is still visible from a few vantage points across the site but has no visual impact from the wider area. Overall, it is considered that the building results in minimal harm to the open and rural character of the countryside.

10.4 The building has been constructed out of timber boarding which is considered to be an appropriate material as it provides a sympathetic finish to the countryside setting. Although the footprint of the building could be considered to be large, it is judged that the scale of the building is not overly-large considering the proposed use and resulting benefits, as discussed in the previous section, to warrant refusal. One may conclude that the size of the proposed building is akin to an agricultural barn which is not uncommon in a rural locality.

10.5 On balance it is considered that the application is in accordance with Policy SDC1 and NE3 of the Local Plan and Section 12 of the NPPF.

11.0 Impact on Residential Amenity

11.1 Policy SDC1 in the Local Plan states that proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.

11.2 Section 12, paragraph 130 (f) of the NPPF states decisions should ensure developments provide a high standard of amenity for existing and future users.

11.3 A planning application was approved last year to demolish the existing dwelling and workshop near the entrance to the site and to erect a replacement dwelling with an annexe and detached garage. On a site visit at the end of May, it was not apparent that work had started on the approved scheme. The approved scheme has conditions attached which restricts the occupation of the dwelling to be occupied by those in conjunction with the operations at Burton Farm and the annexe shall not be used for any purpose other than incidental to the residential use of the property. The existing dwelling and workshop is located approximately 125 metres from the catering facility. The approved dwelling, if constructed, will be located approximately 65 metres from the catering facility. Both these distances are significant enough for loss of light and privacy not to be an issue. The closest unrelated residential property is over 300 metres in distance and therefore the catering facility will not have any impact on their residential amenity.

11.4 Environmental Health were consulted on this application and raised no objection subject to a condition and a couple of informatives. They have requested that prior to the installation of any catering equipment a scheme of works shall be submitted to and approved by the LPA, assessing the need for odour and fume control equipment. If odour control equipment is required, then a noise assessment would be necessary to ensure that no noise nuisance would inadvertently be created (**condition 4**). It has been confirmed by the applicant that catering equipment has been installed. The condition therefore will ensure that any kitchen equipment installed is acceptable and will adequately prevent the emission of fumes which would be detrimental to the amenity of the area and nearby residential properties.

11.5 The Parish Council and neighbour objections raised concerns to do with the extra noise generated from the building; the use of the building to hold other events such as weddings and parties and the proposed opening hours of the café conflicting with the opening hours of the fishery. Given the separation distances of nearby residential properties and that Environmental Health did not raise a concern with the noise generated from the building, unless odour and fume control equipment is required, it is considered that the building would not cause a significant amount of noise to warrant refusal on this issue.

11.6 As previously mentioned, the Local Planning Authority requested further information as to who will use the catering facility and the use of the building. A condition (**condition 3**) is recommended so that the catering facility remains ancillary to the fishery business and not to be operated as a separate business or to hold other events unrelated to the fishery business.

11.7 Clarification has been sought from the applicant regarding the opening hours of the catering facility. It has been confirmed that the opening hours will follow the fishery's opening hours. The reason for the inconsistency between the application form and the fishery's website is that the opening hours change throughout the year as it closes earlier in the colder months of the year and remains open until around 9pm in the summer months.

11.8 With the use of appropriately worded conditions, it is considered that the application is in accordance with Policy SDC1 of the Local Plan and Section 12 of the NPPF.

12.0 Air Quality

12.1 Policy HS5 states that development of more than 1,000 sqm of floorspace or any development within the Air Quality Management Area that generates new floorspace must achieve or exceed air quality neutral standards or address the impacts of poor air quality by mitigating their effects. The Council seeks to reduce air pollution in order to contribute to achieving national air quality objectives.

12.2 The catering facility is not located within the Air Quality Management Area and does not have a floorspace of more than 1,000 sqm. Therefore, according to the Air Quality SPD no mitigation is required. Environmental Health did not raise any air quality related concerns, other than the assessment to be undertaken to determine whether odour and fume control equipment is necessary.

12.3 This application is considered to be in accordance with Policy HS5 of the Local Plan.

13.0 Highway Safety and Parking Facilities

13.1 Section 9, paragraph 110 in the NPPF states that it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 111 states that development

should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

13.2 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 motor cycles, cycles and for people with disabilities (or impaired mobility), based on the Borough Council's Standards.

13.3 WCC Highway Authority commented that the catering unit is likely to accommodate existing visitors to the fishing complex and is therefore unlikely to result in an intensified use of the existing access, which appears to have sub-standard visibility splays. The Highway Authority has no objection to the application subject to a condition that the building remains ancillary to the existing fishery and it is not sold on or used as a standalone unit.

13.4 Although concerns were raised by some neighbouring properties and the Parish Council that the building will generate extra traffic and the additional traffic will only add to the volumes and regularity of the traffic flows experienced, it is considered that with a condition (**condition 3**) in place that the catering facility must remain ancillary to the fishing business the proposal should not generate any more vehicle generated visits to the site than it currently experiences.

13.5 In terms of parking, insufficient information has been provided to determine whether the whole site can demonstrate that satisfactory levels of car parking can be provided. However, as previously mentioned, the café should not generate any additional requirement for more vehicular parking. There are two large areas of hardstanding designated for vehicular parking which appear to provide more than enough space for parking. The application form states that fifty spaces are provided on site.

13.6 The application is considered to be in accordance with Policy D2 of the Local Plan and Section 9 of the NPPF.

14.0 Flood Risk

14.1 Policy SDC5 in the Local Plan states that applicants will be required to demonstrate how they comply with this Policy by way of a site-specific Flood Risk Assessment (FRA) which is appropriate to the scale and nature of the development proposed.

14.2 Although concerns of flooding have been raised by the Parish Council and Councillor Maoudis, the catering facility is on Flood Zone 1 designated land. The development does not meet the requirement in the local plan for a site-specific Flood Risk Assessment to be undertaken.

14.3 The catering facility is situated on raised land and given that it is located in Flood Zone 1, it is located in an area at the lowest probability of flooding (0.1% chance of flooding in any year). There are areas of the site to the north which are within Flood Zones 2 and 3 given the location of the River Anker to the northern edge of the site.

14.4 This application is considered to be in accordance with Policy SDC5 of the Local Plan.

15.0 Ecological and Vegetation Considerations

15.1 Policy NE1 in the Local Plan states that the Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity. Furthermore, development will be expected to deliver a net gain in biodiversity and planning

permission will be refused if significant harm to biodiversity cannot be avoided, mitigated or compensated for.

15.2 Section 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment. The planning system should also promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.

15.3 WCC Ecology commented that there are records for protected and notable species nearby. Given that the building has already been erected, WCC Ecology are unclear whether an offence has been committed. They have recommended that a condition (**condition 5**) be attached to the decision notice, if approved, so that the proposal incorporates biodiversity enhancement measures.

15.4 The Council's Arboricultural Officer has commented that the loss of the trees to facilitate the new building has a minimal impact on the wider area due to the presence of the other retained trees. A condition was originally requested for a specification for new tree planting but the applicant provided evidence of replanted trees across the site to offset the trees lost. It is considered by the case officer that the condition requesting a specification for new tree planting is unreasonable in this case and that the re-planted trees across the site is sufficient and negates the need for a condition. The Arboricultural Officer was in agreement. It is unfortunate that woodland trees had to be removed to facilitate the catering facility in terms of biodiversity and visual amenity, but the applicant's family have planted a lot of trees on the site over the years and have recently replanted some more trees to offset the trees lost to facilitate the building.

15.5 The application is considered to be in accordance with Policy NE1 in the Local Plan and Section 15 of the NPPF.

16.0 Conclusion and Recommendation

16.1 The catering facility is considered to be an appropriate facility in connection with the use of the land for outdoor sport and recreation. Very special circumstances have been demonstrated which are considered to outweigh the moderate harm to the Green Belt and minimal harm to the landscape character. The building has been constructed out of timber boarding which provides a sympathetic finish to the natural and rural character of its setting. Due to its location on site the building will have no visual impact outside of the site and across many vantage points across the fishery. The building is not considered to materially affect the amenities of the nearby residential properties, subject to the recommended conditions. A condition is recommended to ensure that the building remains ancillary to the fishing business and therefore the building should not generate additional vehicular flows which will significantly impact on highway safety and operation. Given the retrospective nature of this application it is unclear whether protected species have been harmed and therefore a condition is recommended to ensure that biodiversity enhancement measures are incorporated.

16.2 On balance, it is concluded that the proposal constitutes sustainable development. It complies with the Development Plan. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and having regard to material considerations including the Framework, it is considered that planning permission should be approved.

16.3 Recommendation – Approval subject to conditions and informatives

DRAFT DECISION

REFERENCE NO:
R22/0411

DATE APPLICATION VALID:
03-May-2022

APPLICANT:

Ms J Callington, Burton Farm Fishery, Burton Lane, Burton Hastings, Nuneaton, CV11 6RA

AGENT:

Mr John Hackman, The Drawing Room (Architects) Ltd, Chartered Architects, 130 Moat Street, Wigston, Leicester, LE18 2GE

ADDRESS OF DEVELOPMENT:

Burton Farm Fishery, Burton Lane, Burton Hastings, CV11 6RJ

APPLICATION DESCRIPTION:

New build catering facility for extant fishery complex (retrospective)

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:

This permission shall be deemed to have taken effect on *date of decision*.

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:

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

Application form received by the Council on 03rd May 2022.

Plans & Elevations (Drawing no. 3782-01) received by the Council on 03rd May 2022.

Planning Statement received by the Council on 18th August 2022.

Supporting information received by the Council on 07th September 2022.

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 proposed building hereby approved shall remain ancillary to Burton Farm Fishery and at no point shall be rented out or sold on and used for any purpose other than that associated with the existing business operations at Burton Farm Fishery.

REASON 3:

To prevent a use which would be unacceptable in the Green Belt and in the interests of highway safety and operation.

CONDITION 4:

Within 30 days of the date of the approval, a scheme of works relating to any kitchen equipment shall be submitted to and approved in writing by the Local Planning Authority, assessing the

need for odour and fume control equipment. Regard may be had to the EMAQ an updated guidance 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' or similar documents. This shall detail the design of any necessary odour and fume control equipment serving the kitchen extraction system and shall be implemented in full prior to the operation of the kitchen. The equipment shall thereafter be retained.

REASON 4:

To prevent the emission of fumes which would be detrimental to the amenity of the area and in the interests of the amenity of neighbouring properties.

CONDITION 5:

Within 60 days of the date of the approval, a detailed schedule of enhancement measures shown on a plan drawing (to include all aspects of habitat creation, including mixed native species planting and details of species-specific enhancements for amphibians and reptiles, bird and bat boxes) is to be submitted to and approved in writing by the Local Planning Authority. Such approved enhancement measures shall thereafter be implemented in full.

REASON 5:

In accordance with NPPF, ODPM Circular 06/2005.

INFORMATIVE 1:

Prior to opening, the food business operator should register their business with the Council's Commercial Regulation Team to comply with relevant food safety legislation. For further information please email fs@rugby.gov.uk.

INFORMATIVE 2:

The grant of planning permission does not preclude action begin administered by Rugby Borough Council or a third party by way of relevant environmental legislation, should complaints about excessive noise or other site operations be received and investigated.

Reference: R22/0719

Site Address: LAND NORTH OF ZONE C - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON

Description: The creation of a watercourse and associated landscaping

Recommendation

Approval – subject to conditions

This application is being reported to Committee as it is a major application. Due to the cumulative impact of this application and the overall Tritax scheme an Environmental Statement proportionate to the development proposed has been provided.

1.0 Description of site

1.1 This application relates to land running along the northern boundary of the north-eastern part of the Tritax Symmetry site. The application site then extends south at the eastern end and north at the western end. Part of the current application site is outside of the area granted outline permission but is immediately adjacent to it, other parts of the current site are within the area granted outline planning permission by R16/2569.

1.2 The current application site comprises agricultural land, there is an existing hedgerow crossing the application site at the east, there is an existing Ash tree at the south-eastern part of the site.

1.3 Station Farm Cottage and converted barns, Oak House and The Barn are located to the north-west of the current application site.

2.0 Description of proposals

2.1 The outline planning permission for the overall Tritax development allowed for the diversion of the existing watercourse to run along the northern boundary of the site. This application moves the diverted watercourse further north, partly outside of the outline application site boundary. Therefore, this full application has been submitted.

2.2 The proposals include the formation of a ditch running along the northern boundary of Zone C (the north-eastern part of the Tritax site). The watercourse will then run north connecting to an existing watercourse close to Station Farm Cottage after being culverted under the road. At the eastern boundary of Zone C the existing watercourse will be culverted to run under the proposed road.

2.3 This is to allow the diversion of the existing watercourse which runs east to west across Zone C. This will allow the development of Zone C which is proposed by R22/0803 which is currently under consideration.

2.4 Landscaping is proposed adjacent to the watercourse, this will comprise wildflower grassland, trees, shrubs and hedgerows.

Planning History

R16/2569 Overall Tritax Site

Outline planning application for up to 186,500 sq m of buildings for Use Class B8 (Warehousing and Distribution), with ancillary Use Class B1(a) (Offices), land for a fire station (0.4 hectares) with site infrastructure including energy centre, vehicle parking, landscaping, and sustainable drainage system.

Demolition of Station Farmhouse and outbuildings.

All matters reserved except means of access from A45/M45 junction up to and including the link to the crossing of the Northampton Lane right of way.

Approval 03/11/2020

R20/1026 Land south of Northampton Lane

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 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.

Approval 04/05/2021

R21/0789 Zone D

Erection of 50,965 square metre building (GEA, floorspace) within Class B8 with ancillary office; ancillary structures; with associated access roads; servicing yard; car parking and cycle shelter and compound; external plant and access details for the continuation of the spine road north of Northampton Lane; landscaped embankments with landscaping details; the provision for a noise attenuating fence on top of the embankment; security fencing. Approval of reserved matters (access, appearance, layout, scale and landscaping) relating to R16/2569.

Approval of Reserved Matters 11/11/2021

R21/0790 Alternative scheme, Zone D

Erection of a building within Class B8 with ancillary office; ancillary structures; with associated landscaping & landscape bund, access roads; servicing yard; car parking and cycle shelter and compound; external plant; acoustic fencing; security fencing. Approval of reserved matters (access, appearance, landscaping, layout and scale) relating to R16/2569.

Approval of Reserved Matters 01/06/2022

R22/0823 Zone C

Erection of two buildings within Class B8 with ancillary office; ancillary structures including gatehouses; with associated access roads; servicing yards; car parking and cycle shelter; external plant and access details for the continuation of the spine road north of Northampton Lane and the access road to the east of the site; landscaping details; security fencing. Approval of reserved matters (access, appearance, layout, scale and landscaping) relating to R16/2569.

Under consideration

Relevant Planning Policies

Rugby Borough Local Plan 2011-2031, June 2019

GP1 Complies Securing Sustainable Development

GP2	Complies	Settlement Hierarchy
GP4	Complies	Safeguarding Development Potential
GP5	Complies	Parish Level Documents
DS1	Complies	Overall Development Needs
DS4	Complies	Employment Allocations
DS5	Complies	Comprehensive Development of Strategic Sites
DS8	Complies	South West Rugby
ED1	Complies	Protection of Rugby's Employment Land
ED2	Complies	Employment Development Within Rugby Urban Area
ED3	Complies	Employment Development Outside Rugby Urban Area
HS1	Complies	Healthy, Safe and Inclusive Communities
HS5	Complies	Traffic Generation and Air Quality, Noise and Vibration
NE1	Complies	Protecting Designated Biodiversity and Geodiversity Assets
NE2	Complies	Strategic Green and Blue Infrastructure
NE3	Complies	Landscape Protection and Enhancement
SDC1	Complies	Sustainable Design
SDC2	Complies	Landscaping
SDC3	Complies	Protecting and Enhancing the Historic Environment
SDC5	Complies	Flood Risk Management
SDC6	Complies	Sustainable Drainage

South West Rugby Masterplan Supplementary Planning Document – June 2021

Thurlaston Village Design Statement, 2016

National Planning Policy Framework, 2021 (NPPF)

Technical consultation responses

Environment Agency	No comment	
Environmental Services	No objection	Subject to informative
WCC Archaeology	No objection	Subject to condition
WCC Ecology	Comment	Biodiversity assessment required, request condition
WCC Flood Risk	Objection	Additional information required

Amended plans/Additional information

Tree & Landscape Officer	No objection	Subject to conditions
WCC Archaeology	No objection	Subject to condition
WCC Ecology	No objection	Subject condition
WCC Flood Risk	No objection	Subject to condition & informatives

Third party comments

Thurlaston Parish Council Comment

- Support proposals subject to conditions and suitable information being provided to address queries;
- Submitted information does not explain surface water management downstream so does not mitigate potential land drainage issues;
- Cumulative impact of foul and surface water for the overall employment site must be effectively managed so that it is ecologically sound and does not cause flood risks to local neighbourhoods, highways or the Sustainable Transport Corridor;
- Propose a condition requiring comprehensive surface water management plans for the whole employment site, this should also cover water recycling capabilities.

Dunchurch Parish Council Comment

- Have concerns regarding the overall employment development in relation to air quality, noise & vibration, biodiversity, protection species and trees;
- Cumulative impact of foul and surface water must be managed effectively;
- Tree reports refers to removal of trees including T153, this will affect visual amenity and biodiversity;
- Proposals will affect protected species, who will be responsible for enforcing the Landscape and Ecological Management Plan and will the Council be advised of the landscape company;
- The application does not include a lighting strategy or noise assessment, this should include the overall development.

3.0 Assessment of proposals

3.1 The key issues to assess in relation to this application are whether the principle of the proposed watercourse and landscaping are acceptable and whether the proposals are acceptable in relation to drainage, the impact in terms of visual amenity and landscape. Impacts on protected species, biodiversity and neighbouring residents must also be assessed.

4.0 Principle of development

4.1 The principle of overall Tritax development was established by the outline planning permission. However, as this is a full application the principle of development must be considered in relation to the current proposal.

4.2 The principle of employment development on the overall site was previously considered acceptable in accordance with policies DS1, DS4, DS8, GP2, ED1, ED2, ED3 and the South West SPD.

4.3 The watercourse is proposed to allow the development of the northeastern part of the previously approved employment site (Zone C). It is therefore considered that this will enable the delivery of the employment development in accordance with the relevant policies.

4.4 The proposed watercourse will include the use of land outside of the outline application site boundary. At the widest point the current application boundary extends around 11.5m further north. This part of the site is located within the South West Rugby area allocated by policy DS8. The principle of the proposed development is therefore considered acceptable in accordance with the relevant policies.

4.5 Policy GP4 states development will not be permitted if it would prevent the development of other land, the comprehensive development of allocated sites or the provision of necessary infrastructure. It is considered the proposed development will in fact assist in the development of the employment site in accordance with this policy.

5.0 Drainage

5.1 Policy SDC5 states that a sequential approach will be taken to development based on the Environment Agency's flood zones to steer development to areas with the lowest probability of flooding. The site is located within Flood Zone 1, which has the lowest likelihood of flooding and in accordance with this policy.

5.2 Policy SDC6 states that Sustainable Drainage Systems are required on major developments and that these should be provided on-site or, where this is not possible, close to the site.

5.3 As detailed above the outline planning application allowed for the diversion of the existing watercourse and it was anticipated that this would run along the northern boundary of the development. The current proposals reposition the diverted watercourse further north.

5.4 Warwickshire County Council, as Lead Local Flood Authority, initially objected to the application on the grounds that additional information was required to assess the flood risk of the proposals and to provide additional detail of the diverted watercourse and future maintenance arrangements.

5.5 Additional information was received as requested and the Lead Local Flood Authority raised no objection to the proposals subject to a condition relating to a surface water maintenance plan (condition 6) and informatives. The proposals are therefore considered acceptable in accordance with the relevant policies.

5.6 Comments received from Thurlaston Parish Council refer to potential drainage impacts downstream of the proposed watercourse and comment that the cumulative impact of the drainage of the overall development must be assessed. The outline application assessed the drainage impacts of the overall development and conditions were imposed, at the request of the Lead Local Flood Authority, requiring drainage details to be agreed for each phase of the development.

6.0 Visual Amenity and Landscape

6.1 Policy SDC1 refers to design and states that development must demonstrate high quality design and must be of a scale, density and design which responds to the character of the area where they are situated.

6.2 Policy DS8 refers to the employment part of the South West Rugby Allocation and states that design and landscaping measures, including structural landscaping, must be incorporated to mitigate the impacts on the surrounding landscape and nearby heritage assets, including Thurlaston Conservation Area.

6.3 Policy SDC2 refers to landscaping and states landscaping should form an integral part of the overall design and that a high standard of landscaping, including native species of ecological value should be used. Policy NE2 states landscape planning should be integrated into the design of development and consider the landscape context.

6.4 The proposed watercourse will be positioned in a ditch at a lower level than the surrounding land. This will not therefore be viewed outside of the immediate area. The main impact on visual amenity will be from the provision of landscaping along the watercourse.

6.5 The proposed landscaping will be seen in association with the Tritax site as a whole, including the proposed buildings. This will not block all views of the buildings from outside of the site, however, it will provide some natural screening and help to mitigate the impact on visual amenity.

6.6 Landscaping is proposed to either side of the watercourse. This includes tree planting, a native hedgerow on the northern and eastern boundaries and wildflower grassland. The Council's

Tree and Landscape Officer raised no objection to the proposed landscaping subject to conditions relating to tree protection measures and implementation of the landscaping scheme (conditions 4 & 5).

6.7 It is therefore considered that general design of the proposals and the impact on the character of the area is acceptable in accordance with policy SDC1. In addition the planting will add to the structural landscaping as required by policies DS8, SDC2 and NE2 and the South West SPD.

7.0 Trees & Hedgerows

7.1 Policy NE3 refers to landscape and states development should aim to conserve, enhance or restore important landscape features. Policy SDC2 also states that important landscape features should be identified for retention.

7.2 The proposals include the removal of 1 category B Ash tree and around 22m of existing native hedgerow which crosses the site. No objection to this has been received from the Tree and Landscape Officer. In addition, the proposals include the provision of native trees, hedgerow and shrubs and it is therefore considered that the loss of this tree and area of hedgerow are acceptable.

7.3 Comments received from Dunchurch Parish Council refer to the removal of T153, a Category A oak tree. This is not within the current application site and this will be assessed in relation to the reserved matters application for Zone C.

8.0 Protected Species and Biodiversity

8.1 Policy NE1 and guidance within the NPPF refer to biodiversity and state that designated species will be protected and that significant harm to biodiversity should be avoided, mitigated or compensated for.

8.2 Policy NE2 states existing the Green and Blue Infrastructure should be protected and retained and new Green and Blue Infrastructure corridors should be provided to link into the existing network. The provision of an on-site Green Infrastructure network linking to the wider area is also required by policy DS5.

8.3 The County Ecologist commented on the current application and requested a Biodiversity Impact Assessment. This was provided and showed that the current application would result in an increase of 0.98 area units and an increase of 4.04 hedgerow units.

8.4 The County Ecologist initially requested a condition relating to a Construction Environmental Management Plan. However, they subsequently advised that this condition is not required as the Landscape and Ecology Management Plan includes sufficient precautions to ensure that impacts on protected species are avoided.

8.5 It is therefore considered that the impact on biodiversity and protected species is acceptable in accordance with policy NE1 and the NPPF.

8.6 The western part of the Tritax site and the former railway to the west of the overall site form part of the Strategic Green Infrastructure Network referred to in policy NE2. The proposed watercourse and landscaping will connect to this network along the landscaped mound and strategic landscaping in the western parts of the development site in accordance with this policy and DS5.

9.0 Heritage Assets

9.1 Policy SDC3 refers to protecting and enhancing the historic environment. This states development will be supported that sustains and enhances the significance of the Borough's heritage assets, which include Listed Buildings, Conservation Areas and archaeology.

9.2 With regards the NPPF, chapter 16 sets out the government's advice on conserving and enhancing the historic environment.

9.3 There are no designated heritage assets within the application site itself. The Thurlaston Conservation Area is to the south and there are also Grade II Listed Buildings within 1km of the overall Tritax site. There are no Scheduled Ancient Monuments within 1km of the site.

9.4 As the watercourse will be below the existing ground level it will not be visible from locations within the Conservation Area or from nearby Listed Buildings. Although the landscaping may be visible it is not considered that this would cause any harm to the setting of these designated heritage assets.

9.5 Although there are no Scheduled Ancient Monuments within the vicinity of the site a number of areas of archaeological potential within the overall site comprise non-designated heritage assets.

9.6 The County Archaeologist commented on the application and advised that a suitable Archaeological Mitigation Strategy had been provided. They requested a condition to ensure that work is carried out in accordance with this strategy (condition 3). Subject to this condition the impact on non-designated archaeological heritage assets is therefore considered acceptable.

10.0 Other matters

10.1 The closest residential properties are around 125m from the current application site. It is not considered the watercourse or landscaping will have an adverse impact on neighbouring properties in accordance with the relevant part of SDC1.

10.2 Environmental Services raised no objection to the proposals, subject to an informative relating to construction hours. The impact in terms of noise and vibration is therefore considered acceptable in accordance with policy HS5.

10.3 Policy GP5 states that neighbourhood level documents, such as Parish Plans, are a material consideration in determining planning applications. Thurlaston has a village design statement, however this largely relates to development within the village itself rather than the surrounding area. It is considered the impact of the proposed watercourse on Thurlaston is acceptable in accordance with policy GP5.

11.0 Conclusion and Planning Balance

11.1 This application proposes a diverted watercourse and landscaping to allow the development of Zone C of the overall Tritax Symmetry site. This will support the development of the site for employment purposes which will benefit the local economy and lead to the creation of jobs during construction and when the site is operational.

11.2 It is considered that proposals will not have an adverse impact on visual amenity in accordance with policy SDC1.

11.3 The proposals will not have an adverse impact on biodiversity and will result in additional landscaping.

11.4 Having regard to national policy and the presumption in favour of sustainable development it is therefore considered that the proposal would comply with policy GP1.

Recommendation

Approval – subject to conditions and informative

DRAFT DECISION

REFERENCE NO:

R22/0719

DATE APPLICATION VALID:

13-Jul-2022

APPLICANT:

Tritax Symmetry Ltd, Tritax Symmetry Ltd c/o Framptons Oriel House 42 North Bar Banbury OX16 0TU

AGENT:

Louise Steele, Frampton Town Planning Frampton Town Planning, Oriel House, 42 North Bar, Banbury, OX16 0TH

ADDRESS OF DEVELOPMENT:

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

APPLICATION DESCRIPTION:

The creation of a watercourse and associated landscaping

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

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

Levels Plan - 13-216-TCL-03-00-DR-C-0001/P10

Existing Watercourse Strategy (sections) – T/20/2345 SK01 T12

Flood Exceedance Route Sheet 1 - T_22_2527-55-02.1 P3

Flood Exceedance Route Sheet 2 - T_22_2527-55-02.2 P3

Watercourse Sections A-E – T/20/2345 SK08/P2

Received 31/08/22

Landscape and Ecological Management Plan - edp7747_r002b

Received 23/08/22

Watercourse Diversion Works Archaeological Mitigation Strategy - edp7218_r023a
Received 17/08/22

Proposed Drainage Layout Sheet 2 - T_22_2527-55-01.2 P2
Received 15/08/2022

Channel Diversion Modelling Technical Note - 332210793/117/TN002
Received 05/08/22

Location Plan - 13-216 SGP XX 00 DR A 131072
Context Plan - 13-216 SGP XX 00 DR A 131073
Soft Landscape Proposals - edp7747_d006
Watercourse Boundary Works - 13-216-TCL-03-00-DR-C-0001 P2
Environmental Statement – PF/10597
Arboricultural Method Statement - edp7747_r001a
Diversion of Ordinary Watercourse - T-22-2527
Ecological Technical Note - edp7747_r006a
Landscape Technical Note - edp7747_r005
Protected Species Mitigation Strategy - edp7747_r003a
Received 13/07/22

REASON:

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

CONDITION: 3

Unless non-material variations which do not give rise to additional or different likely significant effects are agreed in writing with the Local Planning Authority archaeological fieldwork, post-excavation analysis, publication of results and archive deposition shall be carried out in accordance with the Symmetry Park, Rugby – Watercourse Diversion Works Archaeological Mitigation Strategy - edp7218_r023a received on 17/08/2022.

REASON: In the interest of archaeology.

CONDITION: 4

All tree protection measures identified within the Arboricultural Method Statement dated July 2022 (ref edp 7747_r001a) relating to the approved design details must be implemented prior to the construction phase. Protective measures must remain in place until the completion of all construction works. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority.

REASON:

To ensure retained trees are successfully incorporated into the design and are suitably protected from damage during the construction phase.

CONDITION: 5

The landscaping scheme, as detailed on the approved plans, shall be implemented no later than the first planting season following first occupation of the development. If within a period of 10 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any non-material variations which do not give rise to additional or different likely significant effect.

REASON:

To ensure the proper development of the site and in the interest of visual amenity.

CONDITION: 6

No unit within Zone C of the Tritax site (granted permission by R16/2569) shall be first occupied unless and until a detailed, site specific Surface Water Maintenance Plan for the approved watercourse has first been submitted to and approved in writing by the Local Planning Authority. This Maintenance Plan shall:

1. Provide the name of the party responsible, including contact name, address, email address and phone number;
2. Include plans showing the locations of features requiring maintenance and how these should be accessed;
3. Provide details on how surface water each relevant feature shall be maintained and managed for the life time of the development; &
4. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.

REASON:

To ensure the future maintenance of the sustainable drainage structures.

INFORMATIVE: 1

Environmental Services advise that in order 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. - 18.00 p.m.,

Saturday - 8.30 a.m. - 13.00 p.m.

No work on Sundays & Bank Holidays.

If work at other times is required permission should be obtained from the Local Planning Authority.

INFORMATIVE: 2

A pre-commencement site meeting should be arranged with the applicant, Council's Tree Officer and designated arboricultural consultant responsible for the site to inspect tree protection measures.

INFORMATIVE: 3

The Lead Local Flood Authority (LLFA) recommend that the potential flood risk arising from the diverted watercourse due to the level difference to the proposed adjacent development is appropriately considered in support of applications R22/0803 & R22/0842. This has been discussed with the applicants designers and agreed as a suitable way forward to address the concerns raised by the LLFA.

INFORMATIVE: 4

Section 23 of the Land Drainage Act 1991 requires that before the erection or alteration of any obstruction to the flow in an ordinary watercourse, a written consent is obtained from the Lead Local Flood Authority (LLFA) for the area. Evidence of consideration for possible erosion and appropriate bed and bank materials to account for this will be required as part of any OWLDC application.

Guidance and application forms can be found at the following link:
<https://www.warwickshire.gov.uk/watercourse>.

Reference: R20/0787

Site Address: Coton Park East, Central Park Drive, Rugby

Description: Erection of up to 475 dwellings, with land for a Primary School, land for either Secondary School Provision or residential development, with vehicular access off Central Park Drive and Emergency Vehicle Access off Newton Lane, with associated green infrastructure and public open space provision (Outline - Principle and Access Only).

Recommendation

Condition 2 of the draft decision notice for planning application R20/0787 is amended as set out in this report.

Further to the planning committee on 12 January 2022, Members resolved to grant planning application R20/0787 subject to the conditions and informatives set out in the planning report and the completion of a s.106 agreement.

Condition 2, as detailed in the planning report, reads:

The first application for approval of the reserved matters specified in Condition 3 below, accompanied by detailed plans and full particulars, must be made to the Local Planning Authority before the expiration of three years from the date of this permission.

This condition only explicitly refers to the submission of the **first** reserved matters application within three years of the date of the permission. As the development is a large-scale development, the intention is for further reserved matters applications to be made beyond that three year time limit. However, as a result of the operation of s.92(2)(a) and s.92(3) of the Town and Country Planning Act 1990, where no express time limit is stated in a condition, there is a deemed time limit of three years from the date of the permission for the submission of **all** reserved matters. This is contrary to the original intention of the condition.

To overcome this deemed time limit, the condition needs to be amended to include an explicit longstop date by which all reserved matters applications must be submitted. In this case, seven years is considered appropriate.

The proposed amended condition is:

The first application for approval of the reserved matters specified in Condition 3 below, accompanied by detailed plans and full particulars, must be made to the Local Planning Authority before the expiration of three years from the date of this permission. All applications for the approval of all reserved matters must be made to the Local Planning Authority before the expiry of seven years from the date of this permission.

It is recommended that members approve the amendment to condition 2 of the draft decision notice for planning application R20/0787 as set out in this report.

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions - 28 July 2022 to 21 September 2022
Name of Committee:	Planning Committee
Date of Meeting:	12 October 2022
Report Director:	Chief Officer - Growth and Investment
Portfolio:	Growth and Investment
Ward Relevance:	All
Prior Consultation:	None
Contact Officer:	Dan McGahey Search and Systems Officer 01788 533774, daniel.mcgahey@rugby.gov.uk
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
Summary:	The report lists the decisions taken by the Chief Officer for 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 - 12 October 2022

Delegated Decisions - 28 July 2022 to 21 September 2022

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

Name of Meeting: Planning Committee

Date of Meeting: 12 October 2022

Subject Matter: Delegated Decisions - 28 July 2022 to 21 September 2022

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

R22/0454	UNIT 1, ELLIOTTS FIELD	Advertisement Consent for the
8 Weeks Advert	SHOPPING PARK, LEICESTER	installation of 2 no. internally
Approval	ROAD, RUGBY, CV21 1SR	illuminated fascia signs.
12/08/2022		

R22/0686	LAND NORTH OF ASHLAWN	Display 4no. flags 6.0 meters in
8 Weeks Advert	ROAD, ASHLAWN ROAD,	height on the northern and
Approval	RUGBY, CV22 5SL	southern boundaries of the
17/08/2022		development, 2no. chevron signs
		4.0m high on northern and
		southern boundaries, 1no. fascia
		sign to sales office and other
		sales area signage.

8 Weeks PA Applications

Applications Refused

R22/0409	Vorringsfoss, Hayway Lane,	Demolition of existing utility room
8 Weeks PA	Broadwell, Rugby, CV23 8HH	and conservatory with the
Refusal		construction of a new utility room
28/07/2022		and kitchen extension along with
		a new pitched roof to existing
		garage with storage area above
		together with an extension to
		rear.

Delegated

8 Weeks PA Applications Applications Refused

R22/0553 8 Weeks PA Refusal 03/08/2022	104, CAMBRIDGE STREET, RUGBY, CV21 3NJ	CHANGE OF USE OF SHOP TO ONE FLAT
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R22/0573 8 Weeks PA Refusal 19/08/2022	122, TENNYSON AVENUE, RUGBY, CV22 6JE	RESUBMISSION OF PREVIOUSLY APPROVED R21/1202- PROPOSED SINGLE STOREY FRONT EXTENSION, PART 2 STOREY PART SINGLE STOREY REAR EXTENSION, INTERNAL AND EXTERNAL WORKS TO DWELLING
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Applications Approved

R22/0498 8 Weeks PA Approval 29/07/2022	DUNDARACH, MAIN STREET, BRANDON, COVENTRY, CV8 3HW	Removal of timber framed single storey rear flat roof extension and erection of traditional constructed single storey rear extension with tiled gable roof
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R22/0008 8 Weeks PA Approval 01/08/2022	69, BROAD STREET, BRINKLOW, RUGBY, CV23 0LS	Proposed single storey rear extension
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Delegated

8 Weeks PA Applications Applications Approved

R22/0390 8 Weeks PA Approval 02/08/2022	53 , Lower Road, Barnacle, Warwickshire, CV7 9LD	Subdivision of existing dwelling to create two dwellings
R22/0520 8 Weeks PA Approval 02/08/2022	Hillview House, School Hill, Flecknoe, Rugby, CV23 8AU	Single storey rear extension
R22/0357 8 Weeks PA Approval 03/08/2022	MAPLE DOWN, RUGBY ROAD, BRINKLOW, RUGBY, CV23 0LY	Alterations to the existing dwelling including a first floor extension above the existing garage.
R22/0559 8 Weeks PA Approval 03/08/2022	7 , Warre Close, Churchover, Warwickshire, CV23 0FU	Single storey side extension to property.
R21/0725 8 Weeks PA Approval 04/08/2022	21, Livingstone Avenue, Long Lawford, Rugby, CV23 9BU	Erection of two storey side and rear extensions.
		Single storey side and rear

Delegated

8 Weeks PA Applications Applications Approved

R21/1196 8 Weeks PA Approval 08/08/2022	50, LINNELL ROAD, RUGBY, CV21 4AW	extension
R22/0130 8 Weeks PA Approval 08/08/2022	Gas Valve Compound, Churchover Lane, Harborough Magna, CV23 0HH	Extension to National Grid's existing above ground installation (AGI) site at Churchover Tee
R22/0468 8 Weeks PA Approval 08/08/2022	CHURCH WALK HOUSE, CHURCH WALK, RUGBY, CV22 7LX	Two storey and single storey extensions and alterations
R22/0679 8 Weeks PA Approval 08/08/2022	YOUTH AND COMMUNITY CENTRE, HILL STREET, RUGBY, CV21 2NB	Single Storey front extension to existing Adult Learning Centre (Amendment to R21/1227)
R19/0590 8 Weeks PA Approval 09/08/2022	HOLLY BANK ORGANICS, SOUTHAM ROAD, LEAMINGTON HASTINGS, CV23 8DX	Demolition of a glass house and construction of a farm shop
	MABAPA, CHURCH STREET, CHURCHOVER, RUGBY, CV23	

Delegated

8 Weeks PA Applications Applications Approved

0EW

R22/0448
8 Weeks PA
Approval
11/08/2022

Single storey rear extension. First floor front and rear extensions. New dormer and solar panels to front northwest roofslope. Replacement enlarged dormer to rear southeast roofslope. Solar panels arrays to the northeast and southwest side roofslopes. 2 no. rooflights in southwest roof slope.

R22/0461
8 Weeks PA
Approval
12/08/2022

THE QUEENS HEAD, Queens Road, BRETTFORD, Rugby, CV23
0JY

Proposed extension to form part of the existing restaurant kitchen

R22/0610
8 Weeks PA
Approval
15/08/2022

84, HEATHER ROAD, BINLEY WOODS, COVENTRY, CV3 2DB

Proposed garage extension, internal alterations and new rear windows.

R22/0392
8 Weeks PA
Approval
16/08/2022

HOSPITAL OF ST CROSS, BARBY ROAD, RUGBY, CV22
5PX

Installation of 1no. 200kW thermal air sourced heat pump, inclusive of 1no. air sourced module, 1no. water sourced module (housed within an acoustic enclosure), 1no. 4000L hot water buffer vessel, a GRP enclosure (to house electrical

Delegated

8 Weeks PA Applications Applications Approved

		switchgear, electrical transformer and transformer enclosure), and mechanical pipework connection to the hospital buildings. Erection of enclosure for screening and security purposes.
R22/0474 8 Weeks PA Approval 17/08/2022	ABBEY FARM, HINCKLEY ROAD, WOLVEY, HINCKLEY, LE10 3HQ	Removal of Condition 9 of application R21/0330 (Barn conversion to form no. 1 dwelling with erection of conservatory and porch).
R22/0494 8 Weeks PA Approval 17/08/2022	82, HILLMORTON ROAD, RUGBY, CV22 5AF	Construction of 3 no. brick pillars and a pedestrian access gate to front with boundary wall (part retrospective).
R22/0714 8 Weeks PA Approval 17/08/2022	5, THE ROW, BROADWELL, RUGBY, CV23 8HF	Amendment to previously approved application R21/0421 in order to create a single storey rear extension to the dwelling.
R22/0741 8 Weeks PA Approval 17/08/2022	17-19, CLIFTON ROAD, RUGBY, CV21 3PY	Variation of condition 2 from application R19/0114 which gained consent for the change of Use from an office (B1) to HMO (Sui Generis) to the first and second floor providing 8no

Delegated

8 Weeks PA Applications Applications Approved

bedrooms. This application seeks to vary the condition in order to provide an amended site location plan showing the extent of the land in the applicants ownership.

R22/0239
8 Weeks PA
Approval
18/08/2022

17, STAVERTON LEYS,
RUGBY, CV22 5RD

Erection of a two-storey side and rear extension, single storey rear extension and a front extension with a porch.

R22/0516
8 Weeks PA
Approval
18/08/2022

62, Ophelia Crescent, Rugby,
CV22 7DU

Single storey rear extension and first floor front extension

R22/0612
8 Weeks PA
Approval
19/08/2022

STREETFIELDS FARM,
WATLING STREET,
CHURCHOVER,
LUTTERWORTH, LE17 4HU

Variation of Condition 2 relating to construction hours of application R21/0425 Installation of a ground mounted solar farm comprising substations, transformers, electrical cabins, storage cabin, solar arrays, perimeter security fencing and gates, CCTV poles and cameras, internal access tracks and landscaping (amended layout)

Green Gate Field, Main Street,

Delegated

8 Weeks PA Applications Applications Approved

R22/0375 8 Weeks PA Approval 22/08/2022	Thurlaston, Rugby	Change of use of part of existing poultry/pony field to a dog exercising area, and erection of fencing.
R22/0216 8 Weeks PA Approval 23/08/2022	LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, LONG LAWFORD	Proposed temporary construction access off Coventry Road, strictly for the use of construction related traffic in relation to the approved development details pursuant to ref: APP/E3715/W/21/3268629
R22/0632 8 Weeks PA Approval 23/08/2022	19, AIKMAN GREEN, GRANDBOROUGH, RUGBY, CV23 8DR	Partial conversion of existing garage, small single storey flat roof extension to the rear/side and alterations.
R22/0191 8 Weeks PA Approval 24/08/2022	16, SOUTHAM ROAD, DUNCHURCH, RUGBY, CV22 6NL	Two storey rear extension to dwelling
R22/0567 8 Weeks PA Approval 24/08/2022	UNIT DC1, JAGUAR LAND ROVER, IMPERIAL ROAD, PROLOGIS RYTON, RYTON-ON-DUNSMORE, CV8 3LF	Erection of a modular Paint spray and prep booth and associated plant room

Delegated

App with EIA

Applications Approved

R22/0377	LAND SOUTH OF BLACK	Variation of Condition 3 of
App with EIA	SPINNEY, WATLING STREET,	R13/1401 to increase time period
Approval	CHURCHOVER	from 25 years to 40 years
15/08/2022		(Provision of a ground mounted
		solar PV park of up to 12MWp
		comprising 2 substations,
		electrical cabins, storage cabin,
		solar arrays, perimeter fencing
		and gates, CCTV poles and
		cameras, access tracks and a
		new highway junction dated 7th
		December 2017)

Certificate of Lawfulness Applications

Applications Refused

R22/0505	WESTMORLANDS, HINCKLEY	Certificate of Lawfulness
Certificate of	ROAD, WOLVEY, HINCKLEY,	application for the erection of a
Lawfulness	LE10 3HQ	building incidental to the
Refusal		enjoyment of the existing house
12/08/2022		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.

GREENEARTH NURSERIES,
DRAYCOTE ROAD,

Delegated

Certificate of Lawfulness Applications Applications Refused

R20/0741 Certificate of Lawfulness Refusal 17/08/2022	DRAYCOTE, RUGBY, CV23 9RB	Certificate of lawfulness for use of site for car storage (some under polytunnels) Use of building as identified in statutory declaration for vehicle repairs
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Applications Approved

R22/0606 Certificate of Lawfulness Approval 01/08/2022	BEECH TREE HOUSE, RUGBY LANE, STRETTON-ON- DUNSMORE, RUGBY, CV23 9JD	Certificate of lawful development for the erection of a first floor cantilevered rear extension.
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R21/0843 Certificate of Lawfulness Approval 04/08/2022	JUBILEE BUNGALOW, BURNTHURST LANE, PRINCETHORPE, RUGBY, CV23 9QA	Certificate of lawful existing use as a self contained dwelling house (C3) in breach of agricultural occupancy condition of planning approval R74/1296/OP
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Conditions

Applications Approved

R22/0649 Conditions Approval	HIGHWOOD FARM, COVENTRY ROAD, BRINKLOW, RUGBY, CV23 0NJ
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Delegated

Conditions

Applications Approved

28/07/2022

Approval of details related to Condition 3 CEMP of R21/0958 (Creation of upgraded vehicular access point.)

R22/0589
Conditions
Approval
08/08/2022

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

Application to discharge conditions 10g (external material), 10q (measure to reduce summer overheating), 10r (external lighting), 10s (fire hydrants) relating to the erection of three commercial units (Use CClass B2), pursuant to outline planning application R19/1540 dated 15th June 2021.

R22/0699
Conditions
Approval
09/08/2022

138, RUGBY ROAD, BINLEY
WOODS, COVENTRY, CV3 2AZ

Discharge of Condition 3 (materials) of planning permission reference R21/0066 (Erection of two storey and single storey front, side and rear extensions, approved 14 April 2021).

R22/0276
Conditions
Approval
17/08/2022

GRIFFIN SCHOOL, LOWER
LODGE AVENUE, RUGBY

Approval of details related to conditions 9, 10, 11, 12, 17, 19, 20, 21, 22, 24, 25, 28, 31, 32, 33 & 34 of R10/1272

Delegated

Conditions

Applications Approved

Former Cattle Market Site,
Murray Road, Warwickshire,
Rugby, CV21 3BN

R22/0663
Conditions
Approval
19/08/2022

Approval of details in relation to condition 20 attached to R19/0804 - Erection of 360 dwellings in four apartment blocks including vehicular access from Craven Road, car and cycle parking, landscaping, footpaths, public openspace and associated infrastructure

R22/0667
Conditions
Approval
19/08/2022

Former Cattle Market Site,
Murray Road, Warwickshire,
Rugby, CV21 3BN

Approval of details in relation to condition 25 attached to R19/0804 - Erection of 360 dwellings in four apartment blocks including vehicular access from Craven Road, car and cycle parking, landscaping, footpaths, public openspace and associated infrastructure

R22/0668
Conditions
Approval
19/08/2022

Former Cattle Market Site,
Murray Road, Warwickshire,
Rugby, CV21 3BN

Approval of details in relation to condition 27 attached to R19/0804 - Erection of 360 dwellings in four apartment blocks including vehicular access from Craven Road, car and cycle parking, landscaping, footpaths, public openspace and associated infrastructure

Delegated

Conditions

Applications Approved

MANOR FARM, HINCKLEY
ROAD, BURTON HASTINGS,
NUNEATON, CV11 6RG

R22/0844
Conditions
Approval
19/08/2022

Discharge of Condition 20 of
planning permission reference
R17/2041 (Outline planning
permission for demolition of the
existing buildings and erection of
six dwellings, with all matters
reserved other than access,
dated 11 November 2019).

R22/0774
Conditions
Approval
23/08/2022

WOLSTON ALLOTMENTS,
STRETTON ROAD, WOLSTON

Approval of details related to
Condition 20 Part a of R19/1411
(Erection of up to 48 dwellings
with associated public open
space, landscaping and
infrastructure (Outline- Principle
and Access Only))

Listed Building Consent Applications

Applications Approved

R22/0009
Listed Building Consent
Approval
01/08/2022

69, BROAD STREET,
BRINKLOW, RUGBY, CV23 0LS

Proposed single storey Rear
Extension

Delegated

Major Applications

Applications Approved

R22/0382 Major Application Approval 24/08/2022	RUGBY RADIO STATION, WATLING STREET, CLIFTON UPON DUNSMORE, RUGBY, CV23 0AS	Creation of temporary haul route(s) and utilisation of existing spoil storage / construction compound area for a period of 5 years.
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Non Material Amendment Applications

Applications Approved

R20/0327 Non-Material Amendment agreed 05/08/2022	58, EVEREST ROAD, RUGBY, CV22 6EX	Erection of detached dormer bungalow.
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R22/0149 Non-Material Amendment agreed 05/08/2022	123, MURRAY ROAD, RUGBY, CV21 3JR	Change of use from one residential dwelling to four residential flats
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R17/1297 Non-Material Amendment agreed 08/08/2022	RUGBY RADIO STATION, WATLING STREET, RUGBY, CV23 0AS	Urban extension to Rugby under ref.no R17/0022 approved on 28th June 2017 - Applicaton for reserved matters approval (outside of a key phase) of appearance, landscape, layout and scale in respect of strategic green infrastructure and
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Delegated

Non Material Amendment Applications Applications Approved

associated works including wildlife corridors, any necessary Great Crested Newt holding areas including fencing, Great Crested Newt ponds, hibernacula, crossings, footways within green infrastructure, lighting, sustainable drainage features, surface water drainage including temporary connections to existing ditches, construction of engineered drainage works, planting, any necessary demolition, archaeological investigations, ground remodelling, temporary stockpiling of materials, construction compounds, areas for construction use, temporary haul routes and construction access from the A5.

R22/0128 MEADOWSIDE, SMEATON
LANE, COOMBE FIELDS,
RUGBY, CV23 0PS

Non-Material
Amendment agreed
18/08/2022

Part retrospective for garage conversion and alteration to windows, including the insertion of 1 no. new window to front north elevation

Prior Approval Applications

Delegated

Prior Approval Applications

Prior Approval Applications

R22/0525	WESTMORLANDS, HINCKLEY	Prior approval for a single storey
Prior Approval	ROAD, WOLVEY, HINCKLEY,	rear extension.
Extension	LE10 3HQ	
Not Required		
29/07/2022		

R22/0652	13, SIDNEY WOLFE CLOSE,	Prior approval for larger rear
Prior Approval	RUGBY, CV22 7ZE	extension to dwellinghouse
Extension		
Required and Approved		
31/07/2022		

R22/0684	55, MEADOW CLOSE,	PAX - Proposed single storey
Prior Approval	STRETTON-ON-DUNSMORE,	rear extension with a pitched roof
Extension	RUGBY, CV23 9NL	enlarging the existing extension.
Not Required		
09/08/2022		

R22/0718	Land At, Halfway Lane,	Agricultural Prior Approval for the
Agriculture Prior	Dunchurch	creation of new road for
Approval		agricultural purposes.
Not Required		
09/08/2022		

R22/0724	Sawpit Close Farm, Leamington	Prior Approval: Building for
Agriculture Prior	Road, Ryton on Dunsmore, CV8	agricultural/forestry use
Approval	3EL	
Required and Refused		
11/08/2022		

DECISIONS TAKEN BY THE CHIEF OFFICER FOR GROWTH AND INVESTMENT UNDER DELEGATED POWERS

Report Run From 25/08/2022 To 21/09/2022

APPENDIX

Delegated

8 Weeks Advert

Applications Approved

R22/0683 8 Weeks Advert Approval 30/08/2022	LAND NORTH OF ASHLAWN ROAD, ASHLAWN ROAD, RUGBY, CV22 5SL	Advertisement consent for the installation of 3no. flags and 1no. v-board.
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R22/0648 8 Weeks Advert Approval 07/09/2022	76, CHRISTADELPHIAN HALL, OLIVER STREET, RUGBY, CV21 2LE	Advertisement consent for installation of a freestanding, pole mounted, outdoor noticeboard used to display our beliefs to passers by. It may also display information about our upcoming events.
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R22/0415 8 Weeks Advert Approval 14/09/2022	Knox Court (Formerly Oakfield Recreation Ground), Bilton Road, Rugby	One free standing advertisement board and two flag signs
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R22/0689 8 Weeks Advert Approval 16/09/2022	258, LONDON ROAD, STRETTON-ON-DUNSMORE, RUGBY, CV23 9HX	Stand alone sign secured by 2No. posts with a 1.3x1.8m Composite Sign fixed
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Delegated

8 Weeks PA Applications

Applications Refused

R22/0514 8 Weeks PA Refusal 25/08/2022	5 , Edyvean Close, Rugby, Warwickshire, CV22 6LD	PROPOSED CHANGE OF USE OF EXISTING GARAGE TO ANNEX, PLUS NEW ATTACHED SINGLE GARAGE
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R20/0976 8 Weeks PA Refusal 06/09/2022	41, MAIN STREET, RUGBY, CV22 7NF	Erection of 2 Storey rear extension with timber cladding, installation of new front dormer in raised roofline, addition of juliet balcony to the side elevation and internal alterations.
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Applications Approved

R22/0608 8 Weeks PA Approval 25/08/2022	5, VICARAGE ROAD, RUGBY, CV22 7AJ	Removal of existing conservatory and replacement with new single storey rear extension and new roof on existing rear extension
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R20/1052 8 Weeks PA Approval 26/08/2022	NEWBOLD FARM, MAIN STREET, RUGBY, CV21 1UU	Erection of 6 No. dwelling houses together with the conversion and extension of existing barns to provide a further 7 No. dwelling houses with associated garages and car parking (Variation of condition 2 of planning permission R14/2369 dated 10/12/2015 to amend the construction details relating to plot 7)
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Delegated

8 Weeks PA Applications Applications Approved

R22/0613 8 Weeks PA Approval 26/08/2022	24, LANGTON ROAD, RUGBY, CV21 3UA	Retrospective replacement of a conservatory with a single storey rear extension
R22/0401 8 Weeks PA Approval 30/08/2022	79 , Lawford Lane, Bilton, Rugby, Warwickshire, CV22 7JS	Alteration and extension of existing dropped kerb
R22/0424 8 Weeks PA Approval 30/08/2022	WHARF FARM, KILSBY LANE, RUGBY, w	Variation of condition 2 of R13/1667 - Proposed erection of domestic garage and office.
R22/0620 8 Weeks PA Approval 30/08/2022	4, LONG FURLONG, RUGBY, CV22 5QS	PROPOSED SECOND STOREY REAR EXTENSION TO DWELLING
R22/0675 8 Weeks PA Approval 30/08/2022	59, Lawrence Road, Rugby, CV21 3SA	Single-Storey side and rear extensions and alterations
		Change of use of physiotherapy

Delegated

8 Weeks PA Applications Applications Approved

R21/0827 8 Weeks PA Approval 31/08/2022	29-31 CLIFTON ROAD RUGBY CV21 3PY	studio to three flats
R22/0533 8 Weeks PA Approval 01/09/2022	220, RUGBY ROAD, BINLEY WOODS, COVENTRY, CV3 2BD	Single storey rear extension, two storey side extension and front porch.
R22/0558 8 Weeks PA Approval 01/09/2022	126 HEATHER ROAD, BINLEY WOODS, COVENTRY, CV3 2DB	Single storey extension and fenestration changes, siting of garden shed
R22/0617 8 Weeks PA Approval 01/09/2022	4 , Lammas Court, Wolston, Warwickshire, CV8 3LP	Single Storey Rear Extension
R22/0638 8 Weeks PA Approval 01/09/2022	152, Alwyn Road, Rugby, CV22 7RA	Two storey front extension
R22/0646 8 Weeks PA	1 , Larkspur, Rugby, Warwickshire, CV23 0UW	Proposed single storey rear extension

Delegated

8 Weeks PA Applications Applications Approved

Approval
01/09/2022

R22/0650
8 Weeks PA
Approval
01/09/2022

57 SIDNEY ROAD, RUGBY,
CV22 5LB

TWO STOREY REAR
EXTENSION

R22/0705
8 Weeks PA
Approval
02/09/2022

1A, A ONE SOCIAL CLUB,
MARKET STREET, RUGBY,
CV21 3HG

Variation of Condition 2 of
R21/1188 to alter plans and
elevations (10 bedroom care
home with associated parking
shared access dated 25th March
2022)

R22/0508
8 Weeks PA
Approval
06/09/2022

64, RAILWAY TERRACE,
RUGBY, CV21 3EX

Change of use from flats to 6
room HMO (C4) with new
external cladding, and conversion
of outbuilding for community use
F2(b)

R22/0543
8 Weeks PA
Approval
08/09/2022

3, LOUISA WARD CLOSE,
MARTON, RUGBY, CV23 9SA

Reconfigure front porch. Erection
of single storey wrap around flat
roof porch to existing side/rear of
dwelling. Erection of extension to
garage.

R22/0526

Delegated

8 Weeks PA Applications

Applications Approved

8 Weeks PA
Approval
09/09/2022

SAXON FIELDS EQUESTRIAN,
LILBOURNE ROAD, CLIFTON
UPON DUNSMORE, RUGBY,
CV23 0BB

Change of use of 1 existing static
caravan and siting of 1 additional
static caravan both for use
holiday lets .

R22/0592
8 Weeks PA
Approval
09/09/2022

9, CHURCH HILL, STRETTON-
ON-DUNSMORE, RUGBY, CV23
9NA

Extension to existing garage,
internal alterations to main
dwelling and changes to
fenestration to the front elevation

R22/0697
8 Weeks PA
Approval
09/09/2022

138, RUGBY ROAD, BINLEY
WOODS, COVENTRY, CV3 2AZ

Conversion of garage to
habitable room, installation of a
rear dormer, and retention of 4no.
parking spaces within the site
frontage.

R22/0671
8 Weeks PA
Approval
12/09/2022

37 MONKS ROAD, BINLEY
WOODS, COVENTRY, CV3 2BQ

Single storey rear and side
extension and alterations

R22/0556
8 Weeks PA
Approval
13/09/2022

CORN DRIER, FLECKNOE
STATION ROAD, FLECKNOE
CV23 8AY

Demolition of existing Corn Drier
tower and construction of 3
bedroom dwelling

Delegated

8 Weeks PA Applications Applications Approved

R22/0659 8 Weeks PA Approval 13/09/2022	17, LAING CLOSE, RUGBY, CV21 1FL	Proposed single storey rear extension and alterations
R21/0888 8 Weeks PA Approval of Reserved Matters 14/09/2022	LAND REAR OF 32, THE GREEN, LONG LAWFORD, RUGBY, CV23 9BL	Application for reserved matters relating to layout, scale, appearance, access and landscaping pursuant to outline planning permission ref. no R19/0464 dated 13th June 2019
R22/0712 8 Weeks PA Approval 14/09/2022	14 , Lilbourne Road, Clifton Upon Dunsmore, Warwickshire, CV23 0BD	Single storey rear extension
R22/0624 8 Weeks PA Approval 15/09/2022	25 , Lower Street, Hillmorton, Rugby, Warwickshire, CV21 4NP	TWO STOREY SIDE EXTENSION AND FRONT PORCH
R22/0660 8 Weeks PA Approval 15/09/2022	17, LAING CLOSE, RUGBY, CV21 1FL	Retrospective planning for conversion of garage to a gym, 1.0 metre black metal railings to enclose the front garden and a fence to the front of the original

Delegated

8 Weeks PA Applications Applications Approved

garage

R22/0146
8 Weeks PA
Approval
16/09/2022

197, BILTON ROAD, RUGBY,
CV22 7DS

Dropped Kerb

R22/0682
8 Weeks PA
Approval
16/09/2022

75 , Heath Lane, Brinklow,
Warwickshire, CV23 0NR

Proposed extension to the front
elevation and alterations to the
fenestration on the side elevation

R22/0833
8 Weeks PA
Approval
16/09/2022

The Upper Stables, Hillmorton
Lane, Clifton Upon Dunsmore,
CV23 0BE

Erection of a single storey front
extension.

R22/0386
8 Weeks PA
Approval
20/09/2022

CHURCH FARM, MAIN
STREET, WILLEY, RUGBY,
CV23 0SH

Conversion of part of existing
stable block to commercial
offices.

R22/0676
8 Weeks PA
Approval
20/09/2022

2, BAWNMORE PARK, RUGBY,
CV22 6JW

Single storey rear extension.

Delegated

8 Weeks PA Applications Applications Approved

R22/0726
8 Weeks PA
Approval
20/09/2022

31 , Avondale Road, Brandon,
Warwickshire, CV8 3HS

Front dormer window to roof.

R22/0677
8 Weeks PA
Approval
21/09/2022

19 , Arderne De Gray Road,
Wolston, Warwickshire, CV8 3LQ

Proposed rear extension

Certificate of Lawfulness Applications Applications Approved

R22/0734
Certificate of
Lawfulness
Approval
01/09/2022

6, ST DENIS VIEW, PAILTON,
RUGBY, CV23 0QS

Certificate of Lawfulness for The
erection of 1 outbuilding and
associated hardstanding

R22/0597
Certificate of
Lawfulness
Approval
02/09/2022

NELSONS WHARF, RUGBY
ROAD, STOCKTON, SOUTHAM,
CV47 8AA

Certificate of Lawfulness of
Proposed Use or Development
under Section 192 of the Town
and Country Planning Act 1990,
to confirm planning permission is
not required for 'the use of land
for the siting of caravans as
detailed on plan reference
21_1192A_001'.

Delegated

Certificate of Lawfulness Applications Applications Approved

R22/0607 Certificate of Lawfulness Approval 16/09/2022	5 , Kirkby Close, Brownsover, Rugby, Warwickshire, CV21 1TT	Erection of single storey rear extension.
R22/0739 Certificate of Lawfulness Approval 20/09/2022	263 , Lower Hillmorton Road, Hillmorton, Rugby, Warwickshire, CV21 4AB	Certificate of Proposed Use or Development for side extension with mono-pitch roof

Conditions Applications Approved

R22/0839 Conditions Approval 26/08/2022	LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON	Details in relation to condition 37: Fire Fighting of R20/1026 (Erection of 2 logistics units with associated infrastructure).
R22/0447 Conditions Approval 30/08/2022	ST GABRIELS COE ACADEMY, HOULTON WAY, RUGBY, RUGBY, CV23 1AN	Application to discharge condition 13 - Construction Access Arrangements of R16/0860 (erection of a 3 form entry primary school in Key Phase 1)

Delegated

Conditions

Applications Approved

LAWRENCE SHERIFF
SCHOOL, CLIFTON ROAD,
RUGBY, CV21 3AG

R22/0806
Conditions
Approval
31/08/2022

Details in relation to condition 4 -
window details of R21/0737
(External and internal alterations
of the facade, windows, roofs and
other works as part of the
refurbishment of the school
campus.)

R22/0905
Conditions
Approval
31/08/2022

ALMSHOUSES, THE SQUARE,
DUNCHURCH, RUGBY, CV22
6NU

Approval of details related to
Condition 3 - materials
(R20/0880) - Proposed
replacement of the existing flat
roofs to the rear of the properties
with pitched roofs

R22/0921
Conditions
Approval
02/09/2022

1, SCHOOL LANE, STRETTON-
ON-DUNSMORE, RUGBY, CV23
9NB

Details in relation to condition 3:
materials of R21/0650 (Erection
of a car port and front canopy),
for canopy only.

R22/0926
Conditions
Approval
02/09/2022

39, CLIFTON ROAD, RUGBY,
CV21 3PY

Approval of details related to
condition 4- noise and 5-
extraction of R21/1174 (Proposed
Change of Use of Ground Floor
Retail Unit into a Beauty Clinic
providing Beauty Treatments
including spray tanning and

Delegated

Conditions Applications Approved

sunbeds)

R22/0323 Conditions Approval 06/09/2022	1719, FIRST FLOOR AND SECOND FLOOR, CLIFTON ROAD, RUGBY, CV21 3PY	Approval of details in relation to conditions 3, 4 and 5 of R19/0114
R22/0753 Conditions Approval 06/09/2022	HIGHWOOD FARM, COVENTRY ROAD, BRINKLOW, RUGBY, CV23 0NJ	Approval of details related to Condition 6 Tree Planting of R20/0142 (EXTENSIONS AND ALTERATIONS TO HIGHWOOD FARM COVENTRY ROAD BRINKLOW)
R22/0900 Conditions Approval 07/09/2022	LITTLE LAWFORD HALL, LITTLE LAWFORD LANE, LITTLE LAWFORD, RUGBY, CV23 0JJ	Approval of details in relation to condition 3 (detailed drawings) attached to R22/0214 - Listed Building Consent for removal of existing conservatory and erection of orangery including additional external matching paved terrace area.
R22/0777 Conditions Approval 08/09/2022	Land North Of, Airfield Drive, Coombe Fields	Application to discharge condition 8 (drainage) relating to the erection of a temporary Proof of Concept Research Vehicle pursuant of R21/0845.

Delegated

Conditions

Applications Approved

58, EVEREST ROAD, RUGBY,
CV22 6EX

R22/0717
Conditions
Approval
09/09/2022

Approval of details in relation to
condition 12 attached to
R20/0327 - Erection of detached
dormer bungalow.

Discharge of Conditions

R22/0783

09/09/2022

LAND TO THE REAR OF
321-327, HILLMORTON ROAD,
RUGBY, CV22 5EZ

Application for the approval of
conditions 3,9,10,11,15,16 & 17
from application R21/0706 for the
erection of 6 new build flats to the
rear of 321-327 Hillmorton Road.

Committee

Discharge of Conditions

Applications Approved

R20/1026

26/08/2022

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
floorspace of which 1,817.2 sq.m
(measured GIA) (19,560 sq. ft.)

Discharge of Conditions Applications Approved

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

R20/0880 ALMSHOUSES, THE SQUARE,
DUNCHURCH, RUGBY, CV22
6NU

31/08/2022

Proposed replacement of the existing flat roofs, to the rear of the properties, with pitched roofs.

R20/0881 ALMSHOUSES, THE SQUARE,
DUNCHURCH, RUGBY, CV22
6NU

31/08/2022

Listed Building consent for the proposed replacement of the existing flat roofs, to the rear of the properties, with pitched roofs.

Committee

Discharge of Conditions

Applications Approved

R20/0733 23, LUTTERWORTH ROAD,
PAILTON, RUGBY, CV23 0QE

07/09/2022

Demolition of existing dwelling,
formation of a new site access
and the erection of 4 (no)
dwellings, two detached garages
and associated parking

Delegated

Discharge of Conditions

Applications Approved

R20/0327 58, EVEREST ROAD, RUGBY,
CV22 6EX

09/09/2022

Erection of detached dormer
bungalow.

Listed Building Consent Applications

Applications Approved

R22/0690 CAWSTON OLD FARM HOUSE,
Listed Building Consent WHITEFRIARS DRIVE, RUGBY,
Approval CV22 7QR

15/09/2022

Replacement of small plain roof
tiles

The Upper Stables, Hillmorton
Lane, Clifton Upon Dunsmore,

Delegated

Listed Building Consent Applications Applications Approved

CV23 0BE

R22/0830
Listed Building Consent
Approval
16/09/2022

Erection of a single storey front extension including demolition of a section of the existing boundary wall and associated works.

Major Applications Applications Approved

R22/0113
Major Application
Approval of Reserved
Matters
25/08/2022

GALLIFORD UK LIMITED
BUILDING A, WOLVEY
CAMPUS, LEICESTER ROAD,
WOLVEY, HINCKLEY, LE10 3JF

Erection of up to 90 dwellings, associated access and infrastructure. Approval of reserved matters (layout, scale, appearance, and landscaping) relating to R20/0968.

R22/0484
Major Application
Approval
26/08/2022

PRINCETHORPE COLLEGE,
LEAMINGTON ROAD,
PRINCETHORPE, RUGBY,
CV23 9PX

Variation of condition 2 of R18/1932 (Construction of Two Storey Science Centre) - Enlargement to Plant Room to include mezzanine floor. Increase to created gross floorspace by 21 Square metres.

R21/0946
Major Application
Approval of Reserved
Matters
02/09/2022

LAND NORTH OF ASHLAWN
ROAD, ASHLAWN ROAD,
RUGBY, CV22 5SL

Variation of condition 1 of R21/0996 - to make amendments to northern part of site including: Alnmouth (4 bed) replaced by Alfreton (4 bed) to 8 plots; Re-

Delegated

Major Applications Applications Approved

configuration of parcel 11-26 to introduce additional unit; Plots 38/39 replaced with 1x Marlowe house type with double garage; Re-configuration of parcel 28-38 to make alterations to layout and housetypes.
(Erection of 333 dwellings, associated access, infrastructure and landscaping. Approval of reserved matters relating to R13/2102) .

R22/0540
Major Application
Approval of Reserved
Matters
09/09/2022

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

Application for reserved matters approval (outside of a key phase) pursuant to outline planning permission R17/0022 for appearance, landscape, layout and scale in respect of enabling works to support the delivery of the District Centre, comprising strategic green infrastructure and associated works including wildlife corridors, any necessary Great Crested Newt holding areas including fencing, Great Crested Newt ponds, hibernacula, crossings, footways within green infrastructure, lighting, sustainable drainage features, surface water drainage including temporary connections to existing ditches, construction

Delegated

Major Applications Applications Approved

of engineered drainage works, planting, any necessary demolition, archaeological investigations, ground remodelling, temporary stockpiling of materials, construction compounds, and areas for construction use.

R21/1099
Major Application
Approval of Reserved
Matters
12/09/2022

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

Key Phase 2 Parcel A -
Submission of reserved matters
compirising access, appearance,
landscaping, layout and scale for
the erection of 31 dwellings,
together with garages , access
roads, parking and associated
works pursuant to outline
planning permission ref:
R17/0022 dated 28th June 2017.

Non Material Amendment Applications Applications Approved

R21/1254
Non-Material
Amendment agreed
09/09/2022

6, Gorse Farm Close, Rugby,
CV22 5SG

Construction of a detached
snooker/pool room and gym.

Committee

Non Material Amendment Applications

Applications Approved

R20/0363	FORMER RIVERSIDE CANTONESE, 424, LONDON ROAD, STRETTON-ON- DUNSMORE, RUGBY, CV23 9HN	Erection of 7 new dwellings, blocking up of existing site access points, and re- establishment of existing redundant site access with associated external works and landscaping (resubmission of planning consent R16/1939)
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Delegated

Prior Approval Applications

Prior Approval Applications

R22/0672	Campion Way, Webb Drive, Rugby, CV23 0UR	Proposed 5G telecoms installation: 15m street pole and 3 additional ancillary equipment cabinets and associated ancillary works.
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R22/0695	Barn Adjacent to NETHERCOTE BARN, NETHERCOTE ROAD, FLECKNOE, RUGBY, CV23 8AS	Prior approval change of use of agricultural building to 1 no. dwellinghouse (Class Q)
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GE Energy Power Conversion
UK Ltd, Broughton Road, Rugby,

Delegated

Prior Approval Applications

Prior Approval Applications

CV21 1BU

R22/0804
Demolition Prior
Approval
Required and Approved
01/09/2022

Prior approval under Part 11
Class B of the Town and Country
Planning (General Permitted
Development) (England) Order
2015 for the demolition of a
building

R22/0709
Telecoms Prior
Approval
Required and Refused
06/09/2022

STREET RECORD, BILTON
ROAD, RUGBY

Prior Approval for the installation
of a 18m high monopole and
additional equipment cabinets.

R22/0431
Telecoms Prior
Approval
Not Required
07/09/2022

Telcommunication Pole,
Dunchurch Road, Rugby

Proposed Telecommunications
15.0m Monopole with associated
ancillary works.

R22/0625
Prior Approval
Extension
Required and Approved
08/09/2022

91, Pytchley Road, Rugby, CV22
5NG

Erection of a single storey rear
extension (Larger Home
Extension Prior Approval)

355, AUTUMN FARM,
EASENHALL ROAD,
HARBOROUGH MAGNA,

Prior approval change of use of
agricultural building to 1
no.dwellinghouse (Class Q)

Delegated

Prior Approval Applications

Prior Approval Applications

RUGBY, CV23 0HX

R22/0651
 Prior Approval change
 of use
 Withdrawn by
 Applicant/Agent
 09/09/2022

R22/0706
 Prior Approval
 Extension
 Not Required
 14/09/2022

4, Stanley Road, Rugby, CV21
 3UE

Single storey rear extension with
 a lean-to roof

R22/0738
 Telecoms Prior
 Approval
 Required and Refused
 14/09/2022

RUSSELSHEIM WAY RUGBY
 CV22 7TB

Installation of 17m high slim-line
 monopole, supporting 6 no.
 antennas, 1 no. wraparound
 equipment cabinet at the base of
 the monopole, 2 no. equipment
 cabinets, 1 no. electric meter
 cabinets and ancillary
 development thereto.

R22/0906
 Agriculture Prior
 Approval
 Not Required
 20/09/2022

INWOODS FARM, 4, ASHLAWN
 ROAD, RUGBY, RUGBY, CV22
 5QF

Prior Approval under Schedule 2
 Part 6 of the General Permitted
 Development Order for the
 erection of an agricultural building
 for the storage of machinery and
 straw.