



25 March 2022

PLANNING COMMITTEE - 6 APRIL 2022

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 6 April 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 meetings held on 9 March 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 – 17 February 2022 to 16 March 2022.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be transacted.

Membership of the Committee:

Councillors Picker (Chairman), Mrs Brown, Daly, Eccleson, Gillias, Lewis, McQueen, Rabin, Sandison, Srivastava, Ms Watson-Merret 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 – 6 April 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

There are no applications recommended for refusal to be considered.

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
1	R21/0756	19 York Street, Rugby CV21 2BL Change of use of an existing 4 bedroom house (C3) into a 7 person House in Multiple Occupation (HMO) (sui generis) along with alterations to the roof including a dormer window in order to accommodate the proposed change (part retrospective).	3

Reference number: R21/0756

Site address: 19 YORK STREET, RUGBY, WARWICKSHIRE, CV21 2BL

Description: Change of use of an existing 4 bedroom house (C3) into a 7 person House in Multiple Occupation (HMO) (sui generis) along with alterations to the roof including a dormer window in order to accommodate the proposed change (part retrospective).

Recommendation

Approve subject to conditions and informatives.

Introduction

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the application has been called into committee with an accompanying site visit request from Councillor Brader and Councillor Mistry on the following grounds:

1. Due to the impact of Houses of Multiple Occupation have in the area; and
2. The impact the proposal would have on parking provision within York Street.

The application has also received letters of objection representing 16 households residing within the locality of the application site.

Application Proposal

This application seeks full planning permission for the change of use of one residential dwelling (C3) to a 7 person House in Multiple Occupation (HMO) (Sui Generis) consisting of 7 bedrooms along with a single storey side extension and the provision of a dormer to create a second floor.

The external appearance of the property fronting York Street will remain unaltered by the proposal except for a roof light to serve Room 7. The internal configuration of the property would be amended to provide Bedrooms 1 and 2 with en-suite facilities along with an open plan kitchen, dining and lounge to the ground floor. The first floor would provide accommodation for Bedrooms 3, 4 and 5 with en-suite facilities.

The existing ground floor rear projection would see the inclusion of an extension to the roof profile that would incorporate a roof light and widening to a side elevation ground floor window to serve Bedroom 2. The key change to the dwelling would be the proposed dormer extension to allow for Bedrooms 6 and 7 with en-suite facilities. The dormer would be flat roofed in an 'L-shaped' configuration and would include the addition of 4 new windows.

Site and Surrounding Area

The application site is an end terraced property located within the northwest of the Rugby Town. The existing dwelling comprises of a reception room, lounge, dining room, kitchen and bathroom to the ground floor with the first floor benefiting from 4 bedrooms and a bathroom. There is an enclosed private external amenity area to the rear of the property.

York Street is residential in nature with a pedestrian access located at the northern end of the road with vehicular access from Edward Street. The vast majority of properties on York Street and within the surrounding area are subject to on street parking. The application site is located circa 0.5 mile from the Town Centre and 1.1 miles from the Train Station.

Relevant Planning History

<u>Application Number</u>	<u>Description</u>	<u>Decision</u>	<u>Date</u>
R22/0026	Certificate of Lawful development/use for a proposed loft conversion and redevelopment of 19 York Street from a C3 dwellinghouse to a C4 6-bedroom House of Multiple Occupancy.	Approved	16 th February 2022

Following consideration of the details submitted with the planning application, the Local Planning Authority has reviewed the Certificate of Lawful Development/Use granted in February 2022 and concluded that the development to convert the loft area of the property does not comply with the permitted development thresholds. At the time of writing this committee report, the Local Planning Authority has issued a notice to the applicant of its intention to revoke the Certificate of Lawful Development/Use. It is anticipated that at the time of planning committee, the Certificate of Lawful Development/Use will have been revoked and therefore will not carry any weight in the determination of this application.

Technical Responses

Warwickshire County Council (Highways) initially objected to the application on the grounds that insufficient information was provided on whether there would be a further demand on parking in an area where there is already a significantly high demand and whether the additional demand can be accommodated without impacting on existing residents parking amenity or highway safety. Revised comments were then received removing the initial objection and are addressed within Section 4 of the Officer Report.

No objections have been received from:

- Warwickshire County Council (Highways)
- Warwickshire County Council (Ecology)
- Rugby Borough Council (Environmental Services)
- Rugby Borough Council (Work Services)

Third Party Responses

Councillor Brader and Councillor Mistry have objected to the application on the following grounds:

1. Ward Councillors in the New Bilton area have been contacted in the past about HMOs in this area and how it effects residents' parking in particular.
2. Concerns about how accessible properties are for an ambulance or fire brigade attending or needing to turn in an emergency with the potential of increased cars parked on the street as well as illegal parking in the existing disabled bays.
3. Concerns about the building work necessary for this conversion and how this would affect residents in York Street, particularly close neighbours in what is an already densely populated row of houses. It seems that it would be difficult to mitigate against the disruption this would cause to residents due to the close proximity of the proposed work to other properties.
4. Policy GP1 of Rugby Borough Council's Local Plan "Securing Sustainable Development", emphasises that the Council's preference for sustainable development. It cannot be sustainable to allow more and more HMOs to be approved in a densely populated urban area such as this one, either in terms of the cumulative effect on amenity or on the area's air quality.

Neighbours notified and 16 letters of objection have been received raising the following:

1. Too many HMOs already in the area. An alleged 6 out of the 30 dwellings on the street have already been converted into HMOs.
2. Character of the street will be impacted due to transient occupiers of the proposed development.
3. Parking provision.
4. Traffic generation.
5. Access for emergency services.
6. Proposed loft conversion will impact on privacy and amenity.
7. Noise pollution.
8. Anti-social behaviour.
9. Impact on neighbouring amenity.
10. Impact on the parking provision for the existing disabled occupiers of the street.
11. Crime increase; and
12. Loss of community spirit.

Relevant Planning Policies and Guidance

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

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

Local Plan 2011 – 2031

Policy GP1: Securing Sustainable Development
Policy GP2: Settlement Hierarchy
Policy HS5: Traffic Generation, Air Quality, Noise and Vibration
Policy SDC1: Sustainable Design
Policy SDC2: Landscaping
Policy D2: Parking Facilities

Supplementary Planning Documents

Planning Obligations – 2012
Sustainable Design and Construction – 2012
Air Quality – 2021

National Planning Policy Framework – 2021

Section 2: Achieving Sustainable Development
Section 9: Promoting Sustainable Transport
Section 12: Achieving Well Designed Places

Determining Considerations

The main considerations in respect of this application are as followings:

1. The Principle of Development;
2. Character and Design;
3. Impact on Residential Amenity;
4. Highway Safety;
5. Air Quality;
6. Conclusion;
7. Recommendation

1. Principle of Development

- 1.1 Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy and Policy GP1 of the Local Plan states that the Council will take a positive approach that reflects the presumption in favour of sustainable development.
- 1.2 The application is for housing located within Rugby Town which provides the main focus for all development within the Borough. It is within easy walking and cycling distance of the designated town centre which contains a vast array of services and facilities. As such, there is a principle in favour of sustainable development subject to all planning matters being appropriately addressed.
- 1.3 The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 allows for residential dwelling houses within Use Class C3 for use as a single household of not more than 6 persons. In this instance the application is for a 7 person

HMO which has triggered the requirement for a change of use application. Therefore the main consideration in terms of this application relates to the intensification of use for one additional resident, along with the residential and visual impacts of the roof extensions.

1.4 This application is therefore considered to be in accordance with Policy GP2 of the Local Plan.

2. Character and Design

2.1 Local Plan Policy SDC1 seeks to ensure that development is of a high quality and will only be allowed where proposals are of a scale, density and design that responds to the character and amenity of the areas in which they are situated.

2.2 Section 12 of the NPPF states that the creation of high quality buildings and place is fundamental to what the planning and development process should achieve. Likewise, paragraph 127 (a) states that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

2.3 A check of the Public Register for HMOs (February 2022) confirms that the application property has not been implemented for use as a HMO and as such, at the time of writing the report, still benefits from permitted development rights associated with the residential use of the property.

Front Elevation

2.4 The external appearance of the property fronting York Street remains unaltered by the proposal with the exception of a roof light which has been incorporated into the roof slope. The insertion of the roof light falls within the criterion stated within The Town and Country Planning Act (General Permitted Development) (England) Order 2015; Schedule 2; Class C, and therefore constitutes permitted development. This aspect is not a material consideration when considering this application.

Rear Elevation

2.5 The dormer extension has been designed to ensure that it does not look out of keeping with the materials on the host dwelling and those of adjoining properties. Flat roof dormers whilst not aesthetically the most attractive features on buildings are commonplace on many properties throughout Rugby. Given the location of the proposal to the rear of the property it will not have an adverse impact on the character and appearance of the street scene or surrounding area.

2.6 In terms of the ground floor extension, the provision of a new tiled roof extension, to match the existing residential property, has been well designed to ensure that the proposal results in a balanced finish to the side elevation. This roof extension along with the inclusion of a roof light and ground floor window results in a more visually pleasing finish to the host dwelling.

2.7 This application is therefore considered to be in accordance with Policy SDC1 of the Local Plan and Section 12 of the NPPF.

3. Impact on Residential Amenity

- 3.1 Policy SDC1 states that development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.
- 3.2 Likewise Section 12 of the NPPF states that development will provide a high standard of amenity for existing and future users.
- 3.3 No. 21 York Street is located to the north east of the application site and is detached from the application site. Whilst there is a slight increase in height to the existing roof on the part of the dormer that is on the rear projection by 0.6 metres, due to the traditional design of terraced properties it is not considered that the addition of a dormer to the common boundary would result in a materially adverse impact on the occupiers in terms of overbearing impact or loss of light. No windows are proposed within this elevation and as such will be no adverse impacts resulting in loss of privacy to the occupiers of this property.
- 3.4 No. 17 York Street is located to the south west of the application site and is attached. The proposal would result in the increase in massing to the side elevation, which projects off the existing roof slope by approximately 2.97 metres and adds a height of approximately 2.11 metres. Whilst this will result in some additional impacts in terms of the overbearing nature on the occupiers of No. 17 York Road, due to the impact already experience through the style of properties and their existing two-storey rear projection, it is not considered to be sufficient in this instance to warrant the refusal of the application.
- 3.5 Room 6 benefits from two windows serving the bedroom, the window which is located on the side elevation would look towards the amenity space of No. 17 York Street. Due to the acute angle and the relationship between the two properties, it is the considered that this window should be obscure glazed and fixed, to protect the privacy of the occupiers of the neighbouring property (Condition 6).
- 3.6 This application is therefore considered to be in accordance with Policy SDC1 of the Local Plan and Section 12 of the NPPF.

4. Highway Safety

- 4.1 Local Plan Policy D1 states that sustainable transport methods should be prioritised with measures put in place to mitigate any transport issues. Whereas Appendix 5 expands on this and further sets out the need for transport assessments to be submitted with planning applications to assess the impact and acceptability of development proposals.
- 4.2 Local Plan Policy D2 also state that planning permission will only be granted for development which incorporates satisfactory parking facilities as set out within the Planning Obligations Supplementary Planning Document (SPD) and Appendix 5 of the Local Plan.
- 4.3 Warwickshire County Council (Highways) initially objected to the application on the grounds that insufficient information has been submitted to allow a formal response to be provided. This was primarily due to the absence of a parking survey, to ascertain the

impact this development would have on the parking demand within the immediate area. A parking survey can determine the parking stress in an area and the impact this may have with the intended development on the amenity of existing residents, not related to highway safety issues.

- 4.4 During a site visit colleagues within the Highways Authority noted from a previous site inspection that there are junction protection markings (double yellow lines) at the junction of York Street with Bridget Street, which control parking from extending into this junction area which could be to the detriment of highway safety. This is also the case for the turning area to the north of the development as that is also controlled by double yellow lines, as this part of York Street is a no through road. The lining means that any increased demand for parking within York Street as a consequence of the proposed development would not have a detrimental impact to highway safety in the area, however it may have an impact on the availability of parking spaces for the existing residents.
- 4.5 The Highway Authority recognises this issue, but notes that this is an amenity concern rather than one of highway safety. As such the previous objection to the proposed development was withdrawn by the Highway Authority as they considered it to be an unreasonable request.
- 4.6 As the application is for a HMO there are no parking standards contained within Appendix 5 of the Local Plan or the Planning Obligations SPD for this type of accommodation. The application site is located within a row of traditional terraced housing where parking spaces are not generally available off street and spaces are available on a first come first served basis. York Street is not subject to a residents parking scheme. The issue relating to parking within the public highway, is not a material planning consideration, as the public highway is available for use by existing residents and members of the public at any time.
- 4.7 The application site is located within close proximity to the Rugby Town Centre in a high access zone with its associated public transport links and car parks. It is considered that whilst there will be added pressure in terms of the availability of on-street parking spaces, the applicant could convert the property to a 6 person HMO without planning permission. As the application is seeking consent for one additional person to occupy the property, notwithstanding the additional building works, it is not considered that this would be sufficient to warrant refusal of the application on highway grounds.
- 4.8 In addition, the applicant is proposing seven secure cycle storage spaces in the rear external amenity space of the property so future residents can store cycles and use them as a more sustainable method of transport.
- 4.9 This application is therefore considered to be in accordance with Policy D2 and Appendix 5 of the Local Plan along with the SPD on Planning Obligations.

5. Air Quality

- 5.1 Local Plan Policy HS5 states that development within the Air Quality Management Area that would generate any new floor space must address the impacts of poor air quality and introduce measures to mitigate against it.
- 5.2 Due to the application site being located within the Air Quality Management Area, it is deemed appropriate to include an informative, detailing mitigation methods to assist in reducing the impact upon the Air Quality Management Area.
- 5.3 This application is therefore considered to be in accordance with Local Plan Policy HS5.

6. Conclusion

- 6.1 The proposal would respect the scale and character of the surrounding area, would not adversely affect the amenities of the occupiers of neighbouring properties, and would not have a detrimental impact upon highway safety.
- 6.2 On balance, it is concluded that the proposal constitutes sustainable development. It complies with the Development Plan and there are no material considerations which indicate that the proposal should be refused. 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.

7. Recommendation

- 7.1 Approve subject to appropriate conditions and informatives.

DRAFT DECISION

REFERENCE NO:
R21/0756

DATE APPLICATION VALID:
08-Jul-2021

APPLICANT:

MR Ray Yim c/o Anjum Design Ltd, 435 Stratford Road, Solihull, B90 4AA

AGENT:

Anjum Mehmood, ANJUM DESIGN Ltd ANJUM DESIGN Ltd, 435 Stratford Road, Shirley Solihull, B90 4AA

ADDRESS OF DEVELOPMENT:

19, YORK STREET, RUGBY, CV21 2BL

APPLICATION DESCRIPTION:

Change of use of an existing 4 bedroom house (C3) into a 7 person House in Multiple Occupation (HMO) (sui generis) along with alterations to the roof including a dormer window in order to accommodate the proposed change (part retrospective).

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION: 1

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

REASON: 1

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

CONDITION: 2

The permission for the existing roof shall be deemed to have taken effect on [specify].

REASON: 2

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: 3

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:

Site Location Plan at a scale of 1:1250 and Proposed Site Plan at a scale of 1:200 received by the Local Authority on 8th July 2021;

Existing and Proposed Floor Plans at a scale of 1:100 and Existing and Proposed Elevations at a scale of 1:100 received by the Local Planning Authority 19th October 2021.

REASON: 3

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

CONDITION: 4

The facing materials to be used on the external walls and roof shall as specified on the application form, received by the Council on Existing and Proposed Elevations received by the Council on 19th October 2021.

REASON: 4

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

CONDITION: 5

Other than those shown on the approved plans. No new windows/rooflights shall be formed in the side elevation/roofslope of the extension, unless non-material variations are agreed in writing with the Local Planning Authority.

REASON: 5

In the interest of residential amenity.

CONDITION: 6

The windows to be formed in the dormer window/roof extension, southern side only, shall be fixed and shall not be glazed or reglazed other than with obscure glass.

REASON: 6

To protect the residential amenity of neighbouring properties.

CONDITION: 7

Unless otherwise agreed in writing with the Local Planning Authority, the application site at 19 York Street, Rugby, CV21 2BL shall be limited to no more than 7 occupants at one time.

REASON: 7

In the interest of residential amenity.

INFORMATIVE: 1

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), making them a Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a license may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089. If evidence of bats is found during works, work should stop immediately, and the National Bat Helpline must be contacted on 0345 1300 228 for advice on the best way to proceed.

INFORMATIVE: 2

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). The main nesting season, lasts approximately from March to September, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE: 3

The applicant is advised that this case has now been referred to the Planning Enforcement Team for further action. They will contact you in due course to advise you of their course of action and also to set out what you are required to do.

INFORMATIVE: 4

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

https://www.museumoflondon.org.uk/application/files/4915/2604/2216/2018-05-11-phytosensor-final-web-ok-compressed_1.pdf Such measures contribute towards improving air quality. Further information can be obtained from Environmental Health on 01788 533857 or email ept@rugby.gov.uk

DRAFT

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions - 17 February 2022 to 16 March 2022
Name of Committee:	Planning Committee
Date of Meeting:	6 April 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 Head of Growth and Investment under delegated powers.
Financial Implications:	There are no financial implications for this report.

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

Planning Committee - 6 April 2022

Delegated Decisions - 17 February 2022 to 16 March 2022

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

Name of Meeting: Planning Committee

Date of Meeting: 6 April 2022

Subject Matter: Delegated Decisions - 17 February 2022 to 16 March 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

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

Report Run From 17/02/2022 To 16/03/2022

APPENDIX 1

Delegated

8 Weeks PA Applications

Applications Refused

R21/0552 8 Weeks PA Refusal 18/02/2022	BARN MEADOW FARM, CALCUTT LANE, STOCKTON, RUGBY, CV23 8HY	Demolition of existing stable block, construction of single storey dwelling and realignment of driveway
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R21/1253 8 Weeks PA Refusal 01/03/2022	THE LAURELS, MAIN STREET, HARBOROUGH MAGNA, RUGBY, CV23 0HS	Erection of a timber shed building
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R21/0862 8 Weeks PA Refusal 04/03/2022	46, SOUTH ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BZ	PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS
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R21/1242 8 Weeks PA Refusal 04/03/2022	Sparrow Hall Barn, Combe Fields Road, Ansty, Coventry, CV7 9JP	Change of use of outbuilding to two studio apartments and the construction of an extension on the south elevation (retrospective).
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Applications Approved

STAVE HALL FARM, FOSSE

Delegated

8 Weeks PA Applications Applications Approved

WAY, MONKS KIRBY, RUGBY,
CV23 0RL

R21/1153
8 Weeks PA
Approval
17/02/2022

Variation of Condition 17 of
R19/0143 - Change of use of
land and existing kennels to
recreational fishing lake with
associated accommodation and
facilities

R22/0073
8 Weeks PA
Approval
17/02/2022

THE OLD POST OFFICE,
MARTON ROAD,
BIRDINGBURY, RUGBY, CV23
8EH

Waiver of Condition 4 of planning
permission reference R13/2089
(Conversion of former post office
to a 2 bedroom ground floor flat,
dated 12 December 2013) to
allow occupation of the dwelling
by person or persons with no
local housing need requirement.

R21/0915
8 Weeks PA
Approval
18/02/2022

BARN MEADOW FARM,
CALCUTT LANE, STOCKTON,
RUGBY, CV23 8HY

Retention of equestrian business

R21/0944
8 Weeks PA
Approval of Reserved
Matters
18/02/2022

LAND NORTH OF STOCKS
LANE, REAR OF ACORN
COTTAGE, STOCKS LANE,
THURLASTON

Approval of the reserved matters
of the layout, scale,
appearance and landscaping of
the development pursuant to
condition 3 of the outline planning
permission R18/0873.

Delegated

8 Weeks PA Applications Applications Approved

R19/1487 8 Weeks PA Approval 21/02/2022	PADDOX FILLING STATION, 339A, HILLMORTON ROAD, RUGBY, CV22 5EZ	Erection of a side extension to petrol station shop to form store room (retrospective)
R22/0034 8 Weeks PA Approval 21/02/2022	14, RUPERT BROOKE ROAD, RUGBY, CV22 6HQ	Construction of new rear single storey extension, side extension, new rear dormer and internal alterations.
R22/0040 8 Weeks PA Approval 21/02/2022	70, CROMWELL ROAD, RUGBY, CV22 5LZ	Erection of a single-storey side extension with front timber cladding.
R21/1058 8 Weeks PA Approval 22/02/2022	LAND ADJACENT 12 COX CRESCENT, DUNCHURCH, RUGBY, CV22 6QX	Proposed new 1.5 storey dwelling.
R21/0155 8 Weeks PA Approval 23/02/2022	DARU HOUSE, NORTHAMPTON LANE, DUNCHURCH, RUGBY, CV22 6PR	Erection of a first floor side extension to existing dwelling and erection of a detached garage with room above

Delegated

8 Weeks PA Applications Applications Approved

6, CATESBY ROAD, RUGBY,
CV22 5JJ

R21/1129
8 Weeks PA
Approval
23/02/2022

Proposed single storey side
extension and Garage
Conversion

R21/1195
8 Weeks PA
Approval
23/02/2022

35, Macaulay Road, Rugby,
CV22 6HE

Erection of a single storey rear
extension to form additional living
space and garage conversion to
form additional bedroom.

R22/0052
8 Weeks PA
Approval
23/02/2022

11, Building Plot, WINDMILL
CLOSE, RUGBY

Variation of condition 2 of
R10/2148 to amend dwelling
proposed on plot 5. (R10/2148
granted approval for Demolition
of 21 Crick Road, erection of 7
detached dwellings, new access
and associated works.)

R21/1112
8 Weeks PA
Approval
24/02/2022

50, GROSVENOR ROAD,
RUGBY, CV21 3LF

Change of use of existing
dwelling to a 8 bed HMO

R22/0010
8 Weeks PA
Approval
24/02/2022

GLENSHIEL, FAIR CLOSE,
FRANKTON, RUGBY, CV23 9PL

Two storey side extension

Delegated

8 Weeks PA Applications Applications Approved

30, RUGBY LANE, STRETTON-
ON-DUNSMORE, RUGBY, CV23
9JH

R22/0028
8 Weeks PA
Approval
25/02/2022

Proposed single storey rear and
side extension, new pitched roof
over garage and open canopy
front extension

R20/0620
8 Weeks PA
Approval
28/02/2022

27, RUGBY ROAD, CLIFTON
UPON DUNSMORE, RUGBY,
CV23 0DE

RE SUBMISSION OF
PREVIOUSLY APPROVED
APPLICATION-R20/0044
PROPOSED ADDITIONAL
FLOOR ON TOP OF EXISTING
BUNGALOW PLUS EXTERNAL
AND INTERNAL ALTERATIONS
AND A SINGLE STOREY REAR
EXTENSION. NEW DETACHED
GARAGE.

R21/1217
8 Weeks PA
Approval
28/02/2022

31, SHENSTONE AVENUE,
RUGBY, CV22 5BJ

Removal of existing lean-to
kitchen roof, levelling of existing
walls and installation of new flat
roof kitchen extension with
rooflights.

R21/0592
8 Weeks PA
Approval
01/03/2022

THE REVEL C OF E PRIMARY
SCHOOL, BROCKHURST LANE,
MONKS KIRBY, RUGBY, CV23
0RA

Replace existing windows and
external doors with new timber
double glazed units with
fenestration to match existing
where possible.

Delegated

8 Weeks PA Applications Applications Approved

R21/1149 8 Weeks PA Approval 01/03/2022	3, GREAT BURNET CLOSE, RUGBY, CV23 0LF	Single storey rear extension
R21/1169 8 Weeks PA Approval 01/03/2022	30, PERCIVAL ROAD, RUGBY, CV22 5JT	Erection of two storey side and rear extension and part single storey rear extension
R21/1170 8 Weeks PA Approval 01/03/2022	BEDA HOUSE, WOLDS LANE, WOLVEY, HINCKLEY, LE10 3LL	Single storey Garage Extension to Side.
R21/0699 8 Weeks PA Approval 02/03/2022	90, NEWBOLD ROAD, RUGBY, CV21 1DH	The proposed works are for decoration to the external elevations including additional metal cladding and 3 illuminated signs. Some decoration works have already been completed to the exterior and temporary signage is in place
R21/1207 8 Weeks PA Approval 02/03/2022	88, CROMWELL ROAD, RUGBY, CV22 5LZ	Proposed two storey side and single storey rear extension

Delegated

8 Weeks PA Applications Applications Approved

R22/0020 8 Weeks PA Approval 02/03/2022	20, TOWNSEND ROAD, RUGBY, CV21 3SB	2 storey side extension
R22/0054 8 Weeks PA Approval 02/03/2022	8, TENNYSON AVENUE, RUGBY, CV22 6JH	Demolition of existing sun lounge and erection of a single storey rear extension (amendments to application R19/0759)
R20/1019 8 Weeks PA Approval 03/03/2022	2, CHURCH ROAD, RYTON-ON- DUNSMORE, COVENTRY, CV8 3ET	Proposed side and front extension and alterations to existing store building to form an office, family annex and garage store.
R21/1056 8 Weeks PA Approval 03/03/2022	The Bakery, The Square, Dunchurch, CV22 6NU	RETROSPECTIVE PLANNING APPLICATION FOR THE CHANGE OF USE FROM B2 (FACTORY) TO SUI GENERIS (HOT FOOD CAFE AND TAKEAWAY) USE.
R21/1144 8 Weeks PA Approval 03/03/2022	1, PRETORIAN WAY, RUGBY, CV21 1RN	Proposed replacement water tank; formation of a new loading bay; two storey extension (new plate shop) and other alterations.

Delegated

8 Weeks PA Applications Applications Approved

R21/1166 8 Weeks PA Approval 03/03/2022	North Lodge, Ashlawn Road, Rugby, CV22 5QG	Single storey side extension and associated internal alterations
R21/1168 8 Weeks PA Approval 03/03/2022	New Barn Stables, Burnthurst Lane, CV23 9QA	Demolition of existing barn and erection of annexe extension
R22/0022 8 Weeks PA Approval 03/03/2022	1, MEADOW CLOSE, STRETTON-ON-DUNSMORE, RUGBY, CV23 9NL	Proposed 40m x 25m equestrian manege with surrounding post and rail fencing.
R22/0055 8 Weeks PA Approval 03/03/2022	MUSEUM OF COUNTRY BYGONES TRUST, LOUISA WARD CLOSE, MARTON	Extension to existing museum building
R21/1173 8 Weeks PA Approval 04/03/2022	NORTHEND, VICARAGE LANE, DUNCHURCH, RUGBY, CV22 6QP	Partial demolition and re-building of east elevation of detached garage and replacment double garage door to north elevation. Installation of electric vehicle charging point.

Delegated

8 Weeks PA Applications Applications Approved

R22/0005 8 Weeks PA Approval 04/03/2022	22, TEESWATER CLOSE, LONG LAWFORD, RUGBY, CV23 9GB	Erection of a conservatory
R21/1227 8 Weeks PA Approval 07/03/2022	YOUTH AND COMMUNITY CENTRE, HILL STREET, RUGBY, CV21 2NB	Single Storey front extension to existing Adult Learning Centre
R22/0004 8 Weeks PA Approval 07/03/2022	48, STANLEY ROAD, RUGBY, CV21 3UE	Single storey rear extension
R21/1075 8 Weeks PA Approval 08/03/2022	187, ALWYN ROAD, RUGBY, CV22 7RD	Demolition of existing garage and erection of a single storey front and rear extension and two storey side and rear extension
R21/1095 8 Weeks PA Approval 08/03/2022	64, GILBERT AVENUE, RUGBY, CV22 7BZ	Double storey rear extension with pitched roof
	2, SCHOOL STREET, CHURCH LAWFORD, RUGBY, CV23 9EE	Erection of no.1 dwelling, with detached garage (resubmission

Delegated

8 Weeks PA Applications Applications Approved

R21/1205
8 Weeks PA
Approval
08/03/2022

of previously aproved R19/1403)

R22/0125
8 Weeks PA
Approval
10/03/2022

15, BILTON LANE,
DUNCHURCH, RUGBY, CV22
6PY

Variation of Condition 2 of
planning permission R19/1309 to
allow for an attached garage
including internal reconfiguration.

R21/1152
8 Weeks PA
Approval
11/03/2022

9, THE LOCKS, RUGBY, CV21
4PP

Two storey side and single storey
rear extensions

R21/1239
8 Weeks PA
Approval
11/03/2022

THE POPLARS, RUGBY ROAD,
BRANDON, COVENTRY, CV8
3GJ

First floor side extension and
internal alterations to dwelling.

R22/0035
8 Weeks PA
Approval
11/03/2022

6, STATION ROAD, CLIFTON
UPON DUNSMORE, RUGBY,
CV23 0BT

Proposed single storey rear
extension to dwelling measuring
out by 3m from the existing rear
elevation.

272, Lower Hillmorton Road,
Rugby, CV21 4AE

Single storey rear extension.
Replacment roof to garage from

Delegated

8 Weeks PA Applications Applications Approved

R22/0045
8 Weeks PA
Approval
11/03/2022

flat to pitched.

R21/1172
8 Weeks PA
Approval
14/03/2022

LITTLEFIELD FARM,
BROADWELL ROAD,
GRANDBOROUGH, RUGBY,
CV23 8BA

Extension to existing stable
building

R22/0015
8 Weeks PA
Approval
14/03/2022

103, CRICK ROAD, RUGBY,
CV21 4DZ

Double storey side, single storey
front and single storey rear
extension

R22/0049
8 Weeks PA
Approval
14/03/2022

22, GRENDON DRIVE, RUGBY,
CV21 1UB

Single Storey Rear extension,
rear outbuilding and garage
conversion with first floor side
extension above.

R22/0061
8 Weeks PA
Approval
14/03/2022

23, FOSSE WAY, STRETTON-
ON-DUNSMORE, RUGBY, CV23
9NP

Proposed replacement Porch,
replacement rear extension,
replacement fenestration and
replacement Detached Garage.

Single storey oak framed link
extension to provide disabled

Delegated

8 Weeks PA Applications Applications Approved

R22/0063
8 Weeks PA
Approval
14/03/2022

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

access.

R21/1197
8 Weeks PA
Approval
15/03/2022

24, WILLOUGHBY PLACE,
RUGBY, CV22 5JE

Erection of rear two-storey and
single storey extensions

R21/0637
8 Weeks PA
Approval
16/03/2022

Site adjacent to No.45, SCHOOL
STREET, RUGBY, CV21 4BN

Proposed Detached 4 Bedroom
Dwellinghouse.

R22/0006
8 Weeks PA
Approval
16/03/2022

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

S73 application for
variation/removal of condition 2 of
R18/1168- Erection of extension
to the existing accommodation
block and use of all this and
existing guest accommodation
(approved by R16/2154) to
provide flexible accommodation
space in association with Willow
Wren Training and/or the existing
canal moorings and/or for use as
independent holiday
accommodation.

Delegated

8 Weeks PA Applications Applications Approved

56, Vere Road, Rugby, CV21
4HR

R22/0011
8 Weeks PA
Approval
16/03/2022

Change of use of land from open
space to residential garden land
and erection of fence
(Retrospective)

R22/0074
8 Weeks PA
Approval
16/03/2022

4, TRUSSELL WAY, RUGBY,
CV22 7XU

Single storey rear extension to
dwelling.

Certificate of Lawfulness Applications Applications Approved

R22/0030
Certificate of
Lawfulness
Approval
18/02/2022

17, MEADOW CLOSE,
STRETTON-ON-DUNSMORE,
RUGBY, CV23 9NL

Certificate of Lawfulness - Rear
single storey extension

R22/0188
Certificate of
Lawfulness
Approval
09/03/2022

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

Certificate of Proposed Lawful
Use or Development for a
detached garden outbuilding.

Committee

Discharge of Conditions

Applications Approved

R21/0823	LAND NORTH OF TRITAX SITE - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON	Extended landscape mound to that approved under planning permission R20/1026 on northern boundary of Zone D of Parameters Plan, with 3.5m high acoustic fence
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Delegated

Discharge of Conditions

Applications Approved

R21/0072	Adjacent to Forge Cottage, 26, Main Street, Willoughby, Rugby, CV23 8BH	Listed Building Consent for the conversion of redundant barn and outbuildings to create one residential unit. New detached garage structure, driveway and new access onto the highway. Minor works to two adjacent Listed properties.
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R21/1014	COOMBE ABBEY COUNTRY PARK, BRINKLOW ROAD, COOMBE FIELDS, COVENTRY, CV3 2AB	Construction of replacement children's play equipment
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Committee

Discharge of Conditions

Applications Approved

R18/2076 SHERWOOD FARM, RUGBY
ROAD, BINLEY WOODS, CV3
2BE

09/03/2022

Demolition of existing buildings,
change of use of pasture land to
domestic residential curtilage to
serve Sherwood Farm, and the
erection of 80 dwellings with
associated access, infrastructure,
works and public open space.

Delegated

Discharge of Conditions

Applications Approved

R21/0815 PART OF SITE CLOSE TO
WESTERN AND NORTHERN
BOUNDARY - LAND NORTH OF
COVENTRY ROAD, COVENTRY
ROAD, THURLASTON

10/03/2022

Formation of access track
connecting to existing access to
A45 (to provide access to existing
properties on a temporary basis
and provide bridleway link)

Committee

Discharge of Conditions

Applications Approved

R21/0823

Discharge of Conditions

Applications Approved

10/03/2022

LAND NORTH OF TRITAX SITE
- LAND NORTH OF COVENTRY
ROAD, COVENTRY ROAD,
THURLASTON

Extended landscape mound to
that approved under planning
permission R20/1026 on northern
boundary of Zone D of
Parameters Plan, with 3.5m high
acoustic fence

Delegated

Discharge of Conditions

Applications Approved

R21/0829

SOUTH EASTERN PART OF
ZONE D - LAND NORTH OF
COVENTRY ROAD, COVENTRY
ROAD, THURLASTON

Provision of an energy centre

16/03/2022

Listed Building Consent Applications

Applications Approved

R18/1925

21 THE CRESCENT,
Listed Building Consent BRINKLOW, RUGBY, CV23 0LG

Approval

22/02/2022

Listed Building Consent for
internal and external alterations
to dwellinghouse

R21/1167

Listed Building Consent North Lodge, Ashlawn Road,
Rugby, CV22 5QG

Approval

Listed Building consent for Single
storey side extension and
associated internal alterations

Delegated

Listed Building Consent Applications

Applications Approved

03/03/2022

R19/1415
Listed Building Consent
Approval
08/03/2022

MANOR FARM BARN,
BROOKS CLOSE,
WILLOUGHBY, RUGBY, CV23
8BY

Listed Building Consent for
alteration to an interior wall

R22/0064
Listed Building Consent
Approval
14/03/2022

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

Single storey oak framed link
extension to provide disabled
access.

Major Applications

Applications Approved

R21/0996
Major Application
Approval of Reserved
Matters
08/03/2022

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

Variation of condition 1 of
R21/0701 - to make amendments
to layout and housetypes
approved in south western part of
site (115 dwellings amended).
(Erection of 333 dwellings,
associated access, infrastructure
and landscaping. Approval of
reserved matters relating to
R13/2102) .

RUGBY RADIO STATION,

Delegated

Major Applications

Applications Approved

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

R21/0739
Major Application
Approval of Reserved
Matters
11/03/2022

Substitution of house types for 13 dwellings in Phase 3 Parcel 2 of approved planning permission ref: R18/1177 dated 21/12/2018. (Changes include reducing the number of dwellings from 19 to 13 and increasing the number of 4-bed units) (Submission of reserved matters appearance landscape, Layout and scale pursuant to outline planning permission ref.no R17/0022, dated 28/06/2017.)

Non Material Amendment Applications

Applications Refused

R21/0409 14, GLEBE CRESCENT,
RUGBY, CV21 2HG

Non-Material
Amendment agreed
04/03/2022

Single storey side and rear extension to create an integral garage and a larger kitchen extension.

Applications Approved

RUGBY TOWN JUNIOR
FOOTBALL CLUB, KILSBY

Delegated

Non Material Amendment Applications Applications Approved

LANE, HILLMORTON, RUGBY,
CV21 4PN

R18/1048

Non-Material
Amendment agreed
03/03/2022

Outline planning permission for the extension of the site curtilage and erection of a gymnastic sports building together with associated works (Approval of reserved matters in relation to outline planning permission R15/0623 dated 29/07/15).

Committee

Non Material Amendment Applications Applications Approved

R20/0336 LAND OFF LONG HASSOCKS,
LONG HASSOCKS, RUGBY,

Non-Material
Amendment agreed
03/03/2022

Erection of up to 225 dwellings, extension of the existing attenuation pond, including associated access, open space, landscaping and infrastructure.

Delegated

Non Material Amendment Applications Applications Approved

Non Material Amendment Applications
Applications Approved

2, HENRY STREET, RUGBY,
CV21 2QA

R21/0487

Non-Material
Amendment agreed
04/03/2022

Alterations to external openings,
internal remodelling of theatre
and associated works.

Prior Approval Applications
Prior Approval Applications

R22/0041 17, Shuckburgh Crescent,
Prior Approval Rugby, CV22 5JB
Extension
Not Required
17/02/2022

Prior approval for erection of a
single storey rear extension.

R22/0001 5759, MOAT FARM DRIVE,
Agriculture Prior RUGBY, CV21 4HQ
Approval
Required and Refused
18/02/2022

Prior approval for the erection of
an agricultural machinery and
wine processing store.

R22/0083 COLLEGE FARM, RUGBY
Agriculture Prior ROAD, WITHYBROOK,
Approval COVENTRY, CV7 9LN
Not Required
25/02/2022

Prior Approval under Schedule 2
Part 6 of the General Permitted
Development Order for the
erection of steel portal framed
agricultural storage building

Agricultural prior approval for

Prior Approval Applications
Prior Approval Applications

R22/0140
Agriculture Prior
Approval
Withdrawn by
Applicant/Agent
11/03/2022

Land south of Mill Lane, Mill
Lane, Burton Hastings, Rugby,
CV11 6XT

erection of a new agricultural
building.

R21/0880
Prior Approval change
of use
Required and Approved
15/03/2022

FOSSE FARM, FOSSE WAY,
MONKS KIRBY, COVENTRY,
CV7 9LR

Conversion of two traditional
brick & tiled agricultural buildings
into two dwellings

Withdrawn Applications
Applications Withdrawn

R21/1147
8 Weeks PA
Withdrawn by
Applicant/Agent
28/02/2022

155, RUGBY ROAD, BINLEY
WOODS, COVENTRY, CV3 2AY

Replacement Dwelling
