

27 January 2022

PLANNING COMMITTEE - 9 FEBRUARY 2022

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 9 February 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 12 January 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. Planning Appeals Update.
7. Delegated Decisions – 9 December 2021 to 19 January 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 – 9 February 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	R21/0872	130 Ashlawn Road, Rugby CV22 5EP Proposed 3 no. new build dwellings with detached garages and associated car parking and landscaping.	3
2	R21/0904	Land North of Ashlawn Road, Ashlawn Road, Rugby CV22 5SL Retention of landscaping bunds as constructed and removal of part of bund and reduction in height of bund to the rear of Brafield Leys. Approval of reserved matters (landscaping) relating to R13/2102.	16

Reference: R21/0872

Site Address: 130 ASHLAWN ROAD, RUGBY CV22 5EP

Description: PROPOSED 3 NO. NEW BUILD DWELLINGS WITH DETACHED GARAGES AND ASSOCIATED CAR PARKING AND LANDSCAPING

Recommendation

1. Planning application R21/0872 be granted subject to:
 - a. the conditions and informatives set out in the draft decision notice appended to this report; and
 - b. the completion of a legal agreement to secure the necessary financial contributions and/or planning obligations as indicatively outlined in the heads of terms within this report.
2. The Chief Officer for Growth and Investment (in consultation with the Planning Committee Chairman) be given delegated authority to negotiate and agree the detailed terms of the legal agreement which may include the addition to, variation of or removal of financial contributions and/or planning obligations outlined in the heads of terms within this report.

This application has been called into committee by Cllr Roodhouse on the grounds of conflicting with Policy SDC1, size and massing not in keeping with the area and impact on biodiversity.

Description of site

130 Ashlawn Road is a detached two storey property set back from Ashlawn Road. There is a detached single storey garage that would be demolished to facilitate access to the rear of the site. Parking for 130 Ashlawn Road would be retained to the front of the dwelling. The area proposed for development for the proposed dwellings is currently rear garden amenity space to 130 and 132 Ashlawn Road and 16c Heath Way. The area includes areas of lawn, boundary fencing and landscaping.

Description of proposals

This application seeks permission for the erection of 3 new dwellings consisting of 4 bedrooms each with detached garages, with associated parking and landscaping.

Planning History

No previous planning applications

Relevant Planning Policies

Rugby Borough Local Plan 2011-2031, June 2019

GP2: Settlement Hierarchy

GP1: Securing Sustainable Development

HS5: Traffic Generation and Air Quality

NE1: Protecting Designated Biodiversity and Geodiversity Assets

SDC1: Sustainable Design

SDC4: Sustainable Buildings

D2: Parking Facilities

National Planning Policy Framework, 2021 (NPPF)

Technical consultation responses

WCC Ecology Preliminary Ecological Appraisal of the site and a Biodiversity Impact Assessment prior to determination. Biodiversity Impact Assessment and landscaping details submitted. Biodiversity loss calculation and resultant mitigation to be secured via s106 agreement along with conditions and informatives
WCC Highways No objection subject to conditions
Severn Trent No objection subject to informative
RBC Environmental Health No objection subject to conditions and informatives

Third party comments

Cllr Objection received from all 3 ward councillors

Cllr objections summarised covering:

- Contrary to Policy GP1 and SDC1 of the Local Plan
- Not in keeping with the local area
- Impact on neighbouring residents
- Impact on character of are and pattern of development
- Backland development
- Impact on natural environment

Neighbours: 5 representations of support

Representations of support summarised covering:

- Provision of housing in urban location and not open countryside
- Scale, density and design in keeping to surroundings
- Allocated parking exceeds Local plan requirements

24 representations of objection

Objection points summarised covering:

- The principle of the development
- The unacceptable harm to the character and appearance of the development upon the area
- The unacceptable impact on the residential amenity of neighbouring residents including privacy, outlook, noise and disturbance, crime and antisocial behaviour.
- The poor standard of landscaping
- The heavy loss of important green infrastructure
- Highway safety
- Harm to the environment
- The development would be contrary to the following policies in the Local Plan including:
 - Policy GP1 – Securing Sustainable Development
 - Policy SDC1 – Sustainable Design
 - Policy SDC2 – Landscaping
 - Policy NE3 – Landscape Protection and Enhancement
 - Policy HS1 – Health, Safe and Inclusive Communities

Loss of existing outlook impacting on residential amenity, however right to a view is not a planning matter

Assessment of proposals

The main considerations in respect of this application are the principle of development; the impact the proposed development has on the character and appearance of the area; impact on neighbouring properties and highway safety.

1 Principle of development

1.1 Policy GP1 of the Local Plan outlines when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

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

1.3 The application site is located within the Rugby town as defined in Policy GP2 of the Local Plan; this is the main focus of all development in the Borough. Development is permitted within existing boundaries and as part of allocated Sustainable Urban Extensions. Whilst the National Planning Policy Framework (NPPF) considers residential gardens in built up areas, such as this, as not previously developed, no distinction is made in Policy GP2 between prioritising previously developed land over non-previously developed land in the urban area, so the principle is acceptable, subject to other material considerations and policies of the Local Plan.

1.4 This application complies with Policy GP2 of the Local Plan.

2 Character and Design

2.1 Policy SDC1 of the Local Plan states that development should demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. All developments should aim to add to the overall quality of the areas in which they are situated.

2.2 The new dwellings have been designed in conjunction with the application site providing private amenity space for the future occupiers, are set back from the access road and neighbouring properties. The surrounding area consists of residential properties mainly two storey in height with detached properties along Ashlawn Road and semi-detached properties in Heath Way and Shuckburgh Crescent. The dwellings in the surrounding area consist of a mix of styles with a variety of materials used. The proposal consists of three, two storey detached four bedroom properties with individual elevational details and use of materials to provide a variety in design within the courtyard style of development. A **condition (3)** will be attached to any permission granted requiring a full schedule of materials to be submitted to the Local Planning Authority prior to the commencement of above ground development. This will ensure the materials used are sympathetic to the immediate and wider surroundings and are visually acceptable. The features proposed at the properties reflect those existing of the properties in the area.

2.3 Objectors raised concerns in relation to the impact the dwellings would have on the character and appearance of the area. Due to the distance from Ashlawn Road to the proposed dwellings the development is not considered to impact on the streetscene. The surrounding cul-de-sacs provide the feature of setback development compared to linear pattern of Ashlawn Road and parallel streets accessed from Ashlawn Road and Balcombe Road. The proposed development will still provide the existing properties with large private rear amenity spaces. To ensure any future development on the site is suitable and reflects the density of development, **condition (9)** to remove permitted development rights has been recommended, along with **condition (7)** to maintain an open frontage.

2.4 This application is assessed as complying with Policy SDC1 of the Local Plan.

2.5 Policy SDC4 requires all new buildings meet the Building Regulations requirement of 100 litres of water/person/day unless it can be demonstrated that it is financially unviable. A **condition (6)** would be applied to the granting of any permission to comply with this requirement.

3 Impact on Residential Amenity

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

3.2 Objections to the development included overlooking, loss of privacy from windows, overshadowing and overbearing impact. The Local Planning Authority does not have any set guidance on separation distances. Plot 3 is the only dwelling that faces other properties and has a separation distance of 41.8m from the front elevation to the rear elevation of the dwellings on Heath Lane and 27m, at an oblique angle to the dwellings on Shuckburgh Avenue.

3.3 The front windows of Plot 1 look onto the flank of Plot 3 and the front windows of Plot 2 look down the access road. The rear windows are 10-12m away from the rear garden of 16b Heath Way. This area of garden is 29m away from the dwelling. No. 16b - 28 Heath Way are located to the East of the application site and are in closest proximity to Plot 2. The proposed dwelling would be set off the common boundary by circa 4 metres and would be gable facing Heath Way. A separation distance of 29 metres exists here between the rear elevation of the neighbouring properties and the side elevation of Plot 2.

3.4 No. 16b Heath Way is located to the North East of the application site Plots 1 and 2 are set off the common boundary by 10 metres and 12 metres, whilst there are windows located to the rear elevation, taking into consideration the length of the garden of it is considered that there will be no materially adverse impacts on the occupants of the neighbouring property. Additional landscaping has also been introduced to this boundary.

3.5 No. 10 - 14 Shuckburgh Crescent are located to the West of the application site. A separation distance exists between the rear elevation of the neighbouring properties and Plot 1 of at least 31 metres and would be gable facing Shuckburgh Crescent. A separation distance exists between the rear elevation of the neighbouring properties No. 13 and 14 Shuckburgh Crescent and Plot 3 of at least 27 metres to the rear of No. 13 and 32 metres to the rear of No. 14.

3.6 No. 128 - 134 Ashlawn Road are located to the South of the application site and are in closest proximity to Plot 3. A separation distance of 27.5 metres to 33 metres exists here between the rear elevation of the neighbouring properties and the side elevation of Plot 3.

3.7 Side elevations with proposed frosted glazed windows would be **conditioned (8)** to remain as such and no further windows to be added.

3.8 Separation distance combined with the existing and proposed boundary treatment ensures that there will be no materially adverse impacts on the occupiers of the dwellings in terms of loss of light, over bearing impact and overlooking.

3.9 Off-street storage for wheeled bins, including storage recycling to serve all properties is provided in the proposal. A bin store is proposed at the front of the site and details of which included in **condition 5**.

3.10 The addition of dwellings as proposed within an existing residential setting is not considered to cause a detrimental impact from noise. RBC Environmental Health have raised no objection to the proposal.

3.11 It is therefore considered that the amenity of neighbouring residents is maintained and compliant with Policy SDC1.

4 Ecological Considerations

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

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

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

4.3 Paragraph 174 of the NPPF seeks to minimise impacts on and providing net gains for biodiversity. Paragraph 180 of the NPPF states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

4.4 Following submission of the application Warwickshire County Council Ecological Services department recommended that a Preliminary Ecological Appraisal and Biodiversity Impact Assessment.

4.5 An initial assessment was submitted followed by amendments for review. WCC Ecology request a construction and environmental management plan be conditioned subject to the granting of any permission (**condition 16**) and bats and lighting informative. An initial biodiversity enhancement scheme has been provided for consideration with the proposal and it is necessary for amendments regarding some the species included, this is addressed by **condition 17** regarding habitats and species enhancements.

4.6 The BIA calculator as assessed by WCC Ecology calculates a biodiversity unit loss of -0.08.

The loss cannot be accounted for within the site and an offsetting agreement is required to create habitats further afield. This can be secured via a Section 106 agreement as detailed in the Heads of Terms later in this report.

4.7 As a result of the proposed scheme being subject to a Section 106 agreement, condition and informative this application is considered in accordance with Policy NE1 and Section 15 of the NPPF.

5 Impact on Highway Safety

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

5.2 The proposal includes provision of a double garage for each dwelling with additional off road car parking spaces. WCC Highways had no objection to the application subject to condition to the granting of any approval. (conditions 13-15)

5.3 The parking provision outlined in the submitted plans of garage, off road and visitor parking meets the Local Plan parking standards of a four bedroom dwelling.

5.4 It is therefore considered that this proposal will not have an adverse impact on highway safety and complies with Policy D2.

6 Traffic Generation and Air Quality

6.1 Policy HS5 states that development throughout the Borough of more than 1,000sqm of floorspace or 10 or more dwellings or development within the Air Quality Management Area that would generate any new floor space must address the impacts of poor air quality and introduce measure to mitigate against it. It is recognised that the current proposal increases floorspace within the Air Quality Management Area and as such policy HS5 is relevant.

6.2 The Local Plan defines Air Quality Neutral as "emissions from the development proposal being no worse, if not better, than those associated with the previous use."

6.3 It is recognised that the current proposal increases floorspace within the Air Quality Management Area and as such policy HS5 is relevant. The proposal introduces new boilers and increases car parking. Therefore, there will be a material increase of emissions from the proposed development compared with the emissions of the existing. Within the context of point 1 of the policy, the development is not considered to be air quality neutral. As a result, mitigation as detailed in points 2 to 4 of the policy are required.

6.4 On-site measures assisting in reducing the impact upon the AQMA to neutral standards would be **conditioned (12)** to be incorporated within the development to meet air quality neutral standards. RBC Environmental Health have included this condition proposal in their response of no objection to the proposal.

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

7 Section 106 Heads of Terms

7.1 As a result of the BIA calculation and biodiversity unit loss, the contribution required for this proposal is highlighted as per the table below:

Contribution	Requirement	Trigger
BIA contribution	To mitigate biodiversity loss on the site	Prior to commencement of development

7.2 In relation to the detail quoted above, this is subject to further negotiation and finalisation prior to the completion of the S106 Agreement.

Recommendation

1. Planning application R21/0872 be granted subject to:
 - a. the conditions and informatives set out in the draft decision notice appended to this report; and
 - b. the completion of a legal agreement to secure the necessary financial contributions and/or planning obligations as indicatively outlined in the heads of terms within this report.

2. The Head of Growth and Investment (in consultation with the Planning Committee Chairman) be given delegated authority to negotiate and agree the detailed terms of the legal agreement which may include the addition to, variation of or removal of financial contributions and/or planning obligations outlined in the heads of terms within this report.

DRAFT DECISION

REFERENCE NO:
R21/0872

DATE APPLICATION VALID:
07-Sep-2021

APPLICANT:
GERAGHTY, GERAGHTY GROUP, 5 THE QUADRANT, COVENTRY, CV1 2EL

AGENT:
REBECCA WALKER, Chapman Design LLP, Lelleford House, Coventry Road, Rugby, CV23 9DT

ADDRESS OF DEVELOPMENT:
130, ASHLAWN ROAD, RUGBY, CV22 5EP

APPLICATION DESCRIPTION:
PROPOSED 3 NO. NEW BUILD DWELLINGS WITH DETACHED GARAGES AND ASSOCIATED CAR PARKING AND 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:

- Application form
- Site location plan Dwg No. 3917-LP
- Existing site plan Dwg No. 3917-01
- Proposed site plan Dwg No. 3917-02 Rev B
- House 1 proposed plans Dwg No. 3917-03
- House 2 proposed plans Dwg No. 3917-05
- House 3 proposed plans Dwg No. 3917-07
- Garage proposed plans Dwg No. 3917-09
- House 1 proposed elevations Dwg No. 3917-04
- House 2 proposed elevations Dwg No. 3917-06
- House 3 proposed elevations Dwg No. 3917-08
- Design and Access Statement June 2021
- Preliminary Ecological Appraisal by Ridgeway Ecology Ltd October 2021
- Site management and maintenance plan Doc 760HMP 13th December 2021 DJOGS Landscape Architecture and Ecology Services
- Biodiversity Impact Assessment
- Biodiversity Enhancement Scheme Dwg No. 760.1 Rev 2

REASON:

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

CONDITION 3:

No above ground development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples of the facing bricks and roof tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

To ensure a satisfactory external appearance and in the interests of the visual amenities of the locality.

CONDITION 4:

No external lighting shall be erected unless and until full details of the type, design and location have been submitted to and approved in writing by the Local Planning Authority. Any lighting shall only be erected in accordance with the approved details.

REASON:

To ensure a satisfactory external appearance and in the interests of the visual amenities of the locality.

CONDITION 5:

Full details of the design and materials of the proposed bin store shall be submitted to and approved in writing by the Local Planning Authority. The bin store shall be provided, in accordance with the approved details before the first occupation of any dwelling and retained in perpetuity.

REASON:

In the interest of visual and residential amenity.

CONDITION 6:

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

REASON:

In the interests of sustainability and water efficiency.

CONDITION 7:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting that order, no wall, fence, gate or other means of enclosure shall be erected, constructed or placed in front of the dwellings without the prior written permission of the Local Planning Authority.

REASON:

In the interest of visual amenity.

CONDITION 8:

The windows to be formed in the side elevation of the proposed dwellings shall not be glazed or reglazed other than with obscure glass.

REASON:

To protect the residential amenity of neighbouring properties.

CONDITION 9:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting those orders, no development shall be carried out which comes within Classes A-G of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

REASON:

In the interest of residential amenity.

CONDITION 10:

Other than those shown on the approved plans no new windows or rooflights shall be formed in the proposed development, unless non-material variations are agreed in writing with the Local Planning Authority.

REASON:

In the interest of residential amenity.

CONDITION 11:

No development shall commence unless and until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The statement shall include details relating to:

- (i) The control of noise and vibration emissions from construction/demolition activities including groundworks and the formation of infrastructure as well as arrangements to monitor noise emissions from the development site during the construction/demolition phase;
- (ii) The control of dust including arrangements to monitor dust emissions from the development site during the construction/demolition phase;
- (iii) Measures to reduce mud deposition offsite from vehicles leaving the site

Development shall not be carried out other than in accordance with the approved construction management plan.

REASON:

In the interests of the amenities of the area.

CONDITION 12:

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, no above ground development shall begin until a scheme detailing the on-site measures to be incorporated within the development in order to meet the air quality mitigation requirements of policy HS5 has been submitted to and approved in writing by the Local Planning Authority. Prior to occupation of the development, the approved scheme shall be implemented and maintained in perpetuity.

REASON:

In the interests of air quality.

CONDITION 13:

The development shall not be occupied until the existing vehicular access to the site has been widened so as to provide an access of not less than 5 metres.

REASON:

In the interest of highway safety.

CONDITION 14:

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

REASON:

In the interest of highway safety.

CONDITION 15:

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

REASON:

In the interest of highway safety.

CONDITION 16:

The development hereby permitted, including site clearance, shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. In discharging this condition, the Local Planning Authority expect to see details concerning pre-commencement checks for bats, breeding birds, amphibians and badger, and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full.

REASON:

To ensure that protected species are not harmed by the development.

CONDITION 17:

The development hereby permitted shall not commence until a detailed schedule of enhancement measures (to include all aspects of landscaping including native species planting and details of any habitat creation such as ponds and species-specific enhancements such as hedgehog highways, bird and bat boxes provided) has been submitted to and approved in writing by the Local Planning Authority. Such approved enhancement measures shall thereafter be implemented in full.

REASON:

In accordance with NPPF.

INFORMATIVE 1:

It is a legal requirement that all new properties are numbered and roads named and in this respect you must apply for Street Naming and Numbering at the earliest opportunity for both new or changes to existing properties, including development revisions. Failure to do this in good time can delay the installation of services and/or prevent the sale of properties.

To register the properties on a development and receive correct addressing or to amend an existing address please complete an application form for Street Naming and Numbering. The

form can be accessed at:

https://www.rugby.gov.uk/info/20084/planning_control/76/street_naming_and_numbering .

INFORMATIVE 2:

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.

INFORMATIVE 3:

Any external lighting shall be designed in such a manner that it will not cause light nuisance to nearby residential properties.

INFORMATIVE 4:

The applicant is advised that the property is in a smoke control area and should provide suitable heating appliances to conform to the requirements of such an area.

INFORMATIVE 5:

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

INFORMATIVE 6:

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

INFORMATIVE 7:

Condition numbers 13-15 require works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must serve at least 28 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team.

This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer.

The Area Team may be contacted by telephone: (01926) 412515 to request the necessary application form (Form A – VAC). In accordance with Traffic Management Act 2004 it is

necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

INFORMATIVE 8:

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

INFORMATIVE 9:

Lighting can have a harmful effect on bats impacting on their use of a roost and also their commuting routes and foraging areas. Light falling on a roost access point is likely to delay bats from emerging, which can be especially damaging around dusk as that is when there is a peak in the number of insects. In the worst case scenario, it can cause the bats to desert the roost. 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). Bats, birds and other nocturnal animals should always be taken into account when lighting is being considered. It is respectfully advised that lighting is kept to a minimum around the roof area and is limited to illuminating the ground and not any possible access points or foraging corridor. For further advice on this please contact the WCC Ecological Services on 01926 418060.

INFORMATIVE 10:

This development is subject to a s106 legal agreement.

Reference: R21/0904

Site Address: LAND NORTH OF ASHLAWN ROAD, ASHLAWN ROAD, RUGBY CV22 5SL

Description: Retention of landscaping bunds as constructed and removal of part of bund and reduction in height of bund to the rear of Brafield Leys. Approval of reserved matters (landscaping) relating to R13/2102

Recommendation

Approval – subject to conditions

1.0 Councillor Dumbleton requested that this application be reported to Committee and subject of a Committee site visit.

2.0 Description of site

2.1 This application relates to 3 areas of land in the northern part of the Ashlawn Road development site. The overall site is located to the north of Ashlawn Road and to the south of properties within Rugby in the area that is known as the Hillside Estate.

2.2 The site was previously agricultural land and is part of the area where open space is to be provided to served the Ashlawn Road development. Ground works associated with the open space areas have been carried out, surface water drainage basins have been provided and ground levels have been changed. These works included the creation of the bunds which are the subject of this application.

2.3 The bunds have been provided in the open space area. The south western most bund is to the rear of 7-17 (odd) Brafield Leys. These are detached properties which have the rear elevations looking towards the site and the rear garden adjacent to the site. The properties and gardens are at a lower level than the original ground levels in this part of the site. There is a hedgerow on the boundary with these properties.

2.4 The central bund is located to the south of properties on Norton Leys. Numbers 196, 214 and 216 Norton Leys are detached properties which have side elevations adjacent to the site, numbers 202-208 (even) are semi-detached properties with the rear elevations and gardens facing the site. There is a hedgerow on the boundary with these properties.

2.5 The north eastern bund is located to the side of properties on Holcot Leys and Ecton Leys. These are detached properties which have the side elevations looking towards the site. Number 14 Ecton Leys has recently been extended and doors and windows have been added in the side elevation looking towards the site. There is a hedgerow on the northern boundary adjacent to this bund although there are gaps in this adjacent to 14 Ecton Leys.

2.6 There is a bridleway which crosses the Ashlawn Road site between the central and eastern bunds.

3.0 Description of proposals

3.1 This is an approval of reserved matters application in relation to the outline planning permission for the Ashlawn Road development. The application proposes the retention, and alteration, of earth bunds which have been created in the public open space areas previously approved at the north of the site.

3.2 The infrastructure for the overall development was approved by application R19/0854 and included public open space, landscaping and balancing ponds in the areas to the north of the site. Following this approval the applicants continued discussions with Warwickshire County Council as Lead Local Flood Authority in relation to the surface water drainage conditions attached to the outline consent. These discussions resulted in amendments to the surface water drainage scheme which included the removal of 2 balancing ponds and changes to the balancing pond adjacent to Holcot Leys and Ecton Leys. These changes were supported by the Lead Local Flood Authority.

3.3 Amended details, including an amended landscaping scheme for these areas were therefore approved as a non-material amendment to the reserved matters approval for the infrastructure. The revised landscaping plans included the provision of landscaped bunds up to 1m above the existing ground levels.

3.4 When works were carried out on the site it became apparent that the bunds as constructed exceeded the heights permitted by the approved plans. The developers therefore chose to submit the current application to retain the bunds as constructed and to remove the southern portion of the western bund.

3.5 However, during the course of the application revised plans were received which proposed the reduction in height of the western bund to the rear of Brafield Leys by 0.57m this will result in the bund being 1m above the existing ground levels, as previously approved.

3.6 The central and eastern bunds are proposed to be retained as built. The ground levels around these vary resulting in differing heights above the adjacent ground levels. The maximum height of the central bund is 2.03m and the maximum height of the north eastern bund is 1.6m. Due to the ground levels of surrounding properties being at a lower level than the site the bunds are higher than this in relation to neighbouring dwellings.

3.7 The proposals include landscaping to bunds. During the course of the application a revised landscaping plan was provided amending the planting proposed adjacent to 14 Ecton Leys.

Planning History

R13/2102 Outline application for the demolition of existing buildings, erection of up to 860 dwellings, land for a potential primary school, two vehicular accesses from Ashlawn Road and the provision of a bus link control feature to Norton Leys, open space, green infrastructure, landscaping and associated infrastructure, including sustainable urban drainage features. All matters to be reserved except access points into the site.

Refusal 27/01/2016

Approved at appeal 10/07/2017

R19/0854 Spine road, secondary access roads, cycle/footway to Norton Leys, sustainable urban drainage works and strategic landscaping. Approval of reserved matters (access, appearance, landscaping, layout and scale) relating to R13/2102 (Demolition of existing buildings, erection of up to 860no. dwellings, land for potential primary school, two vehicular accesses from

Ashlawn Road and the provision of a bus link control feature to Norton Leys, open space, green infrastructure, including SUDs works.)

Approval of Reserved Matters 04/12/2019

Reserved matters applications have also been received and approved for phases of residential development.

Relevant Planning Policies

Rugby Borough Local Plan 2011-2031, June 2019

GP1: Complies	Securing Sustainable Development
GP2: Complies	Settlement Hierarchy
DS3: Complies	Residential Allocations
HS4: Complies	Open Space, Sports Facilities and Recreation
NE1: Complies	Protecting Designated Biodiversity & Geodiversity Assets
NE3: Complies	Landscape Protection and Enhancement
SDC1: Complies	Sustainable Design
SDC2: Complies	Landscaping

National Planning Policy Framework, 2021 (NPPF)

Technical consultation responses

WCC Ecology No objection

Tree & Landscape Officer No objection

Third party comments

Original plans

Councillor Dumbleton Objection

- Calls application into Committee and requests site visit;
- Bunds have been erected substantially higher than approved;
- There is no gain from creating higher bunds;
- Policy SDC1 states the height of proposals will be considered and states amenity of neighbours will be safeguarded;
- Raised bunds increase potential for overlooking of existing properties which will affect living conditions;
- With no advantages to the bunds and SDC1 detriment application should be refused.

Dunchurch Parish Council Comment

- Bunds proposed a maximum of 2m high and do not consider this is excessive;
- Understand neighbouring residents have concerns regarding overlooking.

Local residents/Neighbours (5) Objection

- Bunds have been erected substantially higher than approved;
- There is no gain from creating higher bunds;
- Policy SDC1 states the height of proposals will be considered and states amenity of neighbours will be safeguarded;
- Bunds directly overlook neighbouring properties, loss of privacy will affect living conditions;
- Provided photographs showing bunds and overlooking impact;
- Bund is 2m above gardens and people can look into gardens and houses;
- Will not be addressed by landscaping and maintenance will affect privacy;
- Landscaping will lead to loss of light;

- Boundary hedge has not been cut leading to loss of light, this may have been left to stop complaints about bunds affecting privacy;
- Loss of security, people could view houses to assess for theft;
- There has been a burglary where the site was used for escape;
- Previously approved bunds could have been used to sit and view the ponds;
- Constructed bunds with flat tops will encourage people to congregate leading to noise;
- Health and safety risk to public using bunds;
- Bunds will impact on rural landscape, do not blend in;
- As there is no gain and reduction of living conditions planning balance lies in favour of rejecting the application;
- Development is contrary to SDC1, the Council recently fought an appeal in Long Lawford on the basis that harm to 1 dwelling outweighed the benefits of 149 houses;
- Original infrastructure application was approved although hard copy documents were not provided;
- Cllr Allanach raised objections to infrastructure application including a lack of open space in relation to current policies;
- Approved landscape plans and drainage basin section plans did not show landscape bunds;
- All those involved have total disregard for privacy of residents;
- Developers have not complied with planning permission so may not comply with any changes;
- Bunds created from surplus construction earth as cheaper than removing excess soil;
- Developers put profit before people;
- Have previously removed hedgerows which were not approved;
- Are cutting corners in construction.

Amended plans

Neighbours (3)

Objection

- Do not object to reduction in height of bund;
- Houses on Brafield Leys are around 1m lower than the bund;
- Proposed planting includes trees which could grow up to 10m tall and dense planting between these;
- Due to bunds trees will be around 2m above neighbouring properties;
- This will be oppressive and block light;
- Bund and planting is to the south east of Ecton Leys and will block sunlight and cast shadow over the street and homes;
- Trees will create shade in gardens, reduce plants that can grow and affect ecology;
- Bund should be reduced further or smaller, deciduous only, trees planted;
- Bunds remain public open space so people could choose to walk on bunds and look into homes and gardens;
- Additional planting does not address objection regarding privacy;
- Planting will encourage miscreants and people who want to be hidden from view to use the bunds close to properties;
- Inaccuracies in submitted plans regarding distances from properties, extension at 14 Ecton Leys is not shown;
- Could use soil elsewhere on site and reduce carbon footprint without affecting neighbours;

4.0 Assessment of proposals

4.1 This is an approval of reserved matter application which relates to the outline planning permission for the overall site. This outline planning application granted permission for the principle of the development and the approved masterplans and parameters plan showed the

provision of open space and surface water drainage areas in the northern part of the site. Conditions and a s106 Legal Agreement attached to the outline permission also set out specific requirements for the development, including the amount of public open space to be provided as part of the development.

4.2 This current application seeks approval for revised landscaping in parts of the site, which includes the retention of the central and north eastern bunds, the reduced height of the south western bund and the planting on these bunds.

4.3 The key issue to assess in relation to the application relate to the principle of the development and the impact on neighbouring residents, visual amenity, landscaping and biodiversity.

5.0 Principle of development

5.1 As detailed above the principle of the development of the site and the positioning of public open space in the application site area have been established by the outline permission and cannot be considered at this stage.

5.2 However, the site is within the South West Rugby allocation detailed within policy DS3 of the Local Plan where policy GP2 states development will be permitted and the principle of the development is considered acceptable.

6.0 Impact on neighbouring residents

6.1 A key issue in relation to this application relates to the impact on neighbouring residents and objectors have referred the potential for people standing on top of the bunds to overlook neighbouring properties leading to a loss of privacy and an adverse impact on residential amenity. Neighbours have also objected on the grounds that landscaping to the bunds could lead to a loss of light within homes and gardens.

6.2 Policy SDC1 refers to the impact of development of existing neighbouring occupiers and states that living conditions of occupiers should be safeguarded.

6.3 Supporting information has been provided from the applicants who have commented that the provision of bunds within open space areas can act as a natural deterrent for unauthorised vehicles and prevent issues related to anti-social behaviour as bunds encourage open space users to play in designated areas for example by preventing users playing informal ball games on areas of available flat amenity grassland adjacent to existing developments. They also comment that the bunds provide additional screening to the new development where existing residential development backs onto the site.

6.4 The south western bund is to the rear of properties on Brafield Leys which have rear elevations and gardens adjacent to the site. These properties are at a lower level than the site and concern was expressed regarding the impact of the bund on the privacy of these properties. Amended plans were received which reduce the bund to the previously approved 1m height. Objections also refer to the proposed landscaping and the impact of the proposed trees on light to these properties.

6.5 The top part of this bund will be a minimum of around 24m from the rear elevations of these properties and 11m from the rear gardens. Consideration must be given to the fact that distances such as this are generally considered acceptable between 2 dwellings in terms of the impacts on privacy and light. Although landscape is proposed this does not have the same level

of impact as a building, it will have a softer appearance with gaps between trees and some trees will lose their leaves in the winter.

6.6 The originally approved landscape plans for the open space area included tree planting in this area and it is not considered that the increased planting will have such a significant impact to warrant refusal of the application.

6.7 The proposed south western bund is therefore considered acceptable in relation to the impact on residential amenity.

6.8 The central bund is proposed a maximum of 2.03m high. The highest parts of the bund are over 35m from homes and around 20m for gardens which back onto the site. The highest part of the bund is around 30m from properties with the side elevation towards the site. It is therefore considered that this bund will not have an adverse impact on residential amenity in terms of privacy or loss of light.

6.9 The north eastern bund is situated to the side of properties on Holcot Leys and Ecton Leys. The side elevations of these properties are adjacent to the site. The maximum height of the bund, is 1.63m, however this is at a higher level than adjacent gardens which increases the impact of the bund. The closest property to this bund is 14 Ecton Leys.

6.10 Objections received from 14 Ecton Leys refer to a two-storey side extension recently erected at the property which has not been shown on the submitted plans, this results in the bunds being closer to the property than shown. This extension includes 3 side facing windows which look towards the bund. The window closest to the front of the property is a secondary window to a bedroom which also has a window to the front elevation. The central window serves an en-suite bathroom. The window closest to the rear elevation is a set of doors which will form a Juliet balcony to a further bedroom/studio which is accessed through the main bedroom. The approved plans for this extension showed larger doors and a balcony on the rear elevation, however the extension has not been completed in accordance with these plans and a window rather than doors has been provided to the rear.

6.11 Taking into account the two storey side extension the flat plateau of the north eastern bund is around 12.5m from this property at the closest point. Amended plans were received which increase the landscaping proposed adjacent to this property, trees will be planted in this area with shrubs beneath and the applicants advised this is to discourage people from climbing the bunds.

6.12 When assessing the impact of proposals on neighbouring properties the Council's general approach is to protect primary windows which serve habitable rooms. The en-suite bathroom is not a habitable room. The window to the front bedroom can be considered a secondary window as there is a larger window on the front elevation. If the proposed extension was constructed in accordance with the approved plans the doors to the rear bedroom/studio would have been considered secondary as larger doors were proposed to the rear. However, it is now the larger window serving this room on the property's side elevation facing the landscaped bund.

6.13 Notwithstanding the proposed landscaping, consideration must be given to the fact that the bunds form part of the public open space that will generally be used by people passing through the area and the impacts will be less than if the relationship were between dwellings where people are permanently located. It is therefore considered that the impact on the privacy of the occupiers of the property by members of the public occasionally climbing the bunds is not so significant as to warrant refusal of the application.

6.14 As detailed above additional planting is proposed to this bund and the objection refers to the potential loss of light caused by this. The proposal include trees with shrubs beneath these. A silver birch and rowan tree are proposed to the side of the house, with the closest around 9m from the property and 2 scots pine trees are proposed adjacent to the rear garden. Other trees are proposed beyond these further from the house.

6.15 It is considered that light will pass between the trees and the impact in terms of loss of light is not so significant to warrant refusal of the application.

6.16 Other properties on Holcot Leys and Ecton Leys are further from the bund and the impact on these is considered acceptable.

6.17 The impact of the proposals on the residential amenity of neighbouring properties is therefore considered acceptable in accordance with policy SDC1.

7.0 Visual amenity and landscape

7.1 Policy SDC2 requires development to incorporate a high standard of landscaping comprising native species and policy NE3 states development should contribute to landscape character.

7.2 The originally approved plans for the development included open space within the location of the bunds and the approved landscape plans showed planting and trees within this area.

7.3 The bunds are seen in association with the wider open space and balancing pond area which includes changes of levels and undulations. It is considered the bunds are in keeping with the overall open space area and will not have an adverse impact on visual amenity in accordance with the relevant part of policy SDC1.

7.4 The Council's Tree and Landscape Officer commented on the proposals and raised no objection to the proposed landscape scheme. This is therefore considered acceptable in accordance with the relevant policies.

8.0 Biodiversity

8.1 The impacts of the overall development on biodiversity and protected species were assessed at the outline stage and considered acceptable subject to conditions and a s106 requirement for biodiversity off-setting.

8.2 The retention of the proposed bunds does not change the area of the site that will provide planting and habitat for biodiversity and no objection to the proposals has been received from the County Ecologist. The impact on biodiversity is therefore considered acceptable in accordance with policy NE1.

9.0 Other matters

9.1 An objection refers to the amount of open space provided on the overall Ashlawn Road site. This was established by the outline planning permission in accordance with the adopted policies at that time. The bunds do not alter the amount of open space provided and it is considered that this remains high quality, accessible open space in accordance with policy HS4.

9.2 The applicant has advised that the creation of the bunds has reduced amount of top soil to be removed from the site. This in turn leads to reduced vehicle movements and carbon footprint.

9.3 Comments received from objectors refer to the works being carried out without consent and refer to other issues that have occurred during the overall development of the Ashlawn Road site. Whilst these frustrations are understood the application has been submitted in order to regularise the situation and must be assessed on its own merits. The fact that works were carried out without planning permission is not a reason to refuse the application. Reference is also made to the developers not complying with any approved plans and this would be a matter for enforcement.

10.0 Planning Balance and Conclusion

10.1 As detailed earlier in the report this is an approval of reserved matters application related to the outline planning permission for the overall Ashlawn Road site.

10.2 The proposals are for the retention of the central and north eastern bunds as constructed and the reduction in height of the south western to 1m as previously approved. Landscaping will be provided to these bunds.

10.3 As detailed above it is considered that the impact of the proposals on the amenity of neighbouring residents will not be so significant as to warrant refusal of the application and that the scale and design of the development are in keeping with the character of the.

10.4 The development will provide suitable landscaping and will not have an adverse impact on biodiversity.

10.5 These factors carry weight in favour of the proposals.

10.6 It is therefore considered that the development is acceptable in accordance with the outline planning permission, the NPPF and Local Plan policies including policy GP1.

Recommendation

Approval

DRAFT DECISION

REFERENCE NO:
R21/0904

DATE APPLICATION VALID:
04-Oct-2021

APPLICANT:

Helen Bareford, David Wilson Homes East Midlands, Forest Business Park, Cartwright Way, Bardon Hill, Coalville, LE67

AGENT:

ADDRESS OF DEVELOPMENT:

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

APPLICATION DESCRIPTION:

Retention of landscaping bunds as constructed and removal of part of bund and reduction in height of bund to the rear of Brafield Leys. Approval of reserved matters (landscaping) relating to R13/2102

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION: 1

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 Landscaping As-built/Proposed Levels Submission – H6325-052-200/B

Soft Landscape, Infrastructure Proposals Sheet 6 – GL0869 09K

Soft Landscape, Infrastructure Proposals Sheet 7 – GL0869 10K

Received 11/01/2022

Location Plan RMA Landscape Bunds - H6325-073-01/B

Soft Landscaping Proposals Sheet 5 – GL1205 05H

Soft Landscape, Infrastructure Proposals Sheet 10 – GL0869 13H

Received 29/09/2021

REASON:

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

CONDITION: 2

Within 3 months of the date of this decision works shall be carried out to the south west bund (to the rear of properties on Brafield Leys) to reduce the height of this bund in accordance with the approved plans - Site Landscaping As-built/Proposed Levels Submission – H6325-052-200/B & Soft Landscape, Infrastructure Proposals Sheet 6 – GL0869 09K received on 11/01/2022.

REASON:

In the interest of residential amenity.

INFORMATIVE: 1

The conditions and s106 agreement attached to R13/2102 are applicable to this phase of development.

AGENDA MANAGEMENT SHEET

Report Title: Planning Appeals Update

Name of Committee: Planning Committee

Date of Meeting: 9 February 2022

Report Director: Chief Officer - Growth and Investment

Portfolio: Growth and Investment

Ward Relevance:

Prior Consultation:

Contact Officer: Richard Holt
Development and Enforcement Manager
01788 533687, richard.holt@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):
 Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C)
 Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E)
 Residents live healthy, independent lives, with the most vulnerable protected. (HC)
 Rugby Borough Council is a responsible, effective and efficient organisation. (O)
[Corporate Strategy 2021-2024](#)
 This report does not specifically relate to any Council priorities but

Summary: This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 1 October 2021 to 31 December 2021.

Financial Implications: Increases the scope for related costs claims within the Planning Appeals process.

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

Planning Committee - 9 February 2022

Planning Appeals Update

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

1. Introduction

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

2. Appeals determined

During the last quarter from 1 October 2021 to 31 December 2021 a total of five planning appeal was determined, of which three was allowed, one was dismissed and one was withdrawn.

A total of zero enforcement appeals were determined.

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

3. Appeals outstanding/in progress

As at 31 December 2021 there were three planning appeals and six enforcement appeal still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

Name of Meeting: Planning Committee
Date of Meeting: 9 February 2022
Subject Matter: Planning Appeals Update
Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY **YES** **NO**

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

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

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

Location	Full development description	Application number	Case Officer	PINS Reference	Decision date	Decision description	Appeal Decision	Appeal Decision Date
TREETOPS, SHILTON LANE, COVENTRY, CV7 9LH	Provision of 4 no. traveller pitches and amenity block.	R18/1941	Chris Bates	APP/E3715/W/19/3243785	19th July 2019	Refusal	Withdrawn	1st October 2021
LAND TO REAR OF DUNSMORE GARAGE, COVENTRY ROAD, THURLASTON	Erection of 4 detached dwellings with associated car parking and landscaping.	R20/0281	Frances Keenan	APP/E3715/W/20/3265719	30th October 2020	Refusal	Allowed	5th October 2021
LAND TO THE WEST OF HEATH LANE, BRINKLOW, RUGBY, WARWICKSHIRE, CV23 0NX	Erection of a stable block.	R20/0335	Chris Davies	APP/E3715/W/21/3276383	10th December 2020	Refusal	Allowed	14th December 2021
17, STONECHAT ROAD, RUGBY, CV23 0WX	Single storey side extension to property.	R21/0287	Sam Burbidge	APP/E3715/D/21/3280413	14th May 2021	Refusal	Dismissed	25th November 2021
14, GLEBE CRESCENT, RUGBY, CV21 2HG	Single storey side and rear extension to create an integral garage and a larger kitchen extension.	R21/0409	Sam Burbidge	APP/E3715/D/21/3281938	17th August 2021	Refusal	Allowed	21st December 2021

Location	Full development description	Application number	Case Officer	PINS Reference	Stage Description	Appeal Type	Decision date	Decision description	Decision level
LAND AT FOSSE CORNER (JUNCTION OF MILLERS LANE AND FOSSE WAY), MONKS KIRBY	Change of use of land to use as a residential caravan site for 2no. gypsy families, including siting of 2no. static caravans and 2no. touring caravans together with laying of hardstanding and erection of 2no. stable/utility buildings (retrospective). Permission sought for a temporary period of 3 years.	R20/1062	Chris Davies		Appeal Lodged	Hearing	30th June 2021	Refusal	Committee
COTTAGE FARM, HEATH LANE, BRINKLOW, RUGBY, CV23 0NX	Demolition of existing equestrian buildings and erection of 4no. dwellings.	R20/1073	Sam Burbidge	APP/E3715/W/21/3274080	Appeal Lodged	Written Representations	24th March 2021	Refusal	Delegated
1, GRANGE FARM, BRANDON LANE, BRANDON, COVENTRY, CV3 3GU	Outline planning application for a self-build plot, with matters reserved except access and layout.	R21/0312	Lucy Davison	APP/E3715/W/21/3283199	Appeal Lodged	Written Representations	26th August 2021	Refusal	Delegated

Nature of problem	Location	Case No.	PINS reference	Appeal Hearing type ENF	Case Officer
Unauthorised Gypsy and Traveller encampment and associated works	LAND AT TOP ROAD, TOP ROAD, BARNACLE	ENF/2020/0058	APP/E3715/C/20/3251933 (325194, 325195, 325196, 325197, 3255440, 3255441, 3255442, 3255443, 3255444)	Hearing	Nigel Reeves
Unauthorised Gypsy and Traveller encampment site	LAND ADJACENT TO MILLERS LANE, FOSSE WAY, MONKS KIRBY	ENF/2020/0360	APP/E3715/C/21/3267184	Written Representations	Hitesh Tosar
Alleged rebuilding of stable	BARN MEADOW FARM, CALCUTT LANE, STOCKTON, RUGBY, CV23 8HY	ENF/2020/0101	APP/E3715/C/21/3273997	Written Representations	Chris Davies
Alleged - Unauthorised raised platform/decking	69, GILBERT AVENUE, RUGBY, CV22 7BZ	ENF/2021/0051	APP/E3715/C/21/3285704	Written Representations	Nathan Lowde
Alleged - Unauthorised fencing to front and rear of property	27, WESLEY ROAD, RUGBY, CV21 4PG	ENF/2020/0372	APP/E3715/C/21/3286562	Written Representations	Hitesh Tosar
Alleged evidence found to revoke Lawful Development Certificate granted R17/1699	BARN MEADOW FARM, CALCUTT LANE, STOCKTON, RUGBY, CV23 8HY	ENF/2020/0118	APP/E3715/C/21/3273997	Written Representations	Hitesh Tosar

AGENDA MANAGEMENT SHEET

Report Title: Delegated Decisions - 9 December 2021 to 19 January 2022

Name of Committee: Planning Committee

Date of Meeting: 9 February 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):
 Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C)
 Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E)
 Residents live healthy, independent lives, with the most vulnerable protected. (HC)
 Rugby Borough Council is a responsible, effective and efficient organisation. (O)
[Corporate Strategy 2021-2024](#)
 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 - 9 February 2022

Delegated Decisions - 9 December 2021 to 19 January 2022

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

Name of Meeting: Planning Committee

Date of Meeting: 9 February 2022

Subject Matter: Delegated Decisions - 9 December 2021 to 19 January 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 09/12/2021 To 19/01/2022

APPENDIX

Delegated

8 Weeks PA Applications

Applications Refused

R20/1070
8 Weeks PA
Refusal
13/12/2021

11 , Healey Close, Brownsover,
Rugby, CV21 1NE

PROPOSED TWO STOREY
SIDE AND FRONT EXTENSION
TO DWELLING AND
ALTERATIONS TO REAR
GARAGE

R21/0997
8 Weeks PA
Refusal
22/12/2021

MERLIN FIELD FARM,
GIBRALTAR LANE,
LEAMINGTON HASTINGS

Conversion of an existing
agricultural building to create
4no. dwellinghouses, together
with provision of a total of 9no.
car parking spaces and
associated works.

R21/0158
8 Weeks PA
Refusal
10/01/2022

13, WELTON PLACE, RUGBY,
CV22 5JY

Remove conservatory and erect
a 2 storey rear extension,
Raising the ridge height of the
roof by 1 meter to allow for
headroom in the extended
bedroom and create an en suite

R21/0714
8 Weeks PA
Refusal
11/01/2022

Wellspring Barn, Draycote Road,
Bourton-On-Dunsmore, Rugby,
CV23 9RD

Erection of a domestic
store/carport.

Delegated

8 Weeks PA Applications

Applications Refused

R21/1098 8 Weeks PA Refusal 14/01/2022	The Shrubs, 21, Wood Lane, SHILTON, COVENTRY, CV7 9JZ	Variation of Condition 2 of R20/0323 for the alterations to provide additional roofspace and the erection of side and rear extensions
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R21/0748 8 Weeks PA Refusal 19/01/2022	110, THE COTTAGE, COVENTRY ROAD, RUGBY, CV22 7RY	Re-submission of previously approved application R20/0594. This new application proposes changes to the approved single storey side and two storey rear extension to the dwelling along with a 'Granny Annex' in the garden. The new design proposes changes to the footprint and external appearance.
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Applications Approved

R21/0984 8 Weeks PA Approval 09/12/2021	4, SEDLESCOMBE PARK, RUGBY, CV22 6HL	Single storey infill extension to rear, together with dormers to the front and valley of the existing roof.
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R21/1004 8 Weeks PA Approval 10/12/2021	17, MALVERN AVENUE, RUGBY, CV22 5JN	Proposed erection of storage building to side of property.
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Delegated

8 Weeks PA Applications Applications Approved

R21/1015 8 Weeks PA Approval 10/12/2021	185, ALWYN ROAD, RUGBY, CV22 7RD	PROPOSED SINGLE STOREY FRONT EXTENSION AND EXTERIOR UPGRADE TO EXISTING DWELLING.
R21/1073 8 Weeks PA Approval 10/12/2021	AVON VALLEY SCHOOL, NEWBOLD ROAD, RUGBY, CV21 1EH	Retention of existing temporary classroom for permanent use.
R21/0532 8 Weeks PA Approval 14/12/2021	2A, OVERSLADE LANE, RUGBY, CV22 6DY	Proposed two storey side extension, single storey rear and side extension plus refurbishment of existing dwelling.
R21/0877 8 Weeks PA Approval 14/12/2021	234, NORTON LEYS, RUGBY, CV22 5RE	Retrospective application for a rear wooden framed shelter with perspex roof. Depth 2.35 metres; Width 8.2 metres; Height 2.4 metres
R21/0931 8 Weeks PA Approval 14/12/2021	FORGE COTTAGE, RUGBY ROAD, BRANDON, COVENTRY, CV8 3GH	Erection of a two storey rear extension with protruding single storey extension

Delegated

8 Weeks PA Applications Applications Approved

R21/0990 8 Weeks PA Approval 14/12/2021	1, LONG FURLONG, RUGBY, CV22 5QS	First floor side extension
R21/0475 8 Weeks PA Approval 15/12/2021	15, BUCKNILL CRESCENT, RUGBY, CV21 4EX	Double storey side extension to property.
R21/0692 8 Weeks PA Approval 16/12/2021	51, HEATHER ROAD, BINLEY WOODS, COVENTRY, CV3 2DE	First floor rear extension and single storey rear extension to dwellinghouse
R21/1005 8 Weeks PA Approval 16/12/2021	COLLEGE OF POLICING LEAMINGTON ROAD RYTON ON DUNSMORE CV8 3EN	Demolition and removal of existing portacabins and replacement with new Portacabins to serve training needs
R21/0899 8 Weeks PA Approval 17/12/2021	JAX BARN, FLECKNOE ROAD, BROADWELL, RUGBY, CV23 8HS	Variation of Condition 2 of R18/1362 for the conversion of existing barn to form two new dwellings
	1, MANOR DRIVE, STRETTON-	

Delegated

8 Weeks PA Applications Applications Approved

R21/0609 8 Weeks PA Approval 20/12/2021	ON-DUNSMORE, RUGBY, CV23 9LZ	Outbuilding in garden to form a store + gym. Floor plan of 8x4.3m with an eaves height of 2.55m and a total height of 3.56m.
R21/0864 8 Weeks PA Approval 20/12/2021	3, TRINITY CLOSE, RYTON-ON-DUNSMORE, COVENTRY, CV8 3FA	Replace front boundary fence with double sided sound insulated lap board fence, 200 mm thick and 2.54 metres high
R21/0865 8 Weeks PA Approval 20/12/2021	2, TRINITY CLOSE, RYTON-ON-DUNSMORE, COVENTRY, CV8 3FA	Replace front boundary fence with double sided sound insulated lap board fence, 200 mm thick and 2.54 metres high
R21/0868 8 Weeks PA Approval 20/12/2021	WILLEY FIELDS FARM, WATLING STREET, MONKS KIRBY, RUGBY, CV23 0SQ	Conversion of part of redundant poultry shed for AA Inspections in connection with the existing car business operation.
R21/0875 8 Weeks PA Approval 20/12/2021	HOME FARM, RUGBY ROAD, BRETTFORD, RUGBY, CV23 0LB	Erection of boundary wall.
		Alterations and changes to

Delegated

8 Weeks PA Applications Applications Approved

R21/1006 8 Weeks PA Approval 20/12/2021	1, STRETTON ROAD, WOLSTON, COVENTRY, CV8 3FR	frontage
R21/1021 8 Weeks PA Approval 20/12/2021	BONDON FARM, FRANKTON ROAD, BIRDINGBURY, RUGBY, CV23 8ET	Erection of an agricultural storage building.
R21/1022 8 Weeks PA Approval 20/12/2021	BONDON FARM, FRANKTON ROAD, BIRDINGBURY, RUGBY, CV23 8ET	Proposed agricultural livestock building
R21/1046 8 Weeks PA Approval 20/12/2021	24, RAILWAY TERRACE, RUGBY, CV21 3LJ	Change of use from commercial storage to 2no. residential units.
R21/1178 8 Weeks PA Approval 20/12/2021	274, DUNCHURCH ROAD, RUGBY, CV22 6HX	Erection of a single storey front porch, to match the existing front elevation.
	TOPIARY COTTAGE, WARRE CLOSE, CHURCHOVER, CV23	Erection of a single storey side extension

Delegated

8 Weeks PA Applications Applications Approved

0FU

R21/0973
8 Weeks PA
Approval
21/12/2021

R21/1011
8 Weeks PA
Approval
21/12/2021

11, BRIARS CLOSE, LONG
LAWFORD, RUGBY, CV23 9DW

Two storey extension at the front
and side, single storey extension
at the rear, and removal of
chimney stack.

R21/0965
8 Weeks PA
Approval
22/12/2021

52, MAIN STREET, RUGBY,
CV21 1HW

RETROSPECTIVE PLANNING
FOR GARAGE AND
OUTBUILDING

R21/1017
8 Weeks PA
Approval
22/12/2021

ABBERLEY, 1, LONG
ITCHINGTON ROAD,
BIRDINGBURY, RUGBY, CV23
8EG

Demolition of existing dwelling, to
be replaced with a single storey
dwelling with double garage.
Alterations to existing single
garage including new cladding
and roof tiles.

R21/1024
8 Weeks PA
Approval
22/12/2021

30, CATESBY ROAD, RUGBY,
CV22 5JJ

Erection of a double storey side
extension and single storey rear
extension to existing dwelling
house.

Delegated

8 Weeks PA Applications Applications Approved

R21/1057 8 Weeks PA Approval 22/12/2021	GRENVILLE, 4, HIGH STREET, MARTON, RUGBY, CV23 9RR	Proposed single storey rear extension measuring out by 6.65m along with a front extension and internal alterations.
R21/1088 8 Weeks PA Approval 22/12/2021	Unit 9, Swan Centre, Chapel Street, Rugby, CV21 3EB	The subdivision of Unit 9 (ground floor), The Swan Centre, into two units, and associated external alternations.
R21/1089 8 Weeks PA Approval 22/12/2021	Unit 9, Swan Centre, Chapel Street, Rugby, CV21 3EB	Full Planning Application for the change of use of the first floor from Class E to Class E and Sui Generis (Tanning Salon) and associated external alterations.
R21/0963 8 Weeks PA Approval 23/12/2021	76, BUCHANAN ROAD, RUGBY, CV22 6AZ	Erection of a 2.5 storey and 2 storey apartment block - to provide 8 no. 1 Bedroom apartments, with 8 no. associated parking spaces (Amendments to previously approved application, R18/0830)
R21/1027 8 Weeks PA Approval	Newnham Gate, Newnham Lane, Brinklow, Rugby, CV23 0ND	

Delegated

8 Weeks PA Applications Applications Approved

23/12/2021

Works to relocate my current access slightly further down the road (where the road is slightly wider) and build a proper access point in line with highways rules of length 5m and lines of site etc, and return my existing access point to ditch and hedge in keeping with the remainder of the property boundary. Currently the situation is this:- 1) the drain under my driveway that connects the ditch together has collapsed I can just about get a rod through it. But not with any attachments ie the 1/2 scraper etc. So every winter recently it's backing up and flooding this knocks on to the general water management of my house and causes issues with the sewage treatment system as well. 2) the road is getting busier, it's used as a cut through for locals and it's used by the council for diversions when the Bretford bridge is out (maintenance and floods). Also there's not enough room for me to pull off the road completely to allow traffic to pass and pulling out has its risk attached too. Therefore. I am seeking permission to relocate my current access slightly further

Delegated

8 Weeks PA Applications Applications Approved

down the road (where the road is slightly wider too) and build a proper access point in line with highways rules of length 5m and lines of site etc. Install a 300mm drain under the driveway and return my existing access point to ditch and hedge. My proposal for the entrance would be brick piers for the gates. Suitable hedging with wire fencing behind (hidden effect) to keep the entrance looking more natural but still remain secure.

R21/0981
8 Weeks PA
Approval
07/01/2022

25, Sir Winston Churchill Place,
Binley Woods, Coventry, CV3
2BT

Erection of a single storey rear
extension and porch

R21/1034
8 Weeks PA
Approval
07/01/2022

02 Uk Site 48709, St Peters
Road, Rugby

Replacement of existing 12.5
metre high monopole with a 20
metre high slimline monopole
supporting 6no. antennas,
replacement of 1no. existing
equipment cabinet and 1no.
existing meter cabinet along with
development ancillary thereto.

Erection of a two storey rear

Delegated

8 Weeks PA Applications Applications Approved

R21/1160 8 Weeks PA Approval 07/01/2022	38, SOUTH ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BZ	extension (re-submission of R20/1107)
R21/1232 8 Weeks PA Approval 10/01/2022	8, ARDERNE DE GRAY ROAD, WOLSTON, RUGBY, CV8 3LQ	Conversion of loft to habitable space including installation of 4no. velux windows.
R21/0994 8 Weeks PA Approval 11/01/2022	13, LOVEROCK CRESCENT, RUGBY, CV21 4AJ	Erection of Single storey rear extension and raised platform. Extension to front porch.
R21/1000 8 Weeks PA Approval 11/01/2022	1, IXWORTH HOUSE, VICARAGE LANE, DUNCHURCH, RUGBY, CV22 6QP	Erection of part two storey, part single storey front, side and rear extension, replacement windows, rear dormers, front rooflights, solar panels to front, alterations to levels of rear garden and canopy over front entrance. Retrospective planning permission for additional veluxs, changes to garage roof and changes to canopy over front door (Re-submission of previously approved R19/1531).

Delegated

8 Weeks PA Applications Applications Approved

R21/1055 8 Weeks PA Approval 11/01/2022	26, BUCHANAN ROAD, RUGBY, CV22 6AY	Demolition of existing garage and erection of a single storey side extension to property.
R21/0905 8 Weeks PA Approval 12/01/2022	MANOR FARM HOUSE, MAIN STREET, FRANKTON, RUGBY, CV23 9PB	Conversion of agricultural buildings at rear to 5no. dwellinghouses including demolition of existing agricultural buildings, including the use of the existing access from Birdingbury Lane (Amendments to the Design of Barns 2,3,4 and 5) - Minor Material Amendment (s73) to Planning Permission R19/1451.
R21/1054 8 Weeks PA Approval 12/01/2022	LAND AND BUILDINGS ON THE SOUTH EAST SIDE OF, DUNCHURCH HALL, DUNCHURCH, CV22 6PD	Building new buttresses to strengthen existing boundary wall
R21/1068 8 Weeks PA Approval 12/01/2022	THE BRAMBLES, BOURTON ROAD, FRANKTON, RUGBY, CV23 9NX	Alterations to existing dwelling including raising the roof.

O2 TELECOMMUNICATION

Delegated

8 Weeks PA Applications Applications Approved

MAST, EDWARD STREET,
RUGBY,

R21/1070
8 Weeks PA
Approval
12/01/2022

The removal of the existing 15 metre high monopole with a new 20 metre high monopole supporting 6 no. antennas, the installation of a side pod cabinet and ancillary development thereto.

R21/0785
8 Weeks PA
Approval
13/01/2022

47, ILMER CLOSE, RUGBY,
CV21 1TY

Tarmac small grassed area at the front of the property to gain full access to front garden in order to increase parking

R21/0900
8 Weeks PA
Approval
13/01/2022

38, DEERINGS ROAD, RUGBY,
CV21 4EW

Removal of existing prefabricated garage building in rear garden. Build detached single storey building on the same footprint of the garage, to create single bedroom, kitchen diner & WC

R21/1091
8 Weeks PA
Approval
13/01/2022

24, ORSON LEYS, RUGBY,
CV22 5RF

PROPOSED SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING AND REPLACEMENT OF GARAGE FLAT ROOF WITH A PITCHED ROOF.

Delegated

8 Weeks PA Applications Applications Approved

R21/1016 8 Weeks PA Approval 14/01/2022	6A, DRURY LANE, RUGBY, CV21 3DA	Change of use of existing building to provide part retail (Class E(a)), and handmade, artisan pizza for delivery and collection. (Class Sui Generis - Hot food takeaways).
R21/1032 8 Weeks PA Approval 14/01/2022	33, NOBLE DRIVE, RUGBY, CV22 7FL	Two storey front extension and single storey front extension
R21/1052 8 Weeks PA Approval 14/01/2022	23, SAXON CLOSE, BINLEY WOODS, COVENTRY, CV3 2BH	First Floor Side Extension to property.
R21/0032 8 Weeks PA Approval 17/01/2022	THE CART BARN, WOLVEY HOUSE BARNS, WOLDS LANE, WOLVEY, HINCKLEY, LE10 3LL	Alterations to roof of dwelling to include an additional skylight on the south elevation
R21/0674 8 Weeks PA Approval 17/01/2022	107, NEWTON ROAD, NEWTON, RUGBY, CV23 0DR	Erection of proposed replacement garage

Delegated

8 Weeks PA Applications Applications Approved

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

R21/0737
8 Weeks PA
Approval
17/01/2022

External and internal alterations
of the façade, windows, roofs,
and other works as part of the
refurbishment of the school
campus

R21/0929
8 Weeks PA
Approval
17/01/2022

COLLEGE OF POLICING
LEAMINGTON ROAD RYTON
ON DUNSMORE CV8 3EN

Rugby building refurbishment and
extension to the Conference
Centre store room. Replace
external profiled sheet cladding
panels with timber cladding to the
upper areas and External Wall
Insulation and Render to the
lower brick-work. Works also
include areas of replacement of
like-for-like roof coverings. To
demolish the South-West single-
storey flat roof extension and
replace with a larger single storey
flat roof extension

R21/1069
8 Weeks PA
Approval
17/01/2022

82, GROVE ROAD, ANSTY,
COVENTRY, CV7 9JE

Single storey rear extension

Land To The Rear Of 97a,

Delegated

8 Weeks PA Applications Applications Approved

R21/1087 8 Weeks PA Approval 17/01/2022	Lentons Lane, Aldermans Green	Conversion and extension of stables and garage to provide a dwellinghouse and residential annexe (revised proposal to that approved under planning refs. R21/0341)
R21/1092 8 Weeks PA Approval 17/01/2022	87, Grosvenor Road, Rugby, CV21 3LE	Proposed single-storey rear infill extension with loft conversion. Change of use from single-dwelling house (C3) to 6 Bed HMO (C4).
R21/1116 8 Weeks PA Approval 17/01/2022	47, DEERINGS ROAD, RUGBY, CV21 4EN	Ground and first floor rear extension and loft conversion with dormer
R21/0913 8 Weeks PA Approval 18/01/2022	42, THE ORCHARD, THE CRESCENT, BRINKLOW, RUGBY, CV23 0LR	Replace timber framed windows with replica uPVC windows
R21/1174 8 Weeks PA Approval 18/01/2022	39, CLIFTON ROAD, RUGBY, CV21 3PY	Proposed change of use of ground floor retail unit into beauty clinic to providing beauty treatments including spray tanning and sunbeds.

Delegated

Certificate of Lawfulness Applications

Applications Approved

R21/1126 Certificate of Lawfulness Approval 22/12/2021	48, DEERINGS ROAD, RUGBY, CV21 4EW	Lawful Development Certificate for a Hip to gable loft conversion with dormer to rear and 2No velux to front. Proposed development falls within planning guidelines for a permitted development extension
R21/0989 Certificate of Lawfulness Approval 07/01/2022	272, Lower Hillmorton Road, Rugby, CV21 4AE	Certificate of lawfulness for a proposed development: Single storey rear extension and alter garage roof from flat to pitched
R21/1062 Certificate of Lawfulness Approval 10/01/2022	1, MEADOW MEWS, RUGBY, CV22 5QN	Certificate of Lawfulness - new single storey extension to rear of dwelling
R21/0988 Certificate of Lawfulness Approval 13/01/2022	RONALDSAY, MAIN STREET, WILLEY, RUGBY, CV23 0SH	Certificate of Lawfulness for the existing use of land as residential amenity space to the northeast of Ronaldsay.
R21/1036 Certificate of Lawfulness	24, GROVE ROAD, ANSTY, COVENTRY, CV7 9JE	Loft conversion with flat roof dormer to rear and velux rooflights to front elevation

Delegated

Certificate of Lawfulness Applications

Applications Approved

Approval
17/01/2022

R21/1190 Certificate of Lawfulness Approval 17/01/2022	16, WHEATFIELD ROAD, RUGBY, CV22 7LN	Single storey rear extension with pitched roof
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Discharge of Conditions

Applications Approved

R20/0093
13/12/2021

HOME FARM, MAIN STREET,
BRANDON, COVENTRY, CV8
3HW

Erection of detached dwelling
and formation of new site access

R20/0916
12/01/2022

41, KING EDWARD ROAD,
RUGBY, CV21 2TA

Demolition of commercial building
and construction of 2 bedroom
duplex apartment.

R21/0071
19/01/2022

Adjacent to Forge Cottage, 26,
Main Street, Willoughby, Rugby,
CV23 8BH

Conversion of redundant barn
and outbuildings to create one
residential unit. New detached
garage structure, driveway and
new access onto the highway.

Delegated

Discharge of Conditions Applications Approved

Minor works to two adjacent
Listed properties.

Listed Building Consent Applications Applications Approved

R21/0632 The Old Brew House, MANOR
Listed Building Consent HOUSE, BIRDINGBURY ROAD,
Approval LEAMINGTON HASTINGS,
06/01/2022 RUGBY, CV23 8DY

External and internal repairs and alterations to Grade II Listed Old Brew House, including replacement roof and first floor structure, windows and doors, opening up of bricked up door and insertion of glazed door, reconstruction of existing dormers, erection of an external staircase, cleaning/re-pointing/replacing existing finish elements (limestone/brick/render/plaster) and renewal of rainwater goods.

R21/0738 LAWRENCE SHERIFF
Listed Building Consent SCHOOL, CLIFTON ROAD,
Approval RUGBY, CV21 3AG
17/01/2022

Listed Building Consent for external and internal alterations of the façade, windows, roofs, and other works as part of the refurbishment of the school campus

Delegated

Major Applications

Applications Approved

R21/0926 Major Application Approval 20/12/2021	Land on west side of A5, Watling Street, Clifton Upon Dunsmore, Rugby, CV23 0AJ	S73 application for the variation/removal of conditions 2, 3 and 14 of planning permission R20/0919 - Demolition of existing buildings. Erection of three buildings and use of site for purposes of an alcohol distillery and hydrocarbon warehouse (Use Classes B2 and B8) and on office building (Use Class B1a). Plus external tank farms; sprinkler tanks and pumphouse; access; parking and servicing; earthworks and landscaping; drainage; fencing.
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R20/0124 Major Application Approval of Reserved Matters 21/12/2021	LAND NORTH OF ASHLAWN ROAD, ASHLAWN ROAD, RUGBY, CV22 5SL North eastern part of site	Erection of 206 dwellings, associated access, infrastructure and landscaping. Approval of reserved matters (access, appearance, landscaping, layout and scale) relating to R13/2102.
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Non Material Amendment Applications

Applications Approved

R20/1069 Non-Material Amendment agreed	UNIT 3, GREAT CENTRAL WAY INDUSTRIAL ESTATE, GREAT CENTRAL WAY, RUGBY, CV21 3XH	Proposed rear extension to warehouse.
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Delegated

Non Material Amendment Applications

Applications Approved

21/12/2021

R21/0687	RYTON ORGANIC GARDENS, WOLSTON LANE, RYTON-ON- DUNSMORE, COVENTRY, CV8 3LG	Change of use of part of the Reception Building from uses in association with Garden Organic to offices (Use Class E (g)(i)).
Non-Material Amendment agreed 12/01/2022		

Prior Approval Applications

Prior Approval Applications

R21/1115	79, Westfield Road, Rugby, CV22 6AT	Erection of a single storey rear extension (Larger Home Extension Prior Approval)
Prior Approval Extension Not Required 14/12/2021		

R21/1120	29, Montrose Road, Rugby, CV22 5PB	Proposed single storey rear extension (Larger Home Extension Prior Approval)
Prior Approval Extension Not Required 14/12/2021		

R21/1163	New Hastings Farm, Southam Road, Leamington Hastings, Rugby, CV23 8DX	Prior approval for the erection of a steel portal framed general purpose agricultural building with open sided lean to's.
Agriculture Prior Approval Not Required		

Delegated

Prior Approval Applications

Prior Approval Applications

17/12/2021

R21/1233
Agriculture Prior
Approval
Not Required
23/12/2021

LAND OFF B4065 COVENTRY
ROAD, WOLVEY LE10 3LD

Prior Approval for the erection of
a steel portal frame agricultural
building

R21/1124
Prior Approval
Extension
Required and Refused
24/12/2021

23, LAWRENCE ROAD, RUGBY,
CV21 3SA

Erection of 4.5m single storey
extension to the rear of existing
dwelling house

R21/1078
Telecoms Prior
Approval
Required and Approved
06/01/2022

Telecommunication Site, Jasmine
Way, Rugby

Prior Approval: Removal of
existing 15m high monopole and
replace with proposed 18 high
monopole c/w wraparound Cabinet
at base.

R21/1214
Prior Approval
Extension
Not Required
17/01/2022

213, RUGBY ROAD, BINLEY
WOODS, COVENTRY, CV3 2BB

PAX - Proposed single storey
rear extension