

26 November 2021

## PLANNING COMMITTEE - 9 DECEMBER 2021

A meeting of the Planning Committee will be held at 5.30pm on Thursday 9 December 2021 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 meeting held on 10 November 2021.
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. Diversion of footpath R168Y Northampton Lane, Rugby
7. Delegated Decisions – 21 October 2021 to 17 November 2021

## **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](mailto: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](http://www.rugby.gov.uk/speakingatplanning)).*

**Planning Committee – 9 December 2021**

**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

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	R21/0573	Flecknoe Farm Stud and Livery, Flecknoe Village Road, Flecknoe, Rugby CV23 8AU Proposed conversion and partial demolition of equestrian barns to three residential dwellings.	3

### Recommendations for approval

There are no applications recommended for approval to be considered.

**Reference: R21/0573**

**Site Address: FLECKNOE FARM STUD AND LIVERY, FLECKNOE VILLAGE ROAD, FLECKNOE, RUGBY, CV23 8AU**

**Description: Proposed conversion and partial demolition of equestrian barns to three residential dwellings.**

**Recommendation**

Refuse due to the unsustainable location of the proposed development.

**Introduction**

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the application has been called in by Councillor Crane within the 21-day consultation period for the application to be determined by Planning Committee on the grounds that:

1. The proposal is contrary to Policy GP3 as the creation of 3 dwellings will involve extensive rebuilding.
2. The proposed development is outside the village settlement boundary and is therefore in an unsustainable location; and
3. Reliance on car usage in remote rural areas which is not compliant with the Local Plan and NPPF.

**Application Proposal**

This application seeks full planning permission for the partial demolition and conversion of the former cattle sheds to form three residential dwellings with associated parking and landscaping. The vehicular access to the site will be taken from the existing access off Flecknoe Village Road.

The existing three bay arrangement would see the removal of the central bay creating a central access route through the development, with the two outer bays retained, with the western bay being partially retained and converted to form 3- and 4-bedroom residential dwellings. With the existing areas of hard standing will be converted to amenity space and landscaping.

**Site and Surrounding Area**

The application site is located outside of the settlement boundary and within the countryside of Flecknoe. The proposal is sited within the grounds of stud and livery enterprise which currently has substantial grounds with access to the livery being taken from Flecknoe Village Road. The existing access road currently runs through the barn to the existing rural workers dwelling and the remainder of the site.

The application site itself comprises of 8.09 hectares of land within the ownership of the applicant with 7.28 hectares used for grazing. Stabling is for 27 of which 16 stables are for

clients, 4 for full liveries and the remaining utilised by family horses. The existing store also incorporates two tack rooms; fodder and bedding storage and machinery storage. With the existing arena measuring 22 metres x 35 metres.

Planning permission was granted on 6th February 2019 which allowed for the relocation of the barn, stables and outdoor arena to the land south of the existing barns and mobile home.

### Relevant Planning History

Application Number	Description	Decision	Date
R05/0387	Erection of a dwelling.	Refused	15 <sup>th</sup> May 2005
R06/1543	Retention of an existing stable block.	Approved	3rd November 2006
R07/0949	Retention of a ménage.	Approved	13th March 2007
R07/1429	Erection of a 2-storey side extension and provision of a ménage.	Approved	19th September 2007
R13/1053	Erection of bungalow, to replace existing residential mobile home.	Approved	5th August 2014
R16/0025	Erection of a replacement rural workers dwelling to replace existing temporary mobile home.	Approved	12th December 2016
R18/0119	Erection of a barn, stables, and outdoor area.	Approved	6th February 2019
R18/1542	Erection of four new dwellings (outline – all matters reserved).	Refused	6th February 2019
R18/1542	Planning Appeal	Dismissed	30th September 2019

### **Technical Responses**

No objections have been received from:

Warwickshire County Council (Highways)  
 Warwickshire County Council (Ecology)  
 Rugby Borough Council (Environmental Services)  
 Rugby Borough Council (Arboriculture Officer)  
 Rugby Borough Council (Work Services)  
 Seven Trent Water

### **Third Party Responses**

Councillor Emma Crane has objection to the application on the following grounds:

1. The proposal would have an adverse impact on highway safety; and
2. The proposal would result in an unsustainable development as Flecknoe has no local amenities and very limited access to public transport.

Wolfhampcote Parish Council have objected to the application on the following grounds:

1. The development is located outside of the village boundary.

2. The proposed development would result in a high reliance on the car resulting in unsustainable development.
3. What evidence has been submitted that the barns are of sufficient structural quality not to be removed to accommodate the development; and
4. The proposal would have an adverse impact on highway safety.

Neighbours notified and a site notice has been displayed with two letters of objection being received raising the following:

1. There is already a high number of vehicles coming out of an already dangerous intersection which the addition of vehicles from the dwellings would make it significantly worse.
2. The new build would overlook existing dwelling and parking would affect the area; and
3. There are no shops or a regular bus route from the village causing a sustainability issue.

### **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 Policies – 2011 – 2031

Policy GP1: Securing Sustainable Development  
Policy GP2: Settlement Hierarchy  
Policy GP3: Previously Developed Land and Conversions  
Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets  
Policy SDC1: Sustainable Design  
Policy SDC2: Landscaping  
Policy SDC4: Sustainable Buildings  
Policy SDC6: Sustainable Drainage  
Policy D2: Parking Facilities

#### Supplementary Planning Documents

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

#### National Planning Policy Framework – 2021

Section 2: Achieving Sustainable Development  
Section 5: Delivering a Sufficient Supply of Homes  
Section 9: Promoting Sustainable Transport  
Section 11: Making Effective Use of Land

### **Determining Considerations**

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

1. Principle of Development.
2. Character and Design.
3. Impact on Residential Amenity.
4. Highway Safety.
5. Planning Balance; and
6. Conclusion.

#### 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 whereas 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 site is located within the countryside and outside of the settlement boundary of Flecknoe as such; new development will be restricted and only where National Policy on countryside locations allows will development be permitted.
- 1.3 Section 5 of the NPPF states that planning policies should avoid the development of isolated homes in the countryside unless certain exceptions are met. Paragraph 79 sets out these exceptions which includes the re-use of redundant or disused buildings and enhance its immediate setting. Whilst the building is still currently in use, it will become vacant once Planning Permission R18/0119 has been completed. As such, it can be considered that some weight can be given to this exception.
- 1.4 Furthermore Section 11 of the NPPF states that Local Planning Authorities should make as much use of previously developed land as possible. This is reflected in Local Plan Policy GP3, which states that Local Planning Authorities will support the redevelopment of previously developed land where proposals are compliant with the policies within the Local Plan in particular where the stated criterion is met.
- 1.5 In order to establish whether the proposal meets the criterion (outlined below) a Structural Survey has been submitted in support of the application. The appropriate criterion are as follows:
  - The building is of a permanent and substantial construction.
  - The condition of the buildings, its nature and location, makes it suitable for adaption; and
  - The proposed use or adaption can be accommodated without extensive rebuilding.
- 1.6 The Structural Survey confirms that the buildings are made up of several steel portal frames, which appear to be structurally sound, when taking into consideration the age and use of the buildings there was only minor localised damaged observed to the

structures. The report also confirm that the structure would be suitable for conversion to residential dwellings with suitable replacement roof coverings to meet domestic roof standards and localised repairs to the frame structures. The outcome of such survey was taken on board by the Planning Officers.

- 1.7 Whilst it has been confirmed through the submission of a Structural Survey that the buildings are capable of being converted, Paragraph 3.20 of the Local Plan provides supporting text which states that, Policy GP3 must be considered in context with other policies in the Development Plan, mainly in terms of sustainable development and the provision of the necessary infrastructure to support any redevelopment.
- 1.8 Section 2 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. For decision making this means approving development that accords with an up-to-date development plan without delay. As the Local Authority has a five-year supply of land and an adopted Local Plan the tilted balance in this instance is not engaged.
- 1.9 Within the recent Court of Appeal decision following the refusal to grant planning permission for the erection of 4 new dwellings in Braintree DC v Secretary of State for Communities and Local Government (2017) which found that isolated homes in settlements without facilities and services recognises that development in a small village may enhance and maintain services in a neighbouring village. Whilst the application site is located outside of the defined village boundary, the proposal in this instance is not considered isolated given the location of residential dwellings within the vicinity of the application site.
- 1.10 In another recent appeal decision (ref: APP/Q1153/W/18/3198937) at Sungates in Tavistock, the Planning Inspector dismissed this appeal for the change of use from agriculture to residential along with the construction of 2 4-bedroomed dwelling houses. The appeal was dismissed on the grounds that it does not necessarily follow that a site that is not isolated in the terms of Paragraph 55 (now 79) will be reasonable accessible to services when considered in the context of other requirements of the Framework. In this instance a distance of 580 metres to the centre of one of the Main Settlements which had access to a wide variety of settlements was considered in this instance to be an unsustainable location.
- 1.11 In a recent appeal decision (APP/E3715/W/19/3226761) Land adjacent to West View, Stockton Road, Birdingbury the Planning Inspector accepts that the Local Planning Authority can demonstrate a five-year supply of deliverable housing sites and as such the tilted balance in this instance is not engaged. The Inspector also states that lack of isolation does not necessary mean that a site will be reasonably accessed to services when considered with the other aspects of the NPPF. Birdingbury in this instance was considered to be an unsustainable location; accessibility to services; and limited public transport would make the reliance of the private car likely. The inspector concludes that the proposal would be in conflict with the NPPF and Local Plan which seek to direct development towards sustainable locations.
- 1.12 An Additional appeal decision (APP/E3715/W/19/3231710) Flecknoe Farm Stud & Livery, Flecknoe Village Road, Flecknoe, which was originally refused; on sustainability grounds; by Planning Committee on 6th February 2019, supports the Local Planning Authorities decision. The appeal decision acknowledges that there would be an

overwhelming reliance of the private car and that this reliance on the private car would hinder social integration between new and existing residents in the village. It then goes on to say that the remoteness of the appeal site would mean that the future occupiers of the proposed development would be unlikely to offer any meaningful day-to-day support to the facilities and services at the identified main settlements without reliance on the private car.

- 1.13 The inspector concludes that the dwellings would be within a location with poor access to services and facilities. Whilst it is accepted that the Framework recognises the opportunity to maximise sustainable transport, solutions will vary between urban and rural areas, it also states that development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes, and that housing should be located where it will enhance or maintain the vitality of rural communities. It does not justify locating development in an inherently unsustainable location. Thus, resulting in a proposal which would be in conflict with the National Planning Policy Framework.
- 1.14 Likewise appeal decision (APP/E3715/W/19/3233944) 8 Swedish Houses, Birdingbury Road, Hill the Planning Inspector cites that the potential for future residents to make a meaningful contribution to the vitality of Hill is severely limited given the narrow range of local services. Furthermore, Leamington Hastings and Birdingbury have few facilities, thereby limiting the potential for residents to affect or maintain the vitality in the other nearest settlements. Whilst the proposal would not be isolated it was considered that the proposal would not promote use of sustainable modes of transport and would fail to have any meaningful effect on the vitality of a rural community.
- 1.15 More recently appeal decision (APP/E3715/W/20/3250957) the Old Pastures, Moor Lane the planning Inspector concludes that whilst there is a footpath from the village to Braunston it is some distance away, and the route is along the A45 London Road, which was noted on the site visit a busy unlit road, subject to the national speed limit in places, and therefore does not provide for a particularly inviting route for either pedestrians or cyclists. There is a bus service to larger centres such as Dunchurch and Rugby, though this is an infrequent service.
- 1.16 Whilst recognising that the access to services and facilities would be the same for existing residents of the village, and even considering that transport solutions will vary from urban to rural areas, considering the infrequency of the services and that nearby centres are closer and more easily accessible by car, the appeal of public transport for future occupants may well be limited, and they would be more reliant on the private car for access to services and facilities. These locational disadvantages are recognised by the Rugby Borough Council (Local Plan, 2019). Considerable weight was afforded to the conflict with the Local Plan and, whilst there are some economic and social benefits attributable to the proposal these do not weigh heavily in favour of the development. Any benefits would not be sufficient to outweigh the locational disadvantages and would not justify departing from the recently adopted Local Plan.
- 1.17 In addition appeal decision (APP/E3715/W/20/3251142) Masters Barn, Masters Yard it was concluded that future occupants would be reliant upon the services and facilities in other nearby settlements, the nearest being Leamington Hastings, Marton, Frankton and Bourton on Dunsmore. These settlements are however a significant walking distance from the site and, beyond the settlement there would be a reliance on grass verges for

access. These are uneven and unsuitable for walking, cycling or using pushchairs and wheelchairs. Furthermore, considering the speed limits in place, attempting to walk alongside the road with fast moving traffic may put anyone attempting to do so at considerable risk. The Local Plan is recently adopted, and considerable weight was attached to the conflict with these policies.

- 1.18 The assessment that must be undertaken by officers is whether the proposed development would give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme. As such, the three objectives of the NPPF needs to be established. The provision of four new dwellings would bring employment opportunities to Flecknoe during the construction period of the development. This is coupled with a long-term contribution to the local economy by the use of local services and the additional Council Tax contributions. Similarly, the social objections would be met by providing additional choice of accommodation, complementary to the existing in the village with additional families being able to support the social structure of the village. It is also considered that the redevelopment of the existing worn-out barns meets the environmental objection from both an aesthetic point of view along with an effective use of land.
- 1.19 The table below details the relative distances from the application site, located within the countryside, to the services located within a main settlement with associated travel time and distance:

<b>Rural Settlement</b>	<b>Main Settlement</b>	<b>Travel Time/Distance</b>
Grandborough	Rugby	15 minutes – 6.4 miles
Grandborough	Dunchurch	7 minutes – 3.5 miles
Flecknoe	Daventry	10 minutes – 5.4 miles
Flecknoe	Branston	6 minutes – 2.5 miles
Flecknoe	Napton	8 minutes – 4.5 miles

- 1.20 Whilst Flecknoe maybe more isolated than Grandborough in terms of facilities within the jurisdiction of Rugby Borough Council, when you take into consideration the surround hinterland it is considered it has shorter access time and less mileage to County Town services with equivalent distance and time to Braunston and Napton compared with Dunchurch for village services. Both Braunston and Napton have Post Offices & convenience stores, with Braunston also benefiting from a butchers, fish and chip shop, hairdressers and café which is similar to Dunchurch.
- 1.21 It is considered that Rugby and Dunchurch are significantly larger settlements and thus have access to an increased range of services and facilities when compared to Daventry, Braunston and Napton on the Hill. Whilst it is accepted that these places will draw individuals from Flecknoe in some instances, key elements such as schools would not, for instance all the primary, junior, secondary and catholic schools priority catchment areas for Flecknoe lie a considerable distance from the village and further away from Grandborough in all instances.
- 1.22 The size of the settlements is not the issue, as the services which they provide along with Daventry can match that of Rugby in terms of shops; doctors; dentists; solicitors and other professional services. Likewise, Braunston and Napton can also match the

facilities and population of Dunchurch. In relation to access to school catchment areas, pupils are bussed from Grandborough and Flecknoe to their choice of schools. In addition, the Local Authority is also aware that Staverton Primary School takes Flecknoe children and is closer to the village than Leamington Hastings/Hill Primary School. In relation to this Warwickshire County Council (WCC) is clear that whilst you can choose your school to apply for, if you live within a schools priority area you have more chance of your child being offered a place at that school.

- 1.23 Whilst some schools have their own selection criteria, many follow the WCC allocation of places in the following order:
1. Children in the care of, or provided with accommodation by, a local authority and children who were looked after, but ceased to be so because they were adopted (or became subject to child arrangements order or special guardianship order);
  2. Children living in the priority area who will have a sibling at the school at the time of admission.
  3. Other pupils living in the priority area.
  4. Children living outside the priority area who will have a sibling at the school at the time of admission; and
  5. Other children living outside the priority area.
- 1.24 Whilst it is acknowledged that children satisfying stages 1-3 will be offered a place before children outside the priority area. This is less of an issue at primary schools, although the vast majority of children at school still tend to be those from the priority area, there is an acute shortage of places at secondary level therefore the parental/education choice is not that simple.
- 1.25 Section 9 of the NPPF states that appropriate opportunities to promote sustainable transport modes can be taken up given the type and location of the development for its location ensuring that safe and suitable access to the site can be achieved for all users.
- 1.26 The 214 bus operates from the Olive Bush in Flecknoe which stops off in Dunchurch and Rugby, both of which are sustainable settlements. However, the bus is only operational on a Thursday with one out and one return journey upon request. The majority of settlements surrounding the village of Flecknoe are small scale settlements with limited access to services, with the closest main rural settlement to Flecknoe is Dunchurch which is approximately 4.6 miles away; Rugby which is approximately 6.6 miles away; and Daventry which is approximately 2.6 miles away; all distances measured as the crow flies.
- 1.27 It is therefore considered that in terms of access to facilities, due to the location of the site, there would be a heavy reliance on the private car in order for residents to access employment opportunities, services and facilities within the surrounding settlement.
- 1.28 Following information received from the agent in relation to the compliance of the proposals with Policy GP3 in that the redevelopment of previously developed land, provided that redevelopment does not have an unacceptable impact, is supported by his policy. The supporting text states that the purpose of Policy GP3 is to ensure that the conversion of buildings, in particular rural buildings, are done sympathetically to their surroundings. With there being no reference in Policy GP3 to the sustainability of the location, as by virtue to the proposal being a rural building, this may not be in existing

villages that are able rely on public transport. The reference made to Paragraph 3.20 was acknowledged by the agent however it was stated that this is actually supporting text and not the policy.

- 1.29 Due to the submission of the supporting email, officers consulted with colleagues within Development Strategy who confirmed that The Rural Sustainability Study 2015 ranks Flecknoe 16 out of 24 Local Need Settlements (now Rural Villages) based on an assessment of service provision. Owing to the low level of service provision and limited access to public transport, the proposal would be car dependent. Therefore, the proposed development site is not considered to be within a sustainable location. As such, in principle, the development conflicts with policy GP2 and this weighs against the proposal.
- 1.31 On balance the proposal would result in a heavy reliance on the private car in order for residents to access employment opportunities; services and facilities within the surrounding settlements therefore not meeting requirements of Section 2 of the NPPF and Policy GP1 of the Local Plan.
- 1.32 It is therefore considered that this application is contrary to Section 2; 5 and 9 of the NPPF; and Local Plan Policies GP1, GP2 and GP3.

## 2. Character and Design

- 2.1 Local Plan Policy SDC1 seeks to ensure that. ‘...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. Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications”.
- 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 130 (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 In addition Policy GP3 of the Local Plan sets out the following criterion (outlined below) to establish whether the character and design of the proposal are appropriate for the development to be considered appropriate for conversion. The relevant criterion are as follows:
- The proposal is of a high quality and sustainable design, retaining the external and/or internal features that contribute positively to the character of the building and its surroundings.
  - The proposal retains and respects the special qualities and features of Listed and other traditional rural buildings; and
  - The appearance and setting of the building following conversion protect, and where possible enhances, the character and appearance of the countryside.
- 2.4 As identified within Section 1.6 of the Officer Report, the Structural Survey concludes that the barns are capable of conversion without the need for extensive rebuilding. Colleagues within Development Strategy have stated that a substantial element of the existing barns are to be demolished and state that the level of work required goes

beyond the criteria of Policy GP3. The Planning Officers took this view from Development strategy on-board however still respected the outcome of the structural survey and the fact that this proposal was compliant with elements of GP3 and considered that the proposal did not require extensive re-development.

- 2.5 Whilst the proposal is of unique character in terms of what would be considered a standard dwelling house, the scheme has been designed in a way in order to retain and re-use as much of the existing cattle shed as possible and to try and follow the specification for policy GP3 as stated in point 1 of the aforementioned criterion in Section 2.3 of this report. As the existing structure is essentially a Cattle shed, the proposed design seeks to enhance this character and provides x3 high quality dwelling houses with ample amenity space whilst re-using existing building stock. The proposed structures would comprise of a Cedar cladding façade with a Zinc seam metal roofing throughout, with sufficient landscaping and areas of hard standing surrounding the individual units.
- 2.6 The Planning officers also acknowledged the improved impact this development would have on the openness of the surrounding countryside. It was considered that the removal of the central section of the existing structure would in fact open up aspects of the countryside to the south of the site therefore providing no material impact on the surrounding area when the site is viewed from the public highway. Therefore, is considered compliant with point three in the aforementioned criterion in section 2.3 of this officer report and under Policy GP3.
- 2.7 On balance it was considered by the Planning Officers that the Character and design of this scheme was acceptable in terms of its compliance with the relevant design specifications as stated in Policy GP3. It was also considered that this proposal is compliant with 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 Following a visit to the site by Planning Officers, it was considered that this proposal would pose minimal impact on the amenity and privacy of surrounding buildings and dwellings. It was considered that the scheme was designed and sited in a way which offered minimal impact on the surrounding area. This was mainly due to the fact that it is proposed to use the existing structure along with removing large sections of the existing cattle barn to provide the central access. As a result, the massing of the existing structure has been significantly reduced, with no material increase in the overall height to what is currently experienced. The following assessment was made in regard to the proposal with the immediate neighbouring buildings.

#### 3.4 *Underwood Cottage*

This dwelling sits to the west of the existing site. It is considered that the proposal will provide no material impact on the amenity or privacy due to the fact that the proposed

removal of the existing northwest section of the cattle shed will significantly reduce any massing or overbearing impacts which are currently experienced. Furthermore, Plot 3 which will sit on the boundary between the two sites proposes no windows on the east elevation, therefore privacy will not be impacted.

### 3.5 *Oxfields*

This dwelling sits to the east of the existing site. It was considered that whilst this property sits close to the boundary curtilage which separates it from the cattle shed, the impact on privacy and amenity will not be intensified as a result of the development. The east elevations of Plots 1 & 2 propose no windows which will face towards this property, this coupled with the fact that there is an existing row of landscaping which separates the two sites.

### 3.6 *The Chopping Block*

This business sits immediately north of the site next to the existing entrance to the Stud & Livery business. Whilst this isn't a dwelling as such, its impacts should still be assessed. However, it was considered that the proposal would provide no material impacts on its amenity and privacy.

3.4 On balance it is considered that this aspect of the application is therefore considered to be in accordance with Policy SDC1 of the Local Plan, Section 12 of the NPPF and the Sustainable Design and Construction Supplementary Planning Document (2012) Residential Design Guide.

## 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 SPD and Appendix 5 of the Local Plan.

4.3 The table provides a breakdown of the total requirements for parking provision for dwellings proposed within this application. For clarity 1- and 2-bedroom properties should have provision for 1.5 spaces per unit; 3 bedrooms seeks provision for 2 spaces; and 4 bedroom units or more would require 3 parking spaces to provided.

Parking Provision						
Plot Number		No. Beds	No. of Units	SPD Requirements	Parking Provided	Complies Yes/No
Plot 1		4	1	3	3	Yes
Plot 2		4	1	3	3	Yes
Plot 3		3	1	2	2	Yes
Total Requirements				8	8	Yes

- 4.4 It is clear from the table above that the proposal provides sufficient parking, which is compliant with the Local Plan, is being provided throughout the scheme, along with the provision of 3 cycle spaces, as to not result in an adverse impact on parking provision within the development or surrounding area.
- 4.5 Warwickshire County Council (Highways) have confirmed that they have no objection to the proposal.
- 4.6 This application is therefore considered to be in accordance with Policy D1; D2 and Appendix 5 of the Local Plan along with the SPD on Planning Obligations.
5. Planning Balance
- 5.1 In terms of the planning balance, the Local Planning Authority benefits from an up to date adopted Local Plan along with a five-year supply of land and therefore the tilted balance in this instance is not engaged. The NPPF is however a document which should be considered as a whole and does state that in achieving sustainable development the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.
- 5.2 It is acknowledged the scheme would bring a number of benefits including the provision of additional dwellings to the local stock and associated benefits to the local economy, however, the positive effects of a small-scale development over long term would be limited. The harm however in respect of the location of the application site would be in conflict with one of the Framework's core planning objectives in that the proposal would not demonstrate sustainable development and as such significant weight should be given to this conflict.
6. Conclusion
- 6.1 In the opinion of the Local Planning Authority, having regard to the location of the development outside of the village boundary of Flecknoe being sited within the countryside, the proposal would result in a development which would result in future residents being heavily reliant on the private car to access services and facilities as well as employment which in turn fails to mitigate and adapt to climate change and support moving to a low carbon economy. As such the proposal fails to comply with Sections 2 of the National Planning Policy Framework (2021); and Local Plan Policies GP1, GP2; and GP3.

## DRAFT DECISION

**REFERENCE NO:**  
R21/0573

**DATE APPLICATION VALID:**  
01-Jun-2021

**APPLICANT:**

MRS A Murray Flecknoe Farm Stud And Livery, Flecknoe Village Road, Flecknoe, CV23 8AU

**AGENT:**

Mike Robinson, Oxford & Country Planning Ltd Oxford & Country Planning Ltd, 14, Stirling Way, Moreton-in-Marsh, GL56 0GS

**ADDRESS OF DEVELOPMENT:**

FLECKNOE FARM STUD AND LIVERY, FLECKNOE VILLAGE ROAD, FLECKNOE, RUGBY, CV23 8AU

**APPLICATION DESCRIPTION:**

Proposed conversion and partial demolition of equestrian barns to three residential dwellings.

**CONDITIONS, REASONS AND INFORMATIVES:**

REASON FOR REFUSAL: 1

The proposed development is located within an area of the borough designated as countryside. Local Plan policy GP2 states that new development within the countryside would be resisted and only where national planning policy allows will development be permitted. It is considered that the development is located within an area with limited services and facilities, resulting in an overreliance of the private car. As such the proposal would therefore have an adverse impact upon the environmental conditions of the area, and as a result would not fulfil the environmental dimension of sustainable development identified by Section 2 of the NPPF 2021 and therefore does not constitute sustainable development. The proposal is therefore contrary to Local Plan Policies GP1, GP2, and GP3 along with guidance contained within the NPPF.

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

Local Plan 2011-2032

Policy GP1: Securing Sustainable Development

Policy GP2: Settlement Hierarchy

Policy GP3: Previously Development Land and Conversions

National Planning Policy Framework – 2021

Section 2: Achieving Sustainable Development

The development plan policies referred to above are available for inspection on the Rugby Borough Council's web-site [www.rugby.gov.uk](http://www.rugby.gov.uk).

**AGENDA MANAGEMENT SHEET**

**Report Title:** Diversion of footpath R168Y Northampton Lane, Rugby

**Name of Committee:** Planning Committee

**Date of Meeting:** 9 December 2021

**Report Director:** Chief Officer - Legal and Governance

**Portfolio:** Growth and Investment

**Ward Relevance:** Dunsmore

**Prior Consultation:** Yes

**Contact Officer:** Marian Allen  
Senior Legal Officer  
01788 533556, marian.allen@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:** Confirmation of Public Path Order

**Financial Implications:** None

**Risk Management/Health and Safety Implications:** None

**Environmental Implications:** None

**Legal Implications:** None

**Equality and Diversity:** None

**Options:** Confirm unopposed Public Path Order.

**Recommendation:** Confirmation of Borough of Rugby (Part of Footpath R168Y) Public Path Diversion Order 2021.

**Reasons for Recommendation:** No objections

**Planning Committee - 9 December 2021**

**Public Footpath R168Y**

**Public Report of the Chief Officer - Legal and Governance**

**Recommendation**

Confirmation of Borough of Rugby (Part of Footpath R168Y) Public Path Order 2021.

On 3 November 2020 outline planning permission R16/2569 was approved for the demolition of farmhouse and outbuildings and construction of warehousing and distribution, fire station and infrastructure. On 10 November 2021 full permission R21/2569 was granted by Planning Committee. Part of the development requires the diversion of part of footpath R168Y.

On 13 October 2021, an Order under the provisions of Section 257 of the Town and Country Planning Act 1990 was made and advertised. The effect of the Order is to stop up part of footpath R168Y and create a replacement footpath as shown on the attached plan and described in the attached Order.

The Committee is therefore asked to confirm the Public Path Order unopposed.

**Name of Meeting:** Planning Committee

**Date of Meeting:** 9 December 2021

**Subject Matter:** Diverison of part of footpath R168y Northampton Lane, Rugby

**Originating Department:** Legal and Governance

**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

**RUGBY BOROUGH COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257**  
**THE BOROUGH OF RUGBY**  
**(PART OF FOOTPATH R168Y RUGBY)**  
**PUBLIC PATH ORDER 2021**

This Order is made by the Rugby Borough Council (“the Council”) under Section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to stop up part of **Footpath R168Y** and create a new **footpath** to which this Order relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 by the Council for demolition of farmhouse and outbuildings and construction of Warehousing and distribution, fire station and infrastructure , Reference Number 16/2569

**BY THIS ORDER**

1. Part of the footpath R168y shown by a continuous black line on the attached map and described in Part 1 of the Schedule to the Order (“the Schedule”) shall be stopped up as provided below.
2. There shall be created to the reasonable satisfaction of the Council an alternative **footpath** R168y for use as a replacement for the said part of footpath R168y provided in Part 2 of the Schedule and shown by black dashes on the attached map
3. The stopping up of the **footpath** shall have the effect on the date on which the Council certify that the terms of Article 2 above have been complied with.

4. Where immediately before the date on which the **footpath** to be stopped up there is apparently under, in, on, over, along or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they had
5. The following works shall be carried out in relation to the highway described in Part 2 of the Schedule

The **footpath** will be tarmac **3 metres** wide

## **SCHEDULE**

### **PART 1**

#### **DESCRIPTION OF SITE OF EXISING FOOTPATH**

##### **Between Points A-B**

**Stop up Existing footpath** from Point A Grid reference 446358 272160 south easterly for approximately 399 metres to Point B Grid reference 446578 271830

### **PART 2**

#### **DESCRIPTION OF SITE OF NEW FOOTPATH**

##### **Between Points A-D-D2-D3-D4-C on the Order Plan**

Create a new footpath from Point A Grid reference 446358 272160 easterly for approximately 118 metres to Point D Grid reference 446473 272189 turning south for approximately 15 metres to Point D2 Grid reference 446473 272175 curving southerly for approximately 108 metres to Point D3 Grid reference 446460 272094 south for approximately 15 metres to Point D4 Grid reference 446461 272081 finally

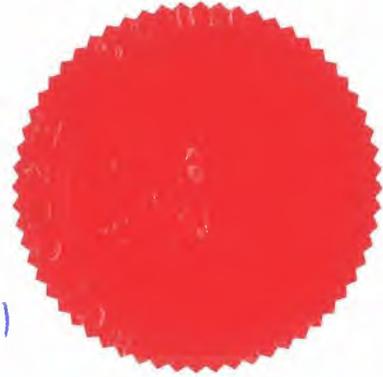
curving south for approximately 280 metres to Point C Grid reference 446473

271825

THE COMMON SEAL OF  
RUGBY BOROUGH COUNCIL  
was hereunto affixed  
the 13 day of October 2021  
in the presence of



106/21



Sarah Chapman  
Legal Services Team Leader  
Authorised officer on behalf of the Chief Officer for Legal and  
Governance  
(The Officer appointed for this purpose)

Symmetry Park, Rugby  
Proposed Permanent Diversion of Public Footpath R168y



Promapv2  
LANDMARK INFORMATION



**DATED 13 October 2021**

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257**

**THE RUGBY BOROUGH COUNCIL  
PART OF FOOTPATH R168y RUGBY)**

**PUBLIC PATH ORDER 2021**

**AGENDA MANAGEMENT SHEET**

<b>Report Title:</b>	Delegated Decisions - 21 October 2021 to 17 November 2021
<b>Name of Committee:</b>	Planning Committee
<b>Date of Meeting:</b>	9 December 2021
<b>Report Director:</b>	Chief Officer - Growth and Investment
<b>Portfolio:</b>	Growth and Investment
<b>Ward Relevance:</b>	All
<b>Prior Consultation:</b>	None
<b>Contact Officer:</b>	Dan McGahey Search and Systems Officer 01788 533774, daniel.mcgahey@rugby.gov.uk
<b>Public or Private:</b>	Public
<b>Report Subject to Call-In:</b>	No
<b>Report En-Bloc:</b>	No
<b>Forward Plan:</b>	No
<b>Corporate Priorities:</b>	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) <a href="#">Corporate Strategy 2021-2024</a> <input type="checkbox"/> This report does not specifically relate to any Council priorities but
<b>Summary:</b>	The report lists the decisions taken by the Head of Growth and Investment under delegated powers.
<b>Financial Implications:</b>	There are no financial implications for this report.

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

**Planning Committee - 9 December 2021**

**Delegated Decisions - 21 October 2021 to 17 November 2021**

**Public Report of the Chief Officer - Growth and Investment**

**Recommendation**

The report be noted.

**Name of Meeting:** Planning Committee

**Date of Meeting:** 9 December 2021

**Subject Matter:** Delegated Decisions - 21 October 2021 to 17 November 2021

**Originating Department:** Growth and Investment

**DO ANY BACKGROUND PAPERS APPLY**  YES  NO

**LIST OF BACKGROUND PAPERS**

<b>Doc No</b>	<b>Title of Document and Hyperlink</b>

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.

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Exempt information is contained in the following documents:

<b>Doc No</b>	<b>Relevant Paragraph of Schedule 12A</b>

## Delegated

### 8 Weeks PA Applications

#### Applications Refused

R21/0747 8 Weeks PA Refusal 29/10/2021	23, LANCUT HILL, RUGBY, CV23 0JR	Removal of front hedge and existing landscaping, installation of block paving and creation of additional car parking spaces.
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R21/0881 8 Weeks PA Refusal 12/11/2021	8, DONE CERCE CLOSE, DUNCHURCH, RUGBY, CV22 6NZ	Re-submission of previous application R21/0223. This new application seeks the erection of a new 3 bedroom, two storey dwelling to the end of the terrace.
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#### Applications Approved

R21/0677 8 Weeks PA Approval 21/10/2021	Collingwood Centre (The Barns), Barby Road, Rugby, CV22 5EB	Change of use of building to offices, to include other alterations
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R21/0745 8 Weeks PA Approval 21/10/2021	7, THE PADDOCKS, STRETTON- ON-DUNSMORE, RUGBY, CV23 9NW	First floor loft conversion to bedroom and en-suite
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The Wooden Bungalow, Frankton

## Delegated

### 8 Weeks PA Applications Applications Approved

R21/0707 8 Weeks PA Approval 22/10/2021	Lane, Stretton-on-Dunsmore, CV23 9JQ	Demolition of "The Wooden Bungalow" and an adjacent log store, and construction of a replacement dwelling
R21/0818 8 Weeks PA Approval 22/10/2021	RUGBY ST. ANDREWS RFC HILLMORTON GROUNDS ASHLAWN ROAD RUGBY CV22 5ET	Provision of 4 floodlights fixed to the existing lighting columns to illuminate the southern most rugby pitch RF4 for training purposes.
R21/0834 8 Weeks PA Approval 22/10/2021	UNIT 5, THE WHARF INDUSTRIAL ESTATE, THE WHARF, STRETTON UNDER FOSSE, RUGBY, CV23 0PR	Erection of a front extension to industrial units.
R21/0962 8 Weeks PA Approval 22/10/2021	FORMER AVON MILL INN SITE, 104 NEWBOLD ROAD, RUGBY, CV21 1DH	Erection of a Tyre Servicing Centre (Class B2 use) and associated development.
R21/0283 8 Weeks PA Approval 25/10/2021	76, CHRISTADELPHIAN HALL, OLIVER STREET, RUGBY, CV21 2LE	S73 application for the Removal of Condition 3 of application R18/0208 for the Erection of 39 sqm flat-roof extension to church hall

## Delegated

### 8 Weeks PA Applications Applications Approved

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

R21/0732  
8 Weeks PA  
Approval  
26/10/2021

Two storey front extension and single storey garage extension to the front. Two storey northeast side extension and single storey rear extension.

R21/0765  
8 Weeks PA  
Approval  
27/10/2021

2, Glebe Crescent, Rugby, CV21  
2HG

Erection of two storey rear extension and single storey side extension.

R21/0848  
8 Weeks PA  
Approval  
27/10/2021

64, HOLBROOK AVENUE,  
RUGBY, CV21 2QQ

Replacements of timber windows and doors to UPVC windows and doors with Bamford Front Door

R21/0951  
8 Weeks PA  
Approval  
27/10/2021

7, CEDAR AVENUE,  
COVENTRY, CV8 3QB

(Resubmission R21/0037) Single storey rear extension, garage conversion with link to main dwelling

R21/0953  
8 Weeks PA  
Approval  
27/10/2021

19, GOLD AVENUE, RUGBY,  
CV22 7FB

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

## Delegated

### 8 Weeks PA Applications Applications Approved

R20/0801 8 Weeks PA Approval 28/10/2021	8 Edginton Court, Academy Drive, Rugby, CV21 3UT	Proposed single storey Rear Extension
R21/0493 8 Weeks PA Approval 28/10/2021	1, BELMONT ROAD, RUGBY, CV22 5NZ	Single storey extension to the side of the house to consist of an office and wet room. Single storey orangery to rear of house
R21/0839 8 Weeks PA Approval 28/10/2021	Far Farm Barn, Lutterworth Road, Burton Hastings, CV11 6RA	Erection of a detached garage
R21/0372 8 Weeks PA Approval 29/10/2021	8, RICHMOND ROAD, RUGBY, CV21 3AB	Single storey side and rear extension
R21/0910 8 Weeks PA Approval 01/11/2021	27, FELLOWS WAY, RUGBY, CV21 4JP	Erection of a single storey rear extension, together with external alterations and proposed rendering and cladding of existing walls.

## Delegated

### 8 Weeks PA Applications Applications Approved

HILLCREST FARM, CLAYHILL  
LANE, RUGBY, CV23 9BG

R21/0598  
8 Weeks PA  
Approval  
04/11/2021

Removal of existing antenna support pole to be replaced with proposed 8m long antenna support pole to support 3no. antennas to a maximum height of 13m together with ancillary development thereto including remote radio units, GPS module and cabling.

R21/0667  
8 Weeks PA  
Approval  
04/11/2021

276, RUGBY ROAD, BINLEY  
WOODS, COVENTRY, CV3 2BD

Alterations to front elevation, canopy porch, landscaping and new gated entrance to include rear hipped to gable roof extension, provision of rear roof terrace with glass balustrade and privacy screening and alterations to rear fenestration.  
(Resubmission of previously approved scheme R19/1027 dated 10/09/2019 for alterations to front elevation, canopy porch, landscaping and new gated entrance).

R21/0779  
8 Weeks PA  
Approval  
04/11/2021

22, WHIMBREL CLOSE,  
RUGBY, CV23 0WG

Part two storey and part single storey rear extension and conversion of garage into living accommodation

## Delegated

### 8 Weeks PA Applications Applications Approved

R21/0960 8 Weeks PA Approval 04/11/2021	29, COOMBE DRIVE, BINLEY WOODS, COVENTRY, CV3 2QU	Erection of a single storey rear extension.
R21/0770 8 Weeks PA Approval 05/11/2021	OAK TREE FARM, FREEBOARD LANE, STRETTON-ON- DUNSMORE, COVENTRY, CV8 3EQ	Retrospective planning for conversion of former stables to ancillary accommodation relating to Oak Tree Barn, forming a holiday letting cottage.
R21/0815 8 Weeks PA Approval 05/11/2021	PART OF SITE CLOSE TO WESTERN AND NORTHERN BOUNDARY - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON	Formation of access track connecting to existing access to A45 (to provide access to existing properties on a temporary basis and provide bridleway link)
R21/0836 8 Weeks PA Approval 08/11/2021	8, TWO PIKE LEYS, RUGBY, CV23 0GS	Continuation of part-time music tuition from a residential property.
R21/0902 8 Weeks PA Approval 08/11/2021	33, North Road, Clifton Upon Dunsmore, Rugby, CV23 0BN	Proposal for the demolition of existing rear extension and the erection of a new single-storey rear extension measuring out by 4.8m to form an open plan

## Delegated

### 8 Weeks PA Applications Applications Approved

		kitchen dining area for the property.
R21/0945 8 Weeks PA Approval 08/11/2021	(Former Gala Bingo), LAND AT EVREUX WAY & NORTH STREET, RUGBY,	Installation of 2no. rapid electric vehicle charging stations together with associated equipment.
R21/0595 8 Weeks PA Approval 09/11/2021	SWALLOWFIELDS, CAWSTON OLD FARM BARN, WHITEFRIARS DRIVE, RUGBY, CV22 7QR	Erection of detached double garage with first floor home office along with continuation of driveway in rear garden to provide access.
R21/0833 8 Weeks PA Approval 09/11/2021	2, STUDLAND AVENUE, RUGBY, CV21 4HW	Infilling of the car port and erection of a single storey rear extension to form an attached annexe.
R21/0882 8 Weeks PA Approval 09/11/2021	44, Heather Road, Binley Woods, Coventry, CV3 2DE	Erection of single storey rear extension with chimney, rear extension to detached garage, and front porch.
R21/0554 8 Weeks PA Approval 11/11/2021	6, ARNOLD VILLAS, RUGBY, CV21 3AX	Single storey side extension to dwellinghouse

## Delegated

### 8 Weeks PA Applications Applications Approved

R21/0601 8 Weeks PA Approval 11/11/2021	LAND AT WHARF FARM, CRICK ROAD, RUGBY	Erection of a dwelling house with associated access, parking and landscaping, together with a partial re-plan of planning approved R20/0538
R21/0906 8 Weeks PA Approval 11/11/2021	14, BUCCLEUCH CLOSE, DUNCHURCH, RUGBY, CV22 6QB	Erection of a first floor level side extension and enlargement of existing side dormer.
R21/0720 8 Weeks PA Approval 12/11/2021	THE MANOR HOUSE, FLECKNOE VILLAGE ROAD, FLECKNOE, RUGBY, CV23 8AT	Remove 2 no. existing greenhouses. Replace with Victorian style greenhouse with entrance porch
R21/0826 8 Weeks PA Approval 12/11/2021	18, ORSON LEYS, RUGBY, CV22 5RG	Single storey rear and first floor side extensions
R21/0893 8 Weeks PA Approval 12/11/2021	2A, MILLFIELDS AVENUE, RUGBY, CV21 4HJ	Converting the existing single storey garage into living accommodation as part of a two storey side extension.

## Delegated

### 8 Weeks PA Applications Applications Approved

67, FALSTAFF DRIVE, RUGBY,  
CV22 6LJ

R21/0925  
8 Weeks PA  
Approval  
12/11/2021

Proposed to enlarge the existing first floor by creating a new dormer on each of the two roof elevations. This proposal is intended to create additional floor space at first floor level in order to create an additional bedroom and en-suite to the property.

R21/1037  
8 Weeks PA  
Approval  
12/11/2021

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

Variation of Condition 4 of planning permission reference R17/2041 (Outline planning permission for demolition of the existing buildings and erection of six dwellings, with all matters reserved other than access, dated 11 November 2019) to include reference to an additional plan.

R21/0811  
8 Weeks PA  
Approval  
15/11/2021

34, RUGBY ROAD,  
DUNCHURCH, RUGBY, CV22  
6PN

Single storey rear extension, along with conversion & extension of existing loft area into habitable space.

R21/0972  
8 Weeks PA  
Approval

Construction of underground cables associated with Streetfields Solar Farm.

## Delegated

### 8 Weeks PA Applications

#### Applications Approved

15/11/2021

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

R21/0569  
8 Weeks PA  
Approval  
16/11/2021

10, FOXWOOD DRIVE,  
COVENTRY, CV3 2SP

Single storey rear extension,  
single storey front porch  
extension, loft conversion and  
erection of front roof dormers

R21/0759  
8 Weeks PA  
Approval  
16/11/2021

20, STEEPING ROAD, LONG  
LAWFORD, RUGBY, CV23 9SS

Conversion of existing office to  
bedroom, ensuite and gym.  
Demolish conservatory; construct  
utility room. Erection of trellis  
screen to front

R21/0838  
8 Weeks PA  
Approval  
16/11/2021

41, WESTFIELD ROAD, RUGBY,  
CV22 6AS

6M Ground Floor Extension with  
3M First Storey Extension at  
Rear with side extension

R21/0917  
8 Weeks PA  
Approval  
16/11/2021

NEWBOLD RFC, PARKFIELD  
ROAD, RUGBY, CV21 1EZ

Installation of a mobile classroom  
unit (Willow Park School) for  
pupils with special educational  
needs

Erection of a single storey rear

## Delegated

### 8 Weeks PA Applications Applications Approved

R21/1066 8 Weeks PA Approval 16/11/2021	58, CAWSTON LANE, DUNCHURCH, RUGBY, CV22 6QE	extension.
R21/0582 8 Weeks PA Approval 17/11/2021	15, MOSEDALE, RUGBY, CV21 1SE	Erection of Two Storey side Extension
R21/0621 8 Weeks PA Approval 17/11/2021	58, RUGBY ROAD, BINLEY WOODS, COVENTRY, CV3 2AX	Proposed two storey rear extension, single storey rear extension and alterations including the enlargement to the roof of dwellinghouse

### Certificate of Lawfulness Applications Applications Approved

R21/0027 Certificate of Lawfulness Approval 01/11/2021	69, LUTTERWORTH ROAD, BRINKLOW, RUGBY, CV23 0LL	Application for a Lawful Development Certificate for a proposed use or development for the garaging of vehicles located at bottom of garden under permitted development rights
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## Delegated

### Certificate of Lawfulness Applications

#### Applications Approved

98, MURRAY ROAD, RUGBY,  
CV21 3JP

R21/0797  
Certificate of  
Lawfulness  
Approval  
16/11/2021

Lawful development certificate for  
the erection of single storey  
extension to the rear of dwelling  
house.

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### Discharge of Conditions

#### Applications Approved

R20/0309 250, NEWBOLD ROAD, RUGBY,  
CV21 1EG

22/10/2021

Erection of 2 (no) dwellings.

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R19/1419 WEBB ELLIS INDUSTRIAL  
ESTATE, WOODSIDE PARK,  
RUGBY, CV21 2NP

09/11/2021

Erection of 12 no. new build  
apartments comprising 4 no.  
1-bed and 8 no. 2-bed flats.

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### Listed Building Consent Applications

#### Applications Approved

HOLBROOK MEWS, CHAPEL  
STREET, LONG LAWFORD,  
RUGBY, CV23 9BD

Listed Building Consent for  
conversion of attached garage for  
the purpose of a bedroom,

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## Delegated

### Listed Building Consent Applications Applications Approved

R21/0616  
Listed Building Consent  
Approval  
26/10/2021

bathroom and utility space.

R21/0934                      14, CHURCH STREET, RUGBY,  
Listed Building Consent CV21 3PL  
Approval  
02/11/2021

Listed Building Consent for the  
replacing of internal lighting

R21/0648                      6, ARNOLD VILLAS, RUGBY,  
Listed Building Consent CV21 3AX  
Approval  
11/11/2021

Listed Building Consent for a  
proposed single storey side  
extension to dwellinghouse

R21/0722                      THE MANOR HOUSE,  
Listed Building Consent FLECKNOE VILLAGE ROAD,  
Approval FLECKNOE, RUGBY, CV23 8AT  
12/11/2021

Remove 2 no. existing  
greenhouses. Replace with  
Victorian style greenhouse with  
entrance porch (4.7m length ,  
2.6m width extending to 3.4m  
with porch included and 3.3m  
height) located to the east of the  
dwelling. Laying of path to  
greenhouse.

### Major Applications

## Delegated

### Major Applications

#### Applications Approved

R21/0784	ROLLS-ROYCE, COMBE	Erection of three commercial units (Use Class B2) and associated works, including supporting infrastructure, landscaping and re-profiling works for the remainder of Plot 1 (application for approval of reserved matters relating to access, appearance, landscaping, layout and scale against outline planning permission R19/1540 dated 15th June 2021)
Major Application	FIELDS ROAD, COVENTRY,	
Approval of Reserved Matters	CV7 9JR	
29/10/2021		

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### Non Material Amendment Applications

#### Applications Approved

R21/0800	21, BEACONSFIELD AVENUE, RUGBY, CV22 6BY	Loft conversion and erection of dormer feature to the rear roof of the dwelling house.
Non-Material Amendment agreed 31/10/2021		

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R20/0740	LAND TO REAR OF 36 WARREN ROAD, BOWEN ROAD, RUGBY	Proposed detached dwelling
Non-Material Amendment agreed 01/11/2021		

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## Delegated

### Non Material Amendment Applications Applications Approved

DOLLMAN FARM, CRICK  
ROAD, HILLMORTON, RUGBY,  
CV23 0AB

R16/0868

Non-Material  
Amendment agreed  
02/11/2021

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

R16/1401

THE HOLLIES, WOOD LANE,  
COVENTRY, CV7 9LA

Non-Material  
Amendment agreed  
05/11/2021

Erection of a side extension with associated loft conversion through the raising of the ridge and inclusion of roof lights and dormer windows.

45, SANDFORD WAY,  
DUNCHURCH, RUGBY, CV22

Single storey front extension to property.

## Delegated

### Non Material Amendment Applications Applications Approved

6NB

R21/0733

Non-Material  
Amendment agreed  
09/11/2021

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### Prior Approval Applications

#### Prior Approval Applications

R21/1001                      STREET RECORD, ROUNDS  
Demolition Prior            GARDENS, RUGBY  
Approval  
Required and Approved  
22/10/2021

Prior notification for the  
demolition of three eleven storey  
high rise apartment blocks, three  
two-storey low-rise apartment  
blocks and a one storey ancillary  
concierge centre.

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R21/0524                      Land East Side Of, Frankton  
Prior Approval change      Lane, Stretton-On-Dunsmore  
of use  
Required and Refused  
28/10/2021

Prior approval application for the  
change of use from agricultural  
building to 1 no. dwelling with  
associated building operations  
(Under Class Qa and Qb).

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R21/0975                      27, CRAVEN ROAD, RUGBY,  
Prior Approval                CV21 3JX  
Extension  
Not Required  
01/11/2021

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Prior approval for erection of a  
3.5m single storey extension.

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## Delegated

### Prior Approval Applications

#### Prior Approval Applications

DEVELOPMENT LAND AT  
PAILTON RADIO STATION,  
MONTILO LANE, PAILTON,  
CV23 0HD

R21/0937  
Prior Approval change  
of use  
Required and Approved  
08/11/2021

Prior approval change of use of  
buildings and land within their  
curtilage from office use Class E  
to 10no. dwellinghouses Class  
C3 under Class MA.

R21/1026  
Agriculture Prior  
Approval  
Not Required  
11/11/2021

COPSTON LODGE FARM,  
SMOCKINGTON LANE,  
WOLVEY, HINCKLEY, LE10 3HX

Prior Approval:  
Excavation/Deposit waste for  
agriculture. A balanced cut and  
fill earthmoving operation to  
create an irrigation reservoir with  
an engineered clay lining using  
clay dug from the site.

R21/1050  
Agriculture Prior  
Approval  
Not Required  
11/11/2021

TOFT ALPACAS, TOFT LANE,  
DUNCHURCH, RUGBY, CV22  
6NR

Prior approval for the erection of  
an extension to an existing  
agricultural building.

R21/1051  
Agriculture Prior  
Approval  
Not Required  
11/11/2021

TOFT ALPACAS, TOFT LANE,  
DUNCHURCH, RUGBY, CV22  
6NR

Prior approval for the erection of  
an extension to an existing  
agricultural building.

## Delegated

### Prior Approval Applications

#### Prior Approval Applications

FAR FARM, LUTTERWORTH  
ROAD, BURTON HASTINGS,  
NUNEATON, CV11 6RA

R21/1132  
Agriculture Prior  
Approval  
Not Required  
12/11/2021

Agricultural building for the  
storage of crops to replace  
building previously damaged by  
fire

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### Withdrawn Applications

#### Applications Withdrawn

R21/0488                      301, CLIFTON ROAD, RUGBY,  
8 Weeks PA                      CV21 3QZ  
Withdrawn by  
Applicant/Agent  
08/11/2021

Change of use of retail shop (Use  
Class E(a)) to hot food takeaway  
(fish & chip shop) (Use Class Sui  
Generis)

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