

AGENDA MANAGEMENT SHEET

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| Report Title: | Planning Appeals Update |
| Name of Committee: | Planning Committee |
| Date of Meeting: | 8 November 2023 |
| Report Director: | Chief Officer - Growth and Investment |
| Portfolio: | Growth and Investment |
| Ward Relevance: | |
| Prior Consultation: | |
| Contact Officer: | Chief Officer - Growth and Investment |
| Public or Private: | Public |
| Report Subject to Call-In: | No |
| Report En-Bloc: | No |
| Forward Plan: | No |
| Corporate Priorities: | This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) Corporate Strategy 2021-2024 <input type="checkbox"/> This report does not specifically relate to any Council priorities but |
| (C) Climate (E) Economy (HC) Health and Communities (O) Organisation | |
| Summary: | This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 1 July to 30 September 2023. |
| Financial Implications: | Increases the scope for related costs claims within the planning appeals process. |

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| 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 - 8 November 2023

Planning Appeals Update

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

1. Introduction

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

2. Appeals determined

During the last quarter from 1 July to 30 September 2023 a total of 7 planning appeal was determined, of which 2 was allowed, 5 was dismissed and 0 was withdrawn.

A total of 0 enforcement appeals was 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 30 September 2023 there were 8 planning appeals and 0 enforcement appeal still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

Name of Meeting: Planning Committee
Date of Meeting: 8 November 2023
Subject Matter: Planning Appeals Update
Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

| Doc No | Title of Document and Hyperlink |
|--------|---------------------------------|
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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 |
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APPENDIX A

| Location | Full development description | Application number | Case Officer | PINS Reference | Decision date | Decision description | Appeal Decision | Appeal Decision Date |
|---|--|---------------------------|---------------------|------------------------|----------------------|-----------------------------|------------------------|-----------------------------|
| DUNCHURCH PARK HOTEL AND CONFERENCE CENTRE, RUGBY ROAD, DUNCHURCH, RUGBY CV22 6QW | Retrospective temporary planning application for ancillary accommodation comprising of 40 cabins for a period of 18 months. | R22/0193 | Chris Davies | APP/E3715/W/23/3318322 | 10 November 2022 | Refusal | Allowed | 31 July 2023 |
| CARAVAN AT ROSE FIELD, HINCKLEY ROAD, WOLVEY, HINKLEY LE10 3HQ | Change of use of the land for the siting of one residential gypsy and traveller pitch | R22/0226 | Lucy Davison | APP/E3715/W/22/3309858 | 23 June 2022 | Refusal | Allowed | 19 September 2023 |
| WESTMORLANDS, HINCKLEY ROAD, WOLVEY, HINCKLEY LE10 3HQ | Certificate of Lawfulness application for the erection of a building incidental to the enjoyment of the existing house through Schedule 2 Part 1 Class E of the General Permitted Development Order 2015 (as amended). This proposed out-building will comprise of a gym, home office and games/garden room. | R22/0505 | Sam Burbidge | APP/E3715/X/22/3305073 | 12 August 2022 | Refusal | Dismissed | 29 August 2023 |
| BARN ADJACENT TO NETHERCOTE BARN, NETHERCOTE ROAD, FLECKNOE, RUGBY CV23 8AS | Prior approval change of use of agricultural building to 1 no. dwellinghouse (Class Q) | R22/0695 | Ruth James | APP/E3715/W/23/3317437 | 1 September 2022 | Required and Refused | Dismissed | 7 August 2023 |

APPENDIX A

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| SPARROW HALL BARN, COMBE FIELDS ROAD, COOMBE FIELDS, COVENTRY CV7 9JP | Retention of outbuilding and extension on the south elevation, and change of use to form two holiday lets. | R22/0847 | Ben Peffers | APP/E3715/W/23/3319990 | 25 January 2023 | Refusal | Dismissed | 27 September 2023 |
| NEW BARN STABLES, BURNTHURST LANE, PRINCETHORPE, RUGBY CV23 9QA | Conversion of existing stables to a dwellinghouse | R22/0988 | Euan Hardy | APP/E3715/W/23/3319783 | 22 December 2022 | Refusal | Dismissed | 21 September 2023 |
| 3 NORMAN ASHMAN COPPICE, BINLEY WOODS, COVENTRY CV3 2BP | Single Storey Front and Side Extension | R23/0157 | Euan Hardy | APP/E3715/D/23/3321203 | 15 March 2023 | Refusal | Dismissed | 11 July 2023 |

APPENDIX B

| Location | Full development description | Application number | Case Officer | PINS Reference | Stage Description | Appeal Type | Decision date | Decision description | Decision level |
|--|--|---------------------------|---------------------|------------------------|--------------------------|-------------------------|----------------------|-----------------------------|-----------------------|
| TWO HOOTS FARM, LUTTERWORTH ROAD, BRAMCOTE CV11 6RA | Conversion of buildings to two residential dwellings, including removal of mobile home and toilet block, construction of a link and associated works | R22/0818 | Michelle Hill | APP/E3715/W/23/3318813 | Appeal Lodged | Written Representations | 18 November 2022 | Refusal | Delegated |
| 301 CLIFTON ROAD, RUGBY CV21 3QZ | Change of use of shop to a hot food takeaway, single storey rear and side extension and re-location of existing side door. | R22/0171 | Euan Hardy | APP/E3715/W/23/3319725 | Appeal Lodged | Written Representations | 13 January 2023 | Refusal | Committee |
| RUGBY BUSINESS CENTRE, 21-23, CLIFTON ROAD, RUGBY CV21 3PY | Erection of tubular steel shopping trolley guard (retrospective) and fixed shop canopy | R23/0037 | Euan Hardy | APP/E3715/W/23/3321028 | Appeal Lodged | Written Representations | 23 March 2023 | Refusal | Delegated |
| 39 PARK ROAD, RUGBY CV21 2QU | Change of use from Dwelling House (C3) into a total number of 6 rooms HMO (Sui Generis) and alterations. | R22/0778 | Euan Hardy | APP/E3715/W/23/3323021 | Appeal Lodged | Written Representations | 16 December 2022 | Refusal | Committee |
| 52 HEATHER ROAD, BINLEY WOODS, COVENTRY CV3 2DD | Demolition of existing bungalow to develop a detached two story dwelling with garage and new access. Existing trees and access to remain | R22/1225 | Sam Green | APP/E3715/W/23/3321572 | Appeal Lodged | Written Representations | 14 March 2023 | Refusal | Delegated |
| WILLOUGHBY HOUSE, MOOR LANE, WILLOUGHBY, RUGBY CV23 8BU | Construction of three detached dwelling houses, car ports and associated works including demolition of existing buildings. | R22/1276 | Sam Green | APP/E3715/W/23/3320918 | Appeal Lodged | Written Representations | 16 March 2023 | Refusal | Delegated |

APPENDIX B

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|--|---|-----------------|---------------------|-------------------------------|----------------------|----------------|-------------------------|----------------|------------------|
| <p>PLOT 14, TOP PARK, TOP ROAD, BARNACLE, COVENTRY CV7 9FS</p> | <p>Retention of 1no. Gypsy and Traveller pitch comprising 1no. static caravan, 1no. touring caravan, 1no. timber dog kennel, block paved parking area, gravel pathway, red brick walls and metal gates to front boundary, timber fencing to side and rear boundaries, and vehicular and pedestrian access off Top Park access road. Proposed erection of a brick outbuilding with a tiled roof.</p> | <p>R22/0772</p> | <p>Chris Davies</p> | <p>APP/E3715/W/23/3328404</p> | <p>Appeal Lodged</p> | <p>Hearing</p> | <p>15 May 2023</p> | <p>Refusal</p> | <p>Committee</p> |
| <p>COVENTRY STADIUM, RUGBY ROAD, COVENTRY, CV8 3GJ</p> | <p>Demolition of existing buildings and outline planning application (with matters of access, layout, scale, and appearance included) for residential development (Use Class C3) including means of access into the site from the Rugby Road, provision of open space and associated infrastructure and provision of sports pitch, erection of pavilion and formation of associated car park</p> | <p>R18/0186</p> | <p>Ella Casey</p> | <p>APP/E3715/W/23/3322013</p> | <p>Appeal Lodged</p> | <p>Inquiry</p> | <p>16 November 2022</p> | <p>Refusal</p> | <p>Committee</p> |