

9 July 2021

PLANNING COMMITTEE - 21 JULY 2021

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 21 July 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 meetings held on 23 June 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 part of Bridleway R163 and Footpath R163c Straight Mile, Bourton on Dunsmore, Rugby
7. Delegated Decisions – 3 June 2021 to 30 June 2021
8. Motion to Exclude the Public under Section 100(A)(4) of the Local Government Act 1972.

To consider the following resolution:

“Under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item on the grounds that it involves the likely disclosure of information defined in paragraph 2 of Schedule 12A of the Act.”

PART 2 – EXEMPT INFORMATION

1. Planning Enforcement Update – January to June 2021

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 – 21 July 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

There are no applications recommended for refusal to be considered.

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
1	R20/0566	Bridge 24, Fields Farm Lane, Marton, Rugby, CV23 9RS Demolition of existing bridge 24 and regrading of ground level to create a crossroad in conjunction with disused railway tracks/PROW.	3
2	R21/0364	2 Fisher Avenue, Rugby, CV22 5HN Erection of one dwelling (outline planning application to include access, landscaping, layout with appearance and scale reserved).	16

Reference: R20/0566

Site Address: BRIDGE 24, FIELDS FARM LANE, MARTON, RUGBY, CV23 9RS

Description: Demolition of existing bridge 24 and regrading of ground level to create a crossroad in conjunction with disused railway tracks/PROW

Recommendation

Approved, subject to conditions

Introduction:

The application has been brought to be determined by the Planning Committee as it is a major application.

Bridge 24 is a three span masonry arch bridge which carries a farm access track and public right of way [R213] over the former Rugby to Leamington railway. Railway Paths Limited (RPL) owns the former railway land and also manages Bridge 24. The railway is no longer in use and Sustrans are proposing to build a new walking and cycling greenway along the alignment of the disused railway. Sustrans has secured £5.7m of funding to bring 6.5 miles of the Lias Line into use as part of the National Cycle Network. The full extent of the disused railway or Lias Line straddles three authorities being Rugby Borough Council, Warwick District Council and Stratford-on-Avon District Council.

Planning permission for the overall project was granted by Stratford-on-Avon DC (lead planning authority) in March 2021; by Rugby BC in April 2021 and Warwick DC have given approval in principle pending the outcome of the public consultation.

Proposal:

This application seeks full planning permission for the demolition of existing bridge 24 and regrading of ground level to create a crossroad in conjunction with disused railway tracks/PROW.

This planning application does not encompass the totality of the Lias Line greenway along the former railway but includes the ramps for the greenway in this location. The creation of the at grade crossing would enable inter-accessibility between the Lias Line greenway and the access track/public footpath.

A new timber post and 4 rail fence, 1.4m high will be used along each side of the farm access ramps and will tie into the existing railway boundary fence.

Planning History:

- R20/0914 The change of use of the disused Lias Line from an historic disused railway line to a cycle/ pedestrian route to be laid in a sealed surface with associated ancillary development.
Approved: 28/04/2021
- R20/0991 Demolition of existing brick arch bridge, removal of deck, arches and piers, and erection of steel truss bridge installed on existing abutment to be used for cycling and walking (Bridge 22)
Yet to be decided

Technical Responses:

- Warwickshire County Council Ecology Unit – No objection, subject to condition
- RBC Environmental Health Department – No objection, subject to condition
- Warwickshire County Council Highways – No objection
- RBC Trees and Landscaping – No objection, subject to conditions
- Warwickshire County Council Right of Way – No objection, subject to conditions
- Warwickshire County Council Archaeology – No comments received

Third Party Responses:

Neighbours notified and a site notice has been posted. No letters of representation have been received.

Relevant Planning Policy and Guidance

National Planning Policy Framework – 2019

Section 2: Achieving sustainable development

Section 9: Promoting sustainable transport

Section 12: Achieving well-designed places

Section 13: Protecting green belt land

Section 15: Conserving and enhancing the natural environment

Section 16: Conserving and enhancing the historic environment

Local Plan (2011-2031) – June 2019:

Policy GP1: Securing sustainable development

Policy GP2: Settlement hierarchy

Policy NE1: Protecting designated biodiversity and geodiversity assets

Policy NE3: Landscape protection and enhancement

Policy SDC1: Sustainable design

Policy SDC2: Landscaping

Policy SDC3: Protecting and enhancing the historic environment

Determining Considerations

1. Principle of Development

- 1.1. Policy GP1 of the Local Plan states that when considering development proposals, a positive approach will be taken on development that reflects the presumption in favour of sustainable development and to secure development that improves the economic, social and environmental conditions in the area.
- 1.2. This is reflected in Section 2 of the NPPF which states that when considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development.
- 1.3. Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy. The bridge itself is located within the Countryside and the site access track is located within the Green Belt as defined in Policy GP2 of the Local Plan. As such new development will be resisted; only where national policy on countryside locations and Green Belt allows will development be permitted.
- 1.4. Bridge 24 was constructed to enable an access track “Fields Farm Lane” to cross the railway, this has remained in use for agricultural vehicles. However, the farmer who farms on both sides of the former railway has limited his use of the bridge due to its width and being unable to fit modern machinery across. The bridge is in a poor condition and it would appear the bridge has been overloaded which has caused the side walls (spandrels) of the bridge to bulge and the parapets have significant damage.
- 1.5. The Principal Inspection Report from April 2021 has determined two factors that are likely to be the main causes of deterioration to the bridge. Bridge 24 suffers because the original design did not provide a drainage system. This means that over time water has found its own way through the fabric of the structure. The result is a decreased overall strength to the areas of the spandrels and arch barrels affected. The second factor is that both parapets have rotated, meaning the spandrel walls have push outward causing the parapets to lean inward. This has likely been caused by the increased size and weight of modern agricultural vehicles and the narrowness of the deck, so heavy vehicles crossing the bridge must drive with their wheels close to the base of the parapets. The increased forces have caused Bridge 24 to develop multiple serious defects that continue to deteriorate at a steady rate.

- 1.6. Given the significant and on-going costs of the repairs required for Bridge 24 to ensure public safety and that it isn't fit for use by modern farm machinery, demolition is planned. A new at grade crossing would allow farm vehicles and users of the public footpath to cross the new greenway. This will greatly increase connectivity for users, by enabling the public to access the new greenway from the existing footpath and bridleway network in the area and vice versa.
- 1.7. The orientation of Bridge 24 is generally north/south and the proposed works are only partially within the Green Belt. The works within the Green Belt include: a short section of farm track access ramp; the regrading of the approach track over 15m; and some new timber post and rail fencing. The amount of work within the Green Belt is very limited (approximately 75 sq.m), with the majority of the proposed works in the Countryside.
- 1.8. Paragraph 146 of the NPPF states that certain forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purpose of including land within it. Paragraph 146(b) includes 'engineering operations' and although the Framework does not provide a specific definition of engineering operations, the Council is of the view that the complexity of the works involved in this proposal need to be overseen by an engineer. In terms of openness, again, the Framework does not provide a specific definition of openness, but, in the Green Belt context, it is generally held to refer to freedom from development as well as any visual impact. The demolition of Bridge 24 will remove an existing built structure from the landscape and the proposed new ramps and access track are to be constructed at a lower level than the existing farm track. The trees and scrub around the bridge and cutting limit the visibility of the bridge from the surrounding area. Therefore, the proposal would preserve the Green Belt's openness and would not conflict with the purposes of including land within it.
- 1.9. Overall, the demolition of Bridge 24 and the installation of new ramps are designed to link with wider proposals to create the new Lias Line greenway. The Lias Line will expand the walking/cycling network in this location and encourage the recycling and re-use of underused land with wider sustainability, health and recreational benefits. The demolition of the bridge will also ensure the health and safety of the greenways users and the local farmer(s). This application is therefore considered to comply with Policy GP1, GP2 of the Local Plan and Section 2 and 13 of the NPPF.

2. Railway Heritage

- 2.1. Policy SDC3 states that development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance. Paragraph 197 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be

taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 2.2. The Ministry of Housing, Communities & Local Government guidance on the historic environment provides a definition for non-designated heritage assets. They are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.
- 2.3. The Lias Line was a railway running from Rugby to Leamington Spa. A 15-mile branch line built by the London and North Western Railway, opened in 1851 and closed in stages between 1961 and 1991. Running parallel to the Oxford Canal for much of its route, the Lias Line is a good representation of transport that typifies the Industrial Revolution. The line was acquired by the charity Railway Paths in 1998 to be used as part of the National Cycle Network managed by Sustrans. The Local Planning Authority considers Bridge 24 to be a non-designated heritage asset.
- 2.4. Along the Rugby to Leamington (Lias Line) three of the ten bridges will be impacted by the proposals to enhance the Cycle Route (NCN41). These are bridges Bridge 22 (RBC), Bridge 24 (RBC) and Bridge 29 (Hunningham Railway Bridge – Warwick District Council).
- 2.5. The Heritage Impact Assessment has determined that Bridge B24 is only of ‘moderate overall significance and importance’. It is not a designated heritage asset and does not stand out as such (situated in a secluded location) from the numerous other bridges on the line. As mentioned above, the bridge has suffered overloading from increases in the size and gross weight of farm machinery, causing the brick parapets to lean and the spandrel brickwork to bulge. Railway Paths Limited Principal Inspections have concluded it to be unfit for purpose and of risk of uncontrolled collapse.
- 2.6. The proposed demolition of the bridge and replacement with an at grade crossing of the farm track and cycle track bed will cause some harm to the non-designated heritage asset. However, the loss of Bridge 24 will not detract from the historical value of the line as a whole. The overall group entity and identity of the historical contribution the line has made to the area between Rugby and Leamington will be retained.
- 2.7. This application is therefore considered to be in accordance Policy SDC3 of the Local Plan and Section 16 of the NPPF.

3. Character and Design

- 3.1. Policy SDC1 of the Local Plan states that all development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of scale, density and design that responds to the character of the area in which they are situated.
- 3.2. The proposed design intends to remove all of the above ground structure of the bridge. The abutments below ground would remain. The bridge will be replaced by ramps that would enable the farm track and greenway to cross at grade.
- 3.3. The demolition of the bridge will impact on the character of its locality; however the development proposal maintains the openness of the area, by constructing the new ramps and access track at a lower level than the existing farm track. This application also facilitates accessibility along the access track, public footpath route and the Lias Line, providing wider sustainability, health and recreational benefits.
- 3.4. This application is therefore considered to be in accordance Policy SDC1 of the Local Plan.

4. Amenity

- 4.1. Section 12 of the NPPF states that planning should always seek a high standard of amenity for existing and future users of developments. Policy SDC1 of the Local Plan states that proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.
- 4.2. The closest neighbouring dwelling to the application site is The Tithe Barn located approximately 150 metres to the north of Bridge 24 and approximately 46 metres from the site access point. The ecology report details replacement planting in this area, ensuring that The Tithe Barn remains screened from the greenway.
- 4.3. This application is therefore considered to be in accordance with Section 12 of the NPPF and Policy SDC1 of the Local Plan.

5. Environmental Health Considerations

- 5.1. Section 15 of the NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. The expectation is that

any potentially adverse noise impacts from a development should be mitigated and reduced to a minimum in the interests of protecting the health and quality of life of nearby residents.

5.2. RBC Environmental Health Officer is of no objection following the subsequent submission of a more detailed Construction and Environmental Management Plan (CEMP) prior to commencement [Condition 3]. The plan will include details regarding, the control of noise and vibration emission, dust and mud deposition.

5.3. The application is therefore considered to be in accordance with Section 15 of the NPPF.

6. Highway Safety:

6.1. Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users.

6.2. Warwickshire County Council Highways Department were of a position of no objection, following the approval of a Construction Environmental Management Plan (CEMP) relating to the safety of the highway and its users prior to determination. This CEMP was submitted prior to determination of the application and has been included in Condition 2.

6.3. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy D2 of the Local Plan.

7. Trees & Landscaping

7.1. Policy SDC2 states that the landscape aspects of a development form an integral part of the overall design and a high standard of appropriate hard and soft landscaping will be required. Proposals should ensure that new planting comprises of native species which are of ecological value and appropriate for the area. Policy NE3 has a similar purpose ensuring that significant landscape features are protected and enhanced.

7.2. There are a number of trees, groups of trees (no protected trees on site) and hedgerows around the bridge and the proposed new ramps. RBC Arboricultural Officer has determined that any losses are of relatively low quality. An Arboricultural Impact Assessment has been undertaken and a draft tree protection plan for the protection of retained trees/hedges during works has been provided. Conditions 4 & 5 have been recommended to ensure a *final* arboricultural method statement, tree protection plan and specification of all proposed tree planting is submitted to the LPA prior to development commencing on site.

7.3. This application is considered in accordance with Policy SDC2 and NE3 of the Local Plan.

8. Ecological Considerations

8.1. Policy NE1 states that the Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity. Section 15 of the NPPF states that the planning system should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.

8.2. The whole Lias Line lies within National Character Area profile 96: Dunsmore and Feldon, as defined by Natural England. Much of the Line comprises dense/continuous scrub, semi-natural woodland, scattered trees, semi-improved neutral grassland, ephemeral/short perennial and tall ruderal vegetation, areas of standing water, short stretches of species-poor hedgerow and bare ground. The Line runs adjacent to fields of pasture and arable land with field hedgerows and small blocks of woodland.

8.3. Warwickshire County Council Ecological Services Team have been extensively involved in the proposal and were commissioned by Sustrans and Railway Path Limited to provide technical support for the project. The planning application has been accompanied by a Ecological Construction and Environmental Management Plan (E-CEMP) and Landscape and Ecological Management Plan (LEMP) which links in with the main line application. These documents have been approved by WCC Ecology and are included in **Condition 2**. Therefore, WCC Ecology have only recommenced one condition **[Condition 6]** that is a combination of a Biodiversity Management Plan (BMP) and Biodiversity Offsetting to ensure that there is no net biodiversity loss as a result of the development.

8.4. It is therefore considered that this proposal will not have an adverse impact on biodiversity. This application is considered in accordance with Policy NE1 of the Local Plan and Section 15 of the NPPF.

9. Right of Way

9.1. During the works to demolish the bridge and form the ramps, it will be necessary to close the bridge to all users, including a temporary closure the public footpath. A (north to south) diversion shall be signed from Marton on R214, at Bridge 23 and steps will be formed to allow access on to the former railway. With the diversion continuing west along the railway, a route will be formed from the railway to the track to the south around (circumventing) the Bridge 24 site, re-joining R213 south of Bridge 24.

9.2. As the bridge carries the public footpath R213, demolition of the bridge will include minor permanent alterations to the public footpath, although the planned alignment and width of the route will remain the same. The bridge will be replaced by ramps and track at a lower level to cross the proposed greenway. The ramps will be surfaced with compacted stone similar to the existing.

9.3. Warwickshire County Council Right of Way Team were consulted on the application and raised no objection, recommending two conditions [Conditions 7 & 8]. The proposals will involve altering the ground level and surfacing along part of public footpath R213 and therefore the applicant must make good any damage to the surface of public footpath R213 caused during works. In addition, public footpath R213 must remain open and available for public use at all times and if a temporary closure is necessary a Traffic Regulation Order is required which must be managed by WCC Right of Way Team.

10. Conclusion

10.1. On balance, the proposal for the demolition of the bridge and associated works would enhance accessibility and create additional connectivity between the public footpath [R213] and the wider public right of way and Lias Line. It would improve the quality of the green infrastructure network and help to deliver healthy, safe and inclusive communities. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

11. Recommendation

11.1. Approve, subject to conditions

Report prepared by: Frances Keenan, Planning Officer

DRAFT DECISION

REFERENCE NO:
R20/0566

DATE APPLICATION VALID:
12-Aug-2020

APPLICANT:

Mr Paul Thomas, Railway Paths Railway Paths, Hanover House, 30-32 Charlotte St,
Manchester, M1 4FD

AGENT:

Ms Clary Elliott Clary Elliott Engineering, 33 Chestnut Avenue, Cross Gates, Leeds, LS15 8ED

ADDRESS OF DEVELOPMENT:

BRIDGE 24, FIELDS FARM LANE, MARTON, RUGBY, CV23 9RS

APPLICATION DESCRIPTION:

Demolition of existing bridge 24 and regrading of ground level to create a crossroad in
conjunction with disused railway tracks/PROW

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION: 1

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

REASON: 1

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

CONDITION: 2

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:

Preliminary Ecological Appraisal (REV02)
Ecological Impact Assessment
12064/RPL/24/PA/05 Rev B
Full Extent of Railway Paths Ltd Land Holding
12064/RPL/24/PA/01 Rev B
M022-B24-DAS-01 Design and Access Statement
Appendix B - M22 B24 Tithe Farm - Proposal for Bridge Demolition
Appendix D - Green belt Law and Policy Statement
Appendix E - Unregistered land on approach ramps
Appendix F - Correspondence relating to Notices
Appendix G - Landowner Consultation
Appendix J - Correspondence with Mark English DOCO
Appendix L - Tree Report
Appendix M - ECOLOGICAL IMPACT ASSESSMENT
12064RPL24PA06 REVA

H3 - post and rail fence
SD/12 – A - Concrete Farm Crossing
12064RPL24PA02 REVC Site block plan
[Received by the Council on 16/07/2020]

ECOLOGICAL – CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN (E-CEMP)
Version 2
LANDSCAPE & ECOLOGY MANAGEMENT PLAN (LEMP)
Main_Line_BIA_v.19.1.V2b_FINAL
R200566_B24_Ecology_Review_Pre-Commencement_Conditions_v001_220421
[Received by the Council on 28/04/2021]

Appendix K - M022-B24-CMP-01 -Construction Management Plan Revision 2
M022_B24_2021_Principal_Inspection
Lias_Line_Heritage_Impact_Assessment
[Received by the Council on 23/06/2021]

12064_PLANNING_M-04
12064/RPL/24/PA/03
12064_DES-SEC_TB01_A
12064_DES-SEC_TB02
[Received by the Council on 02/07/2021]

REASON: 2

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

CONDITION: 3

As detailed in document number M022-B24-CMP-01 dated 6th July 2020 submitted with the application Prior to the commencement of any works, a more detailed Construction and Environmental Management Plan shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

- the control of noise and vibration emissions from construction activities
- the control of dust including arrangements to monitor dust emissions from the development site during the construction phase
- measures to reduce mud deposition offsite from vehicles leaving the site.

Development shall be carried out in compliance with the approved Construction and Environmental Management Statement, unless otherwise approved in writing by the Local Planning Authority.

REASON: 3

In the interest of residential amenity and to avoid significant adverse impacts

CONDITION: 4

No works or development shall take place until a specification of all proposed tree planting has been approved in writing by the LPA. This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified. If within a period of 10 years from the date of planting of any tree/shrub/hedge that

tree/shrub/hedge, or any tree/shrub/hedge planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA seriously damaged or defective), another tree/shrub/hedge of the same species and size originally planted shall be planted at the same place, unless the LPA gives its written consent to any variations.

REASON: 4

In the interests of biodiversity and visual amenity.

CONDITION: 5

No works, demolition or development shall take place until a FINAL arboricultural method statement and tree protection plan for the protection of the retained trees (section 5.5 & 6.1, BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA and subsequently implemented. This scheme must include details and positioning of tree protection fencing, any ground protection measures to create construction exclusion zones and an auditable system of monitoring to the satisfaction and written approval of the LPA. Protective measures must remain in place until the completion of all construction works. No retained tree/hedge shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the LPA. Pre-commencement site meeting to be arranged with the applicant, LPA tree officer and designated arboricultural consultant responsible for the site to inspect tree protection measures.

REASON: 5

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

CONDITION: 6

Within 6 months of commencement a Biodiversity Management Plan (BMP) and a scheme ('the scheme') to ensure that there is no net biodiversity loss as a result of the development should be submitted to and approved in writing by the County Planning Authority. The BMP is to include a detailed schedule of habitats and protected species mitigation, and biodiversity enhancement measures including habitat management and long-term monitoring. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity offsetting metric as applied in the area in which the site is situated at the relevant time and the scheme shall include:

1. Proposals for on-site mitigation (full details of which will be provided in relation to each phase of development) and/or for off-site off setting;
2. A methodology for the identification of any receptor site(s) for offsetting measures;
3. The identification of any such receptor site(s);
4. The provision of arrangements to secure the delivery of any offsetting measures (including a timetable for their delivery); and
5. A management and monitoring plan (to include for the provision and maintenance of any offsetting measures in perpetuity).

The written approval of the Local Planning Authority shall not be issued before the arrangements necessary to secure the delivery of any offsetting measures have been executed. The scheme and approved mitigation and enhancement measures shall be implemented in full accordance with the requirements of the scheme or any variation so approved.

REASON: 6

To ensure a net biodiversity gain in accordance with NPPF, ODPM Circular 2005/06.

CONDITION: 7

Public footpath R213 must remain open and available for public use at all times and no site security fencing may be erected on or within 1m of public footpath except during any period when the public footpath is closed by legal order. Temporary closure of public footpath R213 during works will require a Traffic Regulation Order which must be arranged with Warwickshire County Council's Rights of Way team well in advance.

REASON: 7

To mitigate or minimise any potential impact on the public footpath and its users

CONDITION: 8

The applicant must make good any damage to the surface of public footpath R213 caused during works.

REASON: 8

To mitigate or minimise any potential impact on the public footpath and its users.

INFORMATIVE: 1

Any material that is imported onto site should not be contaminated and be suitable for the end purpose.

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.

Reference: R21/0364

Site Address: 2 Fisher Avenue, Rugby, CV22 5HN

Description: Erection of one dwelling (outline planning application to include access, landscaping, layout with appearance and scale reserved)

Case Officer Name & Number: Sam Green – Tel: 01788 533795

Recommendation

Approval subject to conditions and informatives.

1. Introduction:

- 1.1. The application is being reported to Planning Committee as the application was called in by Councillor Roodhouse for the below reasons:
- i. Proximity to the busy junction of St Johns Avenue and Fisher Avenue. This area has high volumes of traffic - especially coaches and vehicle movements. Even looking at both potential parking points would pose a risk to vision and splay.
 - ii. The proposal contradicts sustainable design (especially paragraphs 10.5, 10.7 and 10.19 of the Local Plan) and the character of the area.

2. Proposal:

- 2.1. This is an outline planning application for the erection of one detached 3 bedroom dwelling. Matters relating to access, landscaping and layout are being considered at this stage.
- 2.2. The appearance and scale of the proposal are not included in the application and would be subject to an application for approval of reserved Matters.

Access

- 2.3. The access for the property would be made from Fisher Avenue including an extension to the dropped kerb of No 2 Fisher Avenue.

Landscaping

- 2.4. The proposal would have a new hedge planted to the boundary behind the visibility splay, use outer picket fencing and use indigenous mixed hedging consisting of Holly, Hawthorn, Field Maple, Yew, Blackthorn or Beech.

Layout

- 2.5. The proposal would include a hard surfaced driveway accessed off Fisher Avenue with the proposed dwellings principal elevation situated just behind the building line of No 2. The proposal would feature a lawn to both the rear and side of the proposed dwelling with a new

timber boundary fence built inbetween No 2 and the proposal. The separation between No 2 and the proposal would allow for side access to the rear for both properties.

3. Site Description:

- 3.1. The application site is located on the junction of St Johns Avenue and Fisher Avenue in the Paddox Ward of the Rugby Urban Area. The proposal would take place on the land adjacent to, and currently within the boundary of No 2 Fisher Avenue. No 2 is a 3 storey semi detached property which features a detached single storey, pitched roof brick garage to the side with hard surfacing to the front accessed via Fisher Avenue. The Northern boundary of the site (which faces St Johns Avenue) is fronted by vegetation and consists of an existing conifer hedge and trees which feature prominently within the street scene. The surrounding character of Fisher Avenue is a residential one with both semi detached and detached dwellings throughout. St Johns Avenue differs, featuring St Georges Church, Avon Park School, a mix of residential properties and heavily features prominent vegetation throughout the street scene.

4. Relevant Planning History:

- 4.1. There is no relevant planning history for No 2 Fisher Ave.

5. Technical Consultation Responses:

WCC Highways: No objection
RBC Trees and Landscape: No objection, subject to condition
RBC Environmental Health: No objection, subject to condition
WCC Ecology: No comment

6. Third Party Consultation Responses:

Objection- Neighbours (6)

- Character of the area
- Dwelling too close to public pathway
- Impacts on wildlife
- Air pollution
- Noise and privacy concerns
- Increased Run off and drainage issues
- Highways Issues
 - Increasing Traffic
 - Safety of pupils for schools in proximity
 - Proximity to Junction causing an accident

7. Development Plan and Material Considerations:

- 7.1. As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 7.2. The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Council Local Plan 2019. The relevant policies are outlined below.
- 7.3. Rugby Borough Council Local Plan (2011-2031) – June 2019
Policy GP1: Securing Sustainable Development
Policy GP2: Settlement Hierarchy

Policy SDC1: Sustainable Design
Policy SDC2: Landscaping
Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets.
Policy NE3: Landscape protection and enhancement
Policy HS5: Traffic Generation and Air Quality, Noise and Vibration

7.4. Supplementary Planning Documents (SPDs)
Sustainable Design and Construction SPD – 2012

7.5. Material Considerations
National Planning Policy Framework (NPPF or “the Framework”) 2019
National Planning Practice Guidance (NPPG)

8. Assessment of Proposal:

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

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

9. Principle of Development

- 9.1. Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the Settlement Hierarchy.
- 9.2. The application site is located within the Rugby Urban Area which is the main focus for all development in the Borough. Development is permitted within existing boundaries and as part of allocated Sustainable Urban Extensions.
- 9.3. Section 2, paragraph 7 of the NPPF states that the planning system should contribute to the achievement of sustainable development. There are three dimensions of sustainable development, those being the economic; social and environmental roles. The planning balance will be carried out by assessing each of these strands:
- 9.4. Economic Objective: If this proposal were to be approved (along with subsequent reserved matters), it would result in the creation of a number of short-term construction jobs in relation to the erection of the dwelling. On a long-term basis the property would also make Council-tax contributions.
- 9.5. Environmental Objective: The development is situated in a sustainable location in Rugby Urban Area with easy access to public transport and is within walking distance of convenience stores (Nisa Local 0.1 Miles away) and schools (Avon Park School and Paddox Primary School). **Condition 5** ensures that the proposal would meet air quality neutral standards or provide suitable mitigation. The proposal also includes landscaping measures which would promote biodiversity and enhance the existing natural vegetation which borders St Johns Avenue (see section 14 for further detail).

- 9.6. Social Objective: The site is located within Rugby Urban Area which is the primary focus for meeting strategic growth targets. The erection of one dwelling house will contribute towards providing a sufficient range of homes for future generations and it will be located within close proximity to open green space and local facilities
- 9.7. The application is therefore considered to comply with Policy GP2 of the Local Plan and Section 2 of the NPPF.

10. Character and Design

- 10.1. Policy SDC1 of the local plan states that all development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated.
- 10.2. Paragraphs 10.3,10.4 and 10.5 below, will outline the Local Plan paragraphs in which Councillor Roodhouse referred to in reason of calling the application to Committee.
- 10.3. Paragraph 10.5 of the Local Plan states In determining applications, great weight will be given to outstanding or innovative designs which help raise the standard of design more generally in the area. Permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. As the application is for outline permission, the appearance and scale of the proposal is yet to be determined. Therefore, an assessment and subsequent determination of overall design of the proposal could not yet be made. The Layout, Access and Landscaping however will be assessed in line with Policy SDC1 from paragraph 10.5 onwards.
- 10.4. Paragraph 10.7 of the Local Plan states Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development will be looked on more favourably. The consultation process has ensured that those effected by the proposal have been given the opportunity to raise objection to the proposal. These objections are detailed under heading 6 and will be assessed against technical consultee responses and assessment of the outline permission in accordance with Local and National Planning Policy.
- 10.5. Paragraph 10.19 of the Local Plan states The appearance of new development and its relationship with its surrounding built and natural environment has a significant effect on the character and appearance of an area. Securing new development that can positively contribute to the character of its local environment is therefore of key importance.
- 10.6. The proposal is for outline permission with the appearance and scale of the property to be approved under reserved matters. The appearance of the dwelling therefore cannot be deemed significantly influential on the outcome of the proposal at this stage. The appearance of the dwelling however will instead be subject to scrutiny under the Reserved Matters application **[Condition 3]**. This would ensure the development has a suitable appearance which enhances and preserves the character of the area through its design.
- 10.7. The character of the area is residential and the footprint of the dwelling is orientated and positioned in harmony with the surrounding dwellings and the existing building lines. The chosen layout would also create adequate amenity space for the occupiers of the proposed dwelling. The proposal would feature a hard surfaced driveway to the front, which is featured consistently with other dwellings on Fisher Avenue.

- 10.8. The dwelling proposed is detached which would be consistent with other detached homes on Fisher Avenue such as No 13 which is located opposite the site.
- 10.9. The proposal would require full landscaping details to be submitted to the Local Planning Authority as outlined in **Condition 6** which in the event of approval would safeguard the prominence of vegetation for St Johns Avenue and ensure the proposal remains in keeping with the surrounding area and is well designed.
- 10.10. This application is therefore considered to be in accordance with Policy SDC1 of the Local plan.

11. Impact on Residential Amenity

- 11.1. Section 12 of the NPPF states that planning should always seek a high standard of amenity for existing and future users of developments.
- 11.2. Due to the application being that of outline planning permission with all matters reserved except for access, landscaping and layout, impact on residential amenity (i.e. scale and design) will be discussed and safeguarded at the next stage of the process, subject to planning consent.
- 11.3. There were objections raised over privacy and overlooking issues for the proposal. In regards to overlooking, the proposal is situated close to the building line of No 2 and extends to the rear at a similar distance. No 1A St Johns Avenue which is at the rear of the proposal would also be at an appropriate separation distance (over 20 metres) to prevent significant overlooking. The proposal does have potential to create some overlooking into rear amenity space however this would be no more than possible from the other properties on Fisher Avenue such as the relationship for NO 2,4,6. The overlooking that could occur would not create a significant loss of privacy.
- 11.4. On balance, this application would not cause any significant harm to the surrounding residential amenity and is therefore considered to be in accordance with Section 12 of the NPPF and Policy SDC1 of the local plan.

12. Highway Safety

- 12.1. Section 9 of the NPPF states that development should achieve a safe and suitable access to a site for all users. Policy D2 of the local plan states that permission will only be granted for development incorporating adequate and satisfactory parking facilities including the provision for motorcycles, cycles and for people with disabilities.
- 12.2. The application originally was objected to by Warwickshire County Council Highways due to an issue with the removal of a Birch tree and planting of a new tree to make room for access. Consequently, the Highway Authority suggested widening the access to a lesser extent (outside of a 1m radius of the existing tree) so the Birch tree could remain and removing the proposed tree. This amendment was made and the plan submitted RFA2_02_A_Site_Block_Roof_Plan_(A3).pdf. This amended plan was referred to the Highway Authority who now take a stance of no objection to the proposal.
- 12.3. Some objections received regarding this proposal highlighted issues with the impact upon the highway. The Highway Authority however did not raise any concern of the impacts of this proposal in terms of traffic, parking or proximity to the school and the junction of St Johns Avenue or Fisher Avenue.

12.4. As Warwickshire County Council Highways has no objection, the proposal is considered to be in accordance with Section 9 of the NPPF and Policy D2 of the Local Plan.

13. Air Quality and Noise

13.1. Policy HS5 of the Local Plan states proposals should take full account of the cumulative impact of all development including that proposed in this Local Plan on traffic generation, air quality, noise and vibration.

13.2. Objections from neighbours were received regarding concern relating to noise and air pollution.

13.3. Environmental Health were consulted on the application in order to assess the impacts of the proposal. Environmental Health had no objection to the proposal subject to **Condition 5** which ensures that the development meets air quality neutral standards and provides suitable mitigation.

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

14. Trees and Landscaping

14.1. Policy SDC2 states that the landscape aspects of a development form an integral part of the overall design and a high standard of appropriate hard and soft landscaping will be required. Proposals should ensure that new planting comprises of native species which are of ecological value and appropriate for the area. Policy NE3 has a similar purpose ensuring that significant landscape features are protected and enhanced

14.2. Policy NE1 states that developers will be required to make provision for the protection and subsequent retention of natural features and necessary supporting habitats, such as ponds, hedgerows, ditches and trees which are to be retained.

14.3. Existing site features include a vegetated boundary to St Johns Avenue. The Council's Arboricultural Officer has considered this and advised that the existing conifer hedge is of low quality in terms of condition and biodiversity and the trees forming the hedge are unprotected with limited future potential. Due to this the Arboricultural Officer has no objection to the proposal subject to **Condition 6**.

14.4. As the Arboricultural Officer has no objection to the proposal and the visual amenity, biodiversity and screening can all be preserved and enhanced by means of condition, the proposal is considered to be in accordance with Policies SDC2, NE1 and NE3 of the Local plan and Section 15 of the NPPF.

15. Other Matters

15.1. Objections were received regarding water run-off and the proposal. The Local Planning Authority only require Sustainable Drainage Systems (SuDS) for all major developments and all developments in flood zone 2 and 3. The proposal site is not located in flood zone 2 or 3, nor is the proposal considered to constitute a major development.

16. Planning Balance and Sustainability of Development

16.1. The outline planning permission is suitable in principle and would respect the residential character of Fisher Avenue. The impact of the proposed layout, landscaping and access

details submitted have been considered above. It has been determined that the potential impacts arising from this proposal would not be significantly detrimental to the surrounding neighbouring amenity. All valid objections raised by respondents have been assessed and considered in the decision. The leading Highway Authority has no objection to the proposal in regards to impacts on the highway. The Aboricultural Officer has no objection to the proposal and the landscaping and vegetation within the proposal would be protected under **Condition 6** to ensure the character, visual amenity and biodiversity is preserved. Subsequent Reserved Matters [**Condition 3**] regarding the appearance and scale of the dwelling would also ensure that the dwelling is in keeping with the surrounding area and of an eventual design which enhances the area.

16.2. Due to the reasons above, the application is considered to be in accordance with the NPPF and Local Plan. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and having regard to material considerations including the NPPF, it is considered that this outline application should be approved subject to conditions.

17. Recommendation:

17.1. Approval subject to conditions and informatives.

DRAFT DECISION

REFERENCE NO:

R21/0364

DATE APPLICATION VALID:

01-Apr-2021

APPLICANT:

Graham Scott, 3 St Johns Avenue, Hillmorton, Rugby, CV22 5HR

AGENT:

Dill Sidhu, Bilton Architectural Services Ltd, The Coach House, Merttens Drive, Rugby, CV22 7AE

ADDRESS OF DEVELOPMENT:

2 FISHER AVENUE, RUGBY, CV22 5HN

APPLICATION DESCRIPTION:

Erection of one dwelling (outline planning application to include access, landscaping, layout with appearance and scale reserved)

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:

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

REASON:1

To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

CONDITION 2:

The development hereby permitted must be begun not later than the expiration of one year from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON:2

To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

CONDITION 3:

Details of the following reserved matters shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is commenced and shall be implemented as approved to the satisfaction of the Local Planning Authority:

- a – Appearance; and
- b – Scale.

REASON:3

To ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION: 4

The development shall be carried out in accordance with the plans and documents detailed below:

[Received by Council 01-April-2021]

ApplicationForm.pdf (Application Form.pdf)
RFAS2 01 Location Plan (A4).pdf (Site Location Plan)

[Received by Council 15-June-2021]

RFA2_02_A_Site_Block_Roof_(A3).pdf (Ammeded Block Plan)

REASON:4

To ensure that the details of the development of the site are acceptable to the Local Planning Authority.

CONDITION: 5

No above ground development shall commence until a scheme detailing the on-site measures to be incorporated within the development in order to meet air quality neutral standards or to provide suitable mitigation, 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:5

In the interests of air quality

CONDITION: 6

No works or development shall commence until a final specification of all proposed tree planting has been approved in writing by the Local Planning Authority. This specification shall include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified. The approved landscaping details shall be implemented no later than the first planting season following first occupation of the development. If within a period of 10 years from the date of planting of any tree/shrub/hedge that tree/shrub/hedge, or any tree/shrub/hedge planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA seriously damaged or defective), another tree/shrub/hedge of the same species and size originally planted shall be planted at the same place, unless the LPA gives its written consent to any variations.

REASON:6

In the interests of biodiversity, visual amenity and screening.

CONDITION: 7

No above ground development shall commence unless and until full details of the proposed boundary fence which fronts the highway of Fisher Avenue and St Johns Avenue has 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: 7

In the interest of visual amenity.

CONDITION: 8

No development shall commence 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: 8

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

CONDITION: 9

No development shall commence until full details of earthworks, site levels, finished floor levels of the building, and ground levels of the parking area and external amenity areas, have been submitted to and approved in writing by the local planning authority. No construction work and development shall be carried out other than in accordance with the approved details.

REASON: 9

To ensure the proper development of the site.

CONDITION 10:

No development shall commence until full details of all boundary treatments, including walls, fences, railings and gates, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the position, materials, appearance and height of the boundary treatments. The development shall not be carried out other than in accordance with the approved details. The approved dwelling shall not be occupied until the approved boundary treatments have been installed in accordance with the approved details.

REASON: 10

In the interest of visual and residential amenities.

CONDITION: 11

No development shall commence until full details of all parking areas, including details of materials, construction, drainage and levels, 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. The dwelling shall not be occupied until the parking area has been laid out in accordance with the approved details. This area shall be permanently retained for the purpose of parking and manoeuvring of vehicles, as the case may be.

REASON:11

To ensure a satisfactory external appearance, in the interests of the visual amenities of the locality and to ensure adequate parking provision in the interests of highway safety.

CONDITION: 12

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 & E of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

REASON: 12

In the interest of residential amenity.

INFORMATIVE: 1

In order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site must not occur outside the following hours: -

Monday – Friday 7.30 a.m. – 6.00 p.m.

Saturday 8.30 a.m. – 1.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

If work at other times is required permission should be obtained from the local planning authority

INFORMATIVE: 2

Prior to any demolition, redevelopment or refurbishment works taking place an appropriate Asbestos Survey should be undertaken by an asbestos licensed/authorised company/person and any recommendations implemented. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with; asbestos removal activities fall under the remit of the HSE

INFORMATIVE: 3

As per the condition the applicant is required to incorporate measures to assist in reducing their impact upon the Air Quality as part of this development. In order to achieve air quality neutral standards it is suggested that the approved scheme could include the installation of ultra-low emission boilers (<40mg/kWh) if gas is used for space/water heating, increased tree planting, green walls and roofs, the incorporation of electric vehicle charging points on any car parking or provision of secure cycle storage. 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 as mitigation for air quality purposes.

Should you require any further advice on ensuring your development has a positive contribution on air quality, further information can be obtained from the Commercial Regulation team through 01788 533533 or email ept@rugby.gov.uk

AGENDA MANAGEMENT SHEET

Report Title: Diversion of part of Bridleway R163 and Footpath R163c Straight Mile, Bourton on Dunsmore, Rugby

Name of Committee: Planning Committee

Date of Meeting: 21 July 2021

Report Director: Chief Officer - Legal and Governance

Portfolio: Finance, Performance, Legal and Governance

Ward Relevance: Dunsmore

Prior Consultation: Yes

Contact Officer: Marian Allen, Senior Legal Officer, 01788 533556 or 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 Implications: None

Environmental Implications:	None
Legal Implications:	None
Equality and Diversity:	None
Options:	Confirm unopposed Diversion Order.
Recommendation:	The Committee to confirm the Borough of Rugby (Part of Bridleway R163 and Footpath R163c) Public Path Order 2021.
Reasons for Recommendation:	No objections

Planning Committee - 21 July 2021

Diversion of part of Bridleway R163 and Footpath R163c Straight Mile, Bourton on Dunsmore, Rugby

Public Report of the Chief Officer - Legal and Governance

Recommendation

The Committee to confirm the Borough of Rugby (Part of Bridleway R163 and Footpath R163c) Public Path Order 2021.

On 23 October 2018 outline planning permission R18/1684 was approved for the restructuring of existing industrial buildings at Boots Farm including demolition of redundant buildings and construction of new buildings. Part of the development requires the diversion of part of bridleway R163 and footpath R163c.

On 19 May 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 bridleway R163 and footpath R163c and create a replacement bridleway and 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: 21 July 2021

Subject Matter: Diversion of part of Bridleway R163 and Footpath R163c
Straight Mile, Bourton on Dunsmore, 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

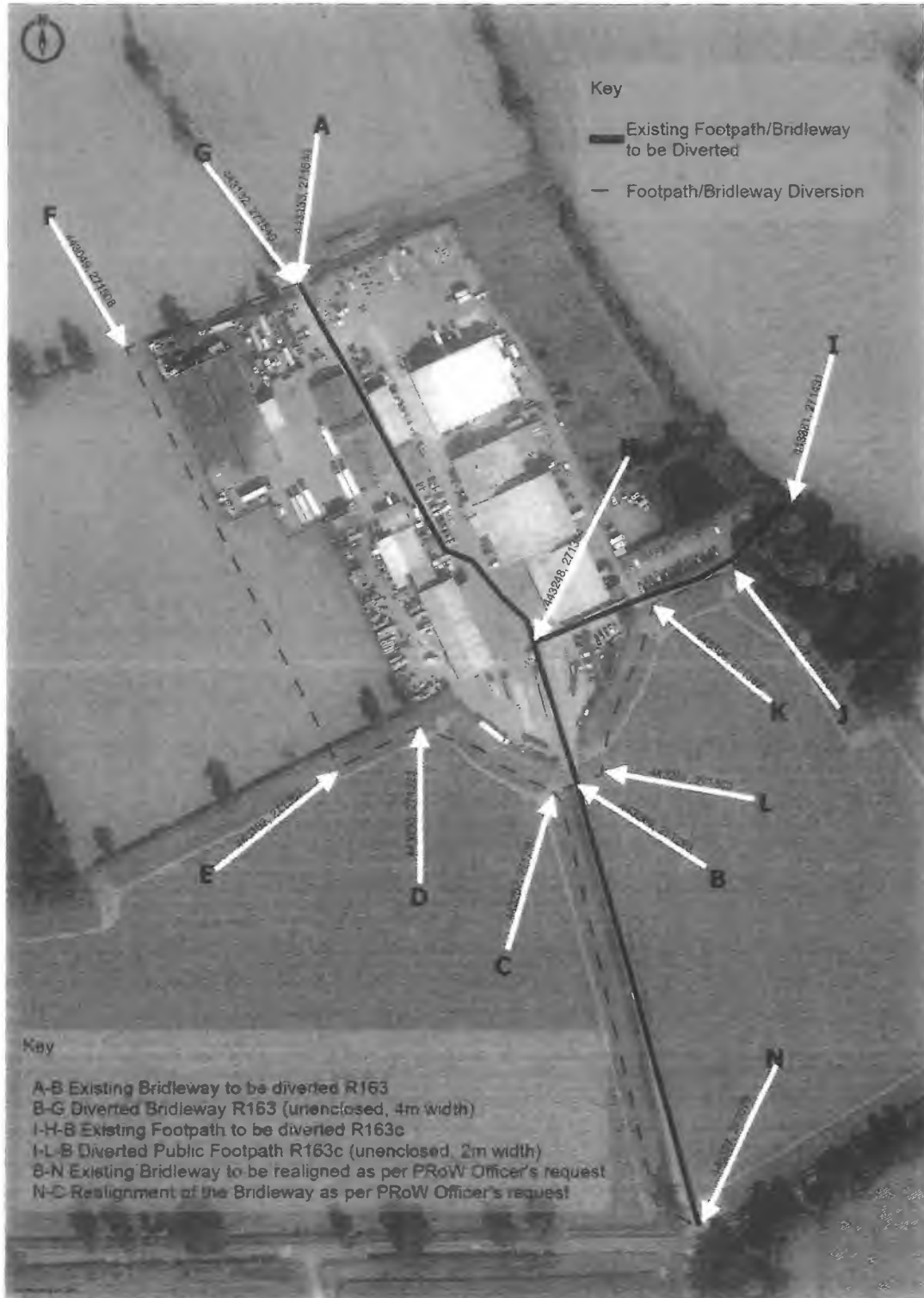
RUGBY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257
THE BOROUGH OF RUGBY
**(PART OF BRIDLEWAY R163 AND FOOTPATH R163c STRAIGHT MILE,
BOURTON ON DUNSMORE RUGBY)**
PUBLIC PATH ORDER 2021

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 **bridleway** R163 and **Footpath R163c** and create a new **bridleway and 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 restructuring of existing industrial buildings at Boots Farm demolition and construction of new buildings, Reference Number 18/1684

BY THIS ORDER

1. Part of the bridleway R163 and footpath R163c 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 **bridleway and footpath** for use as a replacement for the said part of bridleway R163 and footpath R163c provided in Part 2 of the Schedule and shown by black dashes on the attached map
3. The stopping up of the **bridleway and footpath** shall have the effect on the date on which the Council certify that the terms of Article 2 above have been complied with.

Boots Farm, Straight Mile, Bourton-on-Dunsmore, Rugby, CV23 9QQ
 Application to divert Bridleway (R163) and Public Right of Way (R163c) as appeared under
 planning application ref. R18/1684



4. Where immediately before the date on which the **bridleway and 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 **bridleway** will be of **4 metres** wide and the **footpath** will be **2 metres** wide

SCHEDULE

PART 1

DESCRIPTION OF SITE OF EXISTING BRIDLEWAY Between Points A/G-H-N on the Order Plan

Stop up From Point A/G Grid reference 443133 271540 southerly for approximately 211 metres to Point H Grid reference 443248 271364 continuing south for approximately 283 metres to Point N Grid reference 443327 271079

DESCRIPTION OF SITE OF EXISING FOOTPATH Between Points I-H-B

From Point I Grid reference 443381 271431 westerly for approximately 139 metres to Point H Grid reference 443248 271364

PART 2

DESCRIPTION OF SITE OF NEW BRIDLEWAY Between Points A/G-F-E-D-C-N on the Order Plan

Create a new **bridleway** from Point A/G Grid reference 443133 271540 westerly for approximately 92 metres to Point F Grid reference 443049 271508 turning south for approximately 228 metres to Point E Grid reference 443152 271302 turning easterly for approximately 42 metres to Point D Grid reference 443193 271323 then south

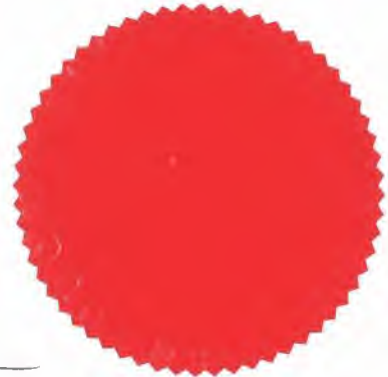
easterly for approximately 74 metres to Point C Grid reference 443257 271290
turning southerly for approximately 204 metres and finally turning easterly for
approximately 16 metres to Point N Grid reference 443327 271079

**DESCRIPTION OF SITE OF NEW FOOTPATH
Between Points I-J-K-L-C on the Order Plan**

From Point I Grid reference 443381 271431 south-westerly for approximately 44
metres to Point J Grid reference 443347 271401 continuing westerly for
approximately 42 metres to Point K Grid reference 443306 271382 turning south
westerly for approximately 87 metres to Point L Grid reference 443281 271300
turning west for approximately 26 metres to Point C Grid reference 443257 271290

THE COMMON SEAL OF
RUGBY BOROUGH COUNCIL
was hereunto affixed
the 1st day of May 2021
in the presence of

40/21



A handwritten signature in black ink, which appears to read 'Sarah Chapman'. The signature is written in a cursive style and is located below the text and to the left of the red seal.

Sarah Chapman
Legal Services Team Leader
Authorised officer on behalf of the Legal, Democratic and
Electoral Services Manager
(The Officer appointed for this purpose)

DATED 19 May 2021

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257

THE RUGBY BOROUGH COUNCIL
PART OF BRIDLEWAY R163 AND FOOTPATH R163c STRAIGHT MILE,
BOURTON ON DUNSMORE RUGBY)

PUBLIC PATH ORDER 2021

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions - 3 June 2021 to 30 June 2021
Name of Committee:	Planning Committee
Date of Meeting:	21 July 2021
Report Director:	Chief Officer - Growth and Investment
Portfolio:	Growth and Investment
Ward Relevance:	All
Prior Consultation:	None
Contact Officer:	Dan McGahey Search and Systems Officer 01788 533774, daniel.mcgahey@rugby.gov.uk
Public or Private:	Public
Report Subject to Call-In:	No
Report En-Bloc:	No
Forward Plan:	No
Corporate Priorities:	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) Corporate Strategy 2021-2024 <input type="checkbox"/> This report does not specifically relate to any Council priorities but
(C) Climate (E) Economy (HC) Health and Communities (O) Organisation	
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 - 21 July 2021

Delegated Decisions - 3 June 2021 to 30 June 2021

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

Name of Meeting: Planning Committee

Date of Meeting: 21 July 2021

Subject Matter: Delegated Decisions - 3 June 2021 to 30 June 2021

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

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

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

Delegated

8 Weeks PA Applications Applications Refused

R21/0332 8 Weeks PA Refusal 04/06/2021	14, FOXWOOD DRIVE, BINLEY WOODS, COVENTRY, CV3 2SP	Proposed cantilevered timber and glass balcony.
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R21/0333 8 Weeks PA Refusal 04/06/2021	16, FOXWOOD DRIVE, BINLEY WOODS, COVENTRY, CV3 2SP	Proposed cantilevered timber and glass balcony.
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R21/0128 8 Weeks PA Refusal 08/06/2021	9, OAKDALE ROAD, BINLEY WOODS, COVENTRY, CV3 2BL	Extensions and alterations to existing dwelling.
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R21/0322 8 Weeks PA Refusal 22/06/2021	SILOAM COTTAGE, LITTLE LAWFORD LANE, LITTLE LAWFORD, RUGBY, CV23 0JJ	Erection of single storey oak framed carport
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R21/0399 8 Weeks PA Refusal 25/06/2021	IVY COTTAGE FARM, RUGBY ROAD, BRET福德, RUGBY, CV23 0LB	Conversion of an existing outbuilding into a residential annexe
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Delegated

8 Weeks PA Applications

Applications Approved

R21/0269 8 Weeks PA Approval 03/06/2021	DISUSED RAILWAY LINE WEST OF NETHERCOTE ROAD, NETHERCOTE ROAD, FLECKNOE	Erection of a detached 5-bed dwelling with ancillary, associated outbuildings comprising a detached garage and store building and a stable and tack building. Erection of gates. Provision of an agricultural barn, a 12 horse stable tack and feed building, a horsewalker and a 30m by 40m polo arena / ménage all for personal purposes. Associated landscaping and access works (Variation of condition 2, 7 and 13 of approved planning permission ref: R17/0823 dated 28/01/2015 to substitute approved plans with amended plans to include the repositioning of proposed American Barn, temporary residential use of the stable and garage block and alterations to the approved foul sewage treatment).
R21/0342 8 Weeks PA Approval 03/06/2021	THE OLD LAUNDRY, HOLBROOK MEWS, CHAPEL STREET, LONG LAWFORD, RUGBY, CV23 9BD	Installation of a flue and underground LPG tank
R21/0423 8 Weeks PA	55, RESERVOIR ROAD, RUGBY, CV21 1BW	Double storey side and single storey rear extension to property.

Delegated

8 Weeks PA Applications Applications Approved

Approval
03/06/2021

R20/1108
8 Weeks PA
Approval
04/06/2021

48 COVENTRY ROAD,
PAILTON, RUGBY, CV23 0QB

First floor extension above the kitchen to the rear and single storey orangery.

R21/0122
8 Weeks PA
Approval
04/06/2021

LAND WEST OF, SAWBRIDGE ROAD, GRANDBOROUGH

Reserved Matters Application for 9 dwellings - Outline Planning Permission R18/0405 relates.

R21/0168
8 Weeks PA
Approval
04/06/2021

No.2 Council Houses, Green Lane, Wibtoft, LE17 5BB

Demolition of the existing garage and car port. Erection of a 2 Storey rear extension measuring out by 3m. Extension proposed to be finished in render with Anthracite doors and windows and roof tiles to match the existing.

R21/0187
8 Weeks PA
Approval
07/06/2021

THE MALT HOUSE, HAYWAY LANE, BROADWELL, RUGBY, CV23 8HH

Construction of a timber framed garage, porch/bootroom and a covered rear patio.

7, WHEATFIELD ROAD,

Delegated

8 Weeks PA Applications Applications Approved

R21/0336 8 Weeks PA Approval 07/06/2021	RUGBY, CV22 7LN	Erection of a first floor side and rear extension and refurbishment of existing conservatory
R21/0383 8 Weeks PA Approval 08/06/2021	16, DALKEITH AVENUE, RUGBY, CV22 7NN	Remove existing lean to conservatory and replace with single storey rear extension.
R21/0386 8 Weeks PA Approval 08/06/2021	29, PANTOLF PLACE, RUGBY, CV21 1HR	Single Storey Side Extension to property.
R21/0388 8 Weeks PA Approval 08/06/2021	161, CLIFTON ROAD, RUGBY, CV21 3QN	Single storey rear extension to property.
R21/0403 8 Weeks PA Approval 08/06/2021	247, HILLMORTON ROAD, RUGBY, CV22 5BE	Proposed to erect front porch and extend the living room on rear side of property.
	17, PADDOCKS CLOSE, WOLSTON, COVENTRY, CV8	Single storey front extension to property.

Delegated

8 Weeks PA Applications Applications Approved

3GW

R21/0408
8 Weeks PA
Approval
08/06/2021

R21/0503
8 Weeks PA
Approval
08/06/2021

7, COVENTRY ROAD,
BRINKLOW, RUGBY, CV23 0NE

Single storey rear extension and
internal alterations

R21/0263
8 Weeks PA
Approval
09/06/2021

18, STRONE, LUTTERWORTH
ROAD, PAILTON, RUGBY, CV23
0QE

Erection of a two-storey rear
extension

R21/0278
8 Weeks PA
Approval
09/06/2021

53, CRICK ROAD, RUGBY,
CV21 4DU

Erection of first floor level
extension to front of existing
dwellinghouse, erection of
canopy porch and various
external alterations.

R21/0351
8 Weeks PA
Approval
09/06/2021

29A, DUNSMORE AVENUE,
RUGBY, CV22 5HD

Proposed extension to existing
dwelling to create a larger
dwelling (resubmission of
previously approved R19/1133, in
connection with R14/2032 and
R18/0225)

Delegated

8 Weeks PA Applications Applications Approved

R21/0433 8 Weeks PA Approval 09/06/2021	3, DURRELL DRIVE, RUGBY, CV22 7GW	Erection of a single and two storey rear extension and garage conversion
R21/0460 8 Weeks PA Approval 09/06/2021	THE COACH HOUSE, BILTON FIELDS FARM LANE, RUGBY, CV22 6RU	Removal of UPVC conservatory and replace with two storey rear extension and detached carport/ garden room.
R21/0523 8 Weeks PA Approval 09/06/2021	2, HARGRAVE CLOSE, GRANDBOROUGH, RUGBY, CV23 8DS	New porch to principle elevations, Conservatory replaced with rear extension.
R21/0430 8 Weeks PA Approval 10/06/2021	15, DEWAR GROVE, RUGBY, CV21 4AT	Erection of an outbuilding for use as a home office.
R21/0210 8 Weeks PA Approval 11/06/2021	65, WOODLANDS ROAD, BINLEY WOODS, COVENTRY, CV3 2JL	Demolition of existing garage and lean-to and erection of two storey end terrace dwelling with associated parking along with single storey rear extension to existing dwelling.

Delegated

8 Weeks PA Applications

Applications Approved

UNIT 15 AND 16, SWAN
CENTRE, CHAPEL STREET,
RUGBY, CV21 3EB

R21/0366
8 Weeks PA
Approval
11/06/2021

Change of use for the existing premises from E (b) Use Class (Sale of food and drink for consumption on the premises) to E (d) Use Class (Indoor sport, recreation or fitness) at first floor level for the purpose of indoor cosmic golf and mixed E (b) / Sui Generis Use Class at ground floor level for the purpose of cafe, restaurant / diner and bar.

R21/0370
8 Weeks PA
Approval
11/06/2021

41, SOMERS ROAD, RUGBY,
CV22 7DH

Erection of a side extension to include mezzanene floor storage area

R21/0371
8 Weeks PA
Approval
11/06/2021

28, LOVEROCK CRESCENT,
RUGBY, CV21 4AR

Removal/variation of condition 3 regarding the materials used for the development approved in application R16/2448. This application seeks to change the rear single storey element ONLY, to be built in concrete blocks and rendered instead of the previously approved red facing brick.

Delegated

8 Weeks PA Applications Applications Approved

R21/0454 8 Weeks PA Approval 11/06/2021	36, HAREBELL WAY, RUGBY, CV23 0TT	Proposed single storey extension
R21/0250 8 Weeks PA Approval 14/06/2021	ROSE ASH, HOMEFIELD LANE, RUGBY ROAD, DUNCHURCH, RUGBY, CV22 6QS	Erection of two storey rear and single storey side extensions
R21/0491 8 Weeks PA Approval 14/06/2021	4, HIGHGROVE, RUGBY, CV22 6JQ	Demolition of existing conservatory and erection of a single storey rear extension, first floor side extension above existing garage and single storey lean to shed
R20/0998 8 Weeks PA Approval 15/06/2021	4 , Mill Lane, Wolvey, LE10 3HR	First floor side extension above garage.
R21/0326 8 Weeks PA Approval 15/06/2021	6, FARMHURST, PERCIVAL ROAD, RUGBY, CV22 5JR	Conversion of existing garage roof from flat to dual-pitched and an implementation of a canopy overhang above front door and windows.

Delegated

8 Weeks PA Applications Applications Approved

R21/0331 8 Weeks PA Approval 15/06/2021	STONEY COTTAGE, MAIN STREET, BROADWELL, RUGBY, CV23 8HB	Infill side extension to the property along with a loft conversion. Proposed addition of a new dormer window and roof light and alterations to existing rear roof.
R21/0387 8 Weeks PA Approval 15/06/2021	UNIT 8, STEPNELL PARK, LAWFORD ROAD, RUGBY, CV21 2UX	Erection of perimeter security fencing.
R21/0542 8 Weeks PA Approval 15/06/2021	53, HILLMORTON ROAD, RUGBY, CV22 5AE	Single storey rear infill extension.
R21/0339 8 Weeks PA Approval 16/06/2021	120, RUGBY ROAD, BINLEY WOODS, COVENTRY, CV3 2AX	Proposed external insulation (cladding) and rendering to single skinned side and frontage area of Binley Woods Village Hall
R21/0395 8 Weeks PA Approval 16/06/2021	AVONDALE FARM, STATION ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BU	Change of use of the existing hay store to create stables and store, including modification and extension of the existing

Delegated

8 Weeks PA Applications Applications Approved

structure.

<p>R20/0820 8 Weeks PA Approval 17/06/2021</p>	<p>146, MURRAY ROAD, RUGBY, RUGBY, CV21 3JR</p>	<p>Change of Use from dwellinghouse (Class C3) to a House in Multiple Occupation containing 7 bedrooms (Sui generis) including a rear dormer - Minor Material Amendment to R20/0248 to delete Condition 5 - Parking Arrangements.</p>
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<p>R21/0324 8 Weeks PA Approval 17/06/2021</p>	<p>2, WHILEY CLOSE, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BX</p>	<p>PROPOSED REMOVAL OF REAR CONSERVATORY; ERECTION OF SINGLE STOREY SIDE AND REAR EXTENTIONS; INCREASE IN ROOF RIDGE HEIGHT AND ALTERATIONS TO DWELLINGHOUSE</p>
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<p>R20/0867 8 Weeks PA Approval 18/06/2021</p>	<p>LAND OFF HILL ROAD, HILL ROAD, GRANDBOROUGH,</p>	<p>Change of use of a portion of land to provide 2 no. glamping units, car parking and associated works.</p>
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<p>R21/0275 8 Weeks PA Approval 18/06/2021</p>	<p>8, LIVINGSTONE AVENUE, LONG LAWFORD, RUGBY, CV23 9BU</p>	<p>Retrospective Planning Application for alterations to the existing dwelling, previously approved under planning</p>
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Delegated

8 Weeks PA Applications Applications Approved

		reference R19/1060 - Proposed first floor extension above existing single storey extension; a single storey and two storey rear extension and front entrance porch.
R21/0347 8 Weeks PA Approval 18/06/2021	PEAR TREE COTTAGE, BACK LANE, BIRDINGBURY, RUGBY, CV23 8EN	Variation of Condition 2: amendment to approved plans, of the previously approved planning permission R18/2238 - Erection of a new dwelling; creation of an access; and a detached garage for Pear Tree Cottage.
R21/0435 8 Weeks PA Approval 21/06/2021	5, LONGSTORK ROAD, RUGBY, CV23 0GB	Single storey garden room attached to garage. Floor plan of 3mx5.6m.
R21/0248 8 Weeks PA Approval 22/06/2021	31, LOWER STREET, RUGBY, CV21 4NP	Demolition of existing garage with erection of new garage.
R21/0252 8 Weeks PA Approval 22/06/2021	HILL FARM, DRAYCOTE ROAD, BOURTON-ON-DUNSMORE, RUGBY, CV23 9RD	Erection of a stable block

Delegated

8 Weeks PA Applications Applications Approved

SPICERS WOOD, COVENTRY
ROAD, PAILTON, RUGBY, CV23
0QA

R21/0467
8 Weeks PA
Approval
22/06/2021

Demolition of existing dwelling
and attached outbuildings and
erection of one new dwelling
(identical to scheme previously
approved under reference
R17/2004).

R21/0538
8 Weeks PA
Approval
22/06/2021

RUGBY GATEWAY, LEICESTER
ROAD, CHURCHOVER

Erection of 2No. electricity
substations.

R21/0410
8 Weeks PA
Approval
23/06/2021

5, POPLAR GROVE, RYTON-ON-
DUNSMORE, COVENTRY, CV8
3QE

Erection of a rear and side
ground floor extension and first
floor side extension

R21/0463
8 Weeks PA
Approval
23/06/2021

9, MILLFIELDS AVENUE,
RUGBY, CV21 4HJ

Erection of a single storey side
and rear extension

R21/0156
8 Weeks PA
Approval
24/06/2021

THE COTTAGE, FAIR CLOSE,
FRANKTON, RUGBY, CV23 9PL

Conversion of loft space to form
an additional bedroom to the
property.

Delegated

8 Weeks PA Applications Applications Approved

R21/0511 8 Weeks PA Approval 24/06/2021	102, NEW STREET, RUGBY, CV22 7BD	Erection of a single and two storey side, front and rear extension
R19/1192 8 Weeks PA Approval 25/06/2021	BROWNSOVER HALL HOTEL, BROWNSOVER LANE, RUGBY, CV21 1HU	Erection of temporary marquee (Retrospective).
R21/0110 8 Weeks PA Approval 25/06/2021	14, PERMIAN CLOSE, RUGBY, CV21 1XE	Erection of a Single storey rear extension and enclosing the porch.
R21/0164 8 Weeks PA Approval 25/06/2021	241, SEDLESCOMBE PARK, DUNCHURCH ROAD, RUGBY, CV22 6HP	Conversion of existing care home to create 9 apartments with the erection of a rear extension, associated parking, bin and cycle storage.
R21/0244 8 Weeks PA Approval 25/06/2021	63, WARREN ROAD, RUGBY, CV22 5LG	Rear 2 story rear extension (Resubmission of R20/0707)

Delegated

8 Weeks PA Applications Applications Approved

44, LODGE ROAD, RUGBY,
CV21 2TF

R21/0427
8 Weeks PA
Approval
25/06/2021

Erection of a single storey wrap
around rear extension and loft
conversion with rear dormer

R21/0444
8 Weeks PA
Approval
25/06/2021

22, SHENSTONE AVENUE,
RUGBY, CV22 5BJ

Proposed First Floor Rear
Extension to property.

R21/0344
8 Weeks PA
Approval
28/06/2021

32, MAIN STREET, NEWTON,
RUGBY, CV23 0DY

Erection of a modern timber
garage on the existing
foundations of a previous
structure. This new garage will
contain a total height of 3m with
an eaves height of 2.4m. The
front elevation will contain a
garage door with a width of 2.3m.
The whole structure will contain a
floor space of 3.5m x 6m.

R21/0357
8 Weeks PA
Approval
28/06/2021

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

Erection of single storey rear/side
extension to include demolition of
existing garage.

Captains Cottage, 7 , The Green,

Delegated

8 Weeks PA Applications Applications Approved

R21/0428 8 Weeks PA Approval 28/06/2021	Long Lawford, Rugby, CV23 9BL	Existing rear lean-to roof to be removed and replaced with traditional flat roof construction extended over the proposed external hydrotherapy unit and supported by structural timber posts.
R21/0118 8 Weeks PA Approval 29/06/2021	51, CHAPEL STREET, LONG LAWFORD, RUGBY, CV23 9BH	Erection of a two-storey rear extension and first floor side extension; increase in roof height, for the provision of a first floor and other alterations
R21/0329 8 Weeks PA Approval 29/06/2021	Land South Of, Brandon Road, Bretford	Closure of existing agricultural access and construction of new agricultural access
R21/0379 8 Weeks PA Approval 29/06/2021	65, BARTON ROAD, RUGBY, CV22 7PT	Demolition of existing garage, erection of single storey side extension to property.
R21/0393 8 Weeks PA Approval 30/06/2021	UNIT 11, EUROPARK, WATLING STREET, NEWTON, RUGBY, CV23 0AL	Change of Use from B2 to mix use of storage, maintenance and hire (sui generis).

Delegated

8 Weeks PA Applications Applications Approved

R21/0434 19, SPEEDWELL CLOSE,
8 Weeks PA RUGBY, CV23 0SG
Approval
30/06/2021

Proposed rear/side extension to
property at 19 Speedwell close.

Certificate of Lawfulness Applications Applications Approved

R21/0311 8, PADDOCKS CLOSE,
Certificate of WOLSTON, COVENTRY, CV8
Lawfulness 3GW
Approval
30/06/2021

Application for a Lawful
Development Certificate for
development to demolish the
existing conservatory at the rear
of 8 Paddocks Close and
construct a new lean-to extension
to the full width of the property's
rear. The proposal does not
affect the existing access or
street layout, it will not require
any new hard-standings and will
utilise existing drainage

Discharge of Conditions Applications Approved

41, KING EDWARD ROAD,
RUGBY, CV21 2TA

Demolition of commercial building
and construction of 2 bedroom

Delegated

Discharge of Conditions Applications Approved

R20/0916			duplex apartment.
15/06/2021			
R20/0472	RYTON LODGE, OXFORD ROAD, RYTON-ON-DUNSMORE, RUGBY, CV8 3EJ		Change of use of agricultural land to open storage associated with industrial use together with regrading of site levels and formation of swale
18/06/2021			
R19/0882	DUNSMORE GARAGE, COVENTRY ROAD, THURLASTON, RUGBY, CV23 9JR		Demolition of the existing car showroom and erection of four detached dwellings with associated parking and landscaping (resubmission of application number R17/1977).
24/06/2021			
R20/0686	54 SOUTH ROAD, CLIFTON UPON DUNSMORE, CV23 0BZ		Erection of a first floor side, two storey rear and single storey front and rear extension (re-submission of previously approved application R19/0036)
28/06/2021			

Listed Building Consent Applications

Delegated

Listed Building Consent Applications

Applications Approved

R21/0343 Listed Building Consent Approval 03/06/2021	THE OLD LAUNDRY, HOLBROOK MEWS, CHAPEL STREET, LONG LAWFORD, RUGBY, CV23 9BD	Listed Building Consent for the installation of a flue and underground LPG tank
R21/0111 Listed Building Consent Approval 23/06/2021	PETER HALL, PETER HALL LANE, COOMBE FIELDS, COVENTRY, CV2 2DR	Investigative works and repair and restoration of wall.
R21/0531 Listed Building Consent Approval 25/06/2021	VILLAGE HOUSE, COVENTRY ROAD, MARTON, RUGBY, CV23 9RH	Listed Building Consent for the renovation and repairs to roof of the attached outbuilding.
R21/0522 Listed Building Consent Approval 30/06/2021	4, HIGH STREET, RUGBY, CV21 3BG	Listed Building Consent for proposed new door and entrance arrangement

Major Applications

Applications Approved

R19/0802 Major Application Approval of Reserved Matters	ZONES 3, 4 and 5, ANSTY PARK, PILOT WAY, ANSTY, CV7 9JU
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Delegated

Major Applications Applications Approved

17/06/2021

Erection of a Multi-Storey Car Park, and associated landscaping, enclosures and infrastructure (application for approval of reserved matters relating to access, appearance, landscaping, layout and scale against outline planning permission R09/0035/MEIA dated 15th May 2009)

Non Material Amendment Applications Applications Approved

R19/0117 60 South Road, Clifton Upon
Dunsmore, CV23 0BZ

Non-Material
Amendment agreed
09/06/2021

Erection of double storey front extension, single storey rear extension and various other external alterations.

R20/0853 FARM COTTAGE, ST
JOSEPHS, BROCKHURST
LANE, MONKS KIRBY, RUGBY,
CV23 0RA

Non-Material
Amendment agreed
30/06/2021

Erection of front porch, removal of existing door and window to rear of property to be replaced with bi-fold doors, and creation of utility room to the back of existing storage room to include installation of rooflight.

Delegated

Prior Approval Applications

Prior Approval Applications

R21/0413 Prior Approval Extension Not Required 03/06/2021	14, THE HALL CLOSE, DUNCHURCH, RUGBY, CV22 6NP	PAX - Erection of a kitchen extension.
R21/0471 Prior Approval Extension Not Required 07/06/2021	4, HAWTHORNE CLOSE, WOLSTON, COVENTRY, CV8 3HN	Prior approval for erection of single storey rear extension projecting 5.655metres from the original rear elevation of the dwelling, 2.85metres to the eaves height, with a maximum height of 3.6metres.
R21/0540 Prior Approval Extension Not Required 21/06/2021	19, LAWRENCE ROAD, RUGBY, CV21 3SA	PAX - Erection of a single storey rear addition measuring out by 3.4m with a total height of 3.6m.
R21/0558 Prior Approval Extension Not Required 23/06/2021	33A, HIGH STREET, RYTON-ON- DUNSMORE, COVENTRY, CV8 3FJ	Mono-pitched tiled roof extension to the rear of the property
R21/0705 Agriculture Prior Approval	LONGSTONS, NEWTON ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BF	Prior approval for the erection of a portal steel framed end extension.

Delegated

Prior Approval Applications

Prior Approval Applications

Not Required

30/06/2021

Withdrawn Applications

Applications Withdrawn

R18/1876

8 Weeks PA

Withdrawn by

Applicant/Agent

29/06/2021

LAND ON THE SOUTH EAST

SIDE OF, BUCKWELL LANE,

CLIFTON UPON DUNSMORE,

Erection of 2 dwellings, together with attached garages, provision of vehicular access together with associated works and landscaping (Approval of reserved matters relating to appearance, layout and scale, pursuant of approved outline planning permission Ref: R14/2167)
