



17 December 2020

PLANNING COMMITTEE - 6 JANUARY 2021

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 6 January 2021 via Microsoft Teams.

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 the meeting held on 9 December 2020.
2. Apologies
To receive apologies for absence from the meeting.
3. Declarations of Interest
To receive declarations of –
 - (a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;
 - (b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and
 - (c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

4. Applications for Consideration
5. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received
6. Delegated Decisions – 19 November 2020 – 9 December 2020
7. 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 – June – December 2020

Membership of the Committee:

Councillors Miss Lawrence (Chairman), Mrs Brown, Brown, Butlin, Cranham, Eccleson, Mrs Garcia, Gillias, Picker, Roodhouse, Sandison and Srivastava

If you have any general queries with regard to this agenda please contact Veronika Beckova, Democratic Services Officer (01788 533591 or e-mail veronika.beckova@rugby.gov.uk). Any specific queries concerning reports should be directed to the listed contact officer.

The Council operates a public speaking procedure at Planning Committee. Details of the procedure, including how to register to speak, can be found on the Council's website (www.rugby.gov.uk/speakingatplanning).

Planning Committee – 6 January 2021

Report of the Head of 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	R20/0510	Land at Saxon Fields, Lilbourne Road, Clifton Upon Dunsmore, CV23 0BB Change of use of agricultural land for the siting of 13 timber clad holiday lodges and all associated works.	3
2	R20/0915	Land at Halfway Lane, Dunchurch Erection of wooden stables, tackroom/store and parking for horsebox	15

Reference: R20/0510

Site Address: LAND AT SAXON FIELDS, LILBOURNE ROAD, CLIFTON UPON DUNSMORE, CV23 0BB

Description: Change of use of agricultural land for the siting of 13 timber clad holiday lodges and all associated works.

Case Officer Name & Number: Paul Varnish - 01788 533771

Recommendation

Planning application R20/0510 be granted permission subject to the conditions and informatives set out in the draft decision notice appended to this report

The Site

The application site is located to the eastern edge of Clifton-upon Dunsmore, within the Clifton Upon Dunsmore Parish, the Clifton, Newton and Churchover Ward and the open countryside.

The development site is approximately 1.5 hectares and comprises mainly pastureland for agricultural use, with mature hedges, trees and timber fencing, although there have been other uses, to include a farm shop and stables.

The proposed timber clad caravans will be located within a secluded meadow to the north of the farm shop set around a lake section.

The closest neighbouring properties are Dunsmore Home Farm, to the east and Twiggetts Lodge and The Round Barn to the south.

There are no public rights of way going through the proposed development site, however, there is a Public Right of Way (PROW), within the land at Saxon Fields under the ownership of the applicant.

To the north/east of the village of Clifton Upon Dunsmore and to the west the village of Lilbourne.

Relevant decisions

R77/0581/8258/P – Erection of shelter for horses – Approved 14th September 1977

R88/1180/8258/OP – Erection of stables and groom's cottage – Refused 12th October 1988

R89/0388/8258/OP – Erection of two houses – Refused – 9th August 1989

R92/1176/8258/AG – Erection of agricultural building – Permitted Development - 23rd October 1992

R92/1298/1298/8258/P – Erection of two agricultural buildings – Approved 09th December 1992

R93/0418/8258/P – Use of existing cattle shelter as stable block – Approved – 23rd July 1993

R95/0114/8258/P – Erection of stable block, construction of new vehicular access and associated landscaping - Approved 26th April 1995

R96/0322/8258/P – Mixed use for agricultural and equestrian purposes and erection of stable block – Approved 17th July 1996

R98/0777/8258/P – Use of existing building for retail sales ancillary to the permitted use together with associated alterations – Refused 3rd February 1999.

R99/0180/8258/P – Use of existing building for retail sales ancillary to the permitted use together with associated alterations – Approved 28th April 1999

R02/0369/8258/P – Retention of an equestrian menage – Approved 25th June 2002

R05/1112/8258/PLN - Erection of an extension to the existing retail area and erection of new toilets to replace the portaloos – Approved – 4th January 2006

R06/0924/ADV - Display of 2no. externally illuminated freestanding signs – Refused – 13th July 2006

R06/1534/ADV - Advertisement consent for the display of 2no. illuminated signs. Resubmission of planning refusal R06/0924/ADV dated 13/07/06. – Approved – 9th October 2006

Summary of the proposal

This application is for the change of use of agricultural land for the siting of 13 timber clad holiday lodges and all associated works.

The purpose of the proposal is to provide self-contained holiday accommodation to enable families to stay for short breaks, or longer stays, and enjoy the many attractions and sights in and around the location. The lodges will be used as holiday accommodation only.

The lodges will be of timber construction and will be considered mobile structures (caravans), as defined in the 1960 Caravan Act; Caravan Sites and Control Act 1960; and Caravan Sites Act 1968. The lodges will not exceed 4m in height when sited and will have an internal height of 3.05m (measured internally from the floor at the lowest level to the ceiling at the highest level). The proposed lodges will also not exceed 20m in length x 6.08 in width.

The illustrative plan indicates that the lodges will typically incorporate, a kitchen/dining area, lounge, bathroom and 3 bedrooms. Each lodge will have two parking spaces, made with permeable block paving and a decking area.

The layout of the holiday lodges accords within the requirements of the model standards for spacing of the units with a separation distance of 6 metres between the units, 2 metres from the roads and 3 metres from the site boundary.

The proposed development will be accessed off the existing access off Lilbourne Road. A smaller service lane will be created to provide access to the lodges. The service lane will be constructed of permeable gravel.

Technical Consultations

RBC Environmental Health – No objection subject to conditions

RBC Landscaping – No objection, subject to a condition
RBC Tree Officer – No objection, subject to a condition
RBC Work Service – No objection
WCC Ecology – No objection, subject to conditions
WCC Highways – No objection
Warwickshire Fire and Rescue – No objection, subject to a condition
Environment Agency – No objection
Severn Trent Water – No response

Third Party Consultations

Neighbours - None

Parish Council:

- The Parish council would like to see a limit to the total number of dwellings onsite. The current number of dwellings is 13 but likely to increase in future due to size of the total site.
- The Parish Council would like a condition to prevent holiday lettings to be used all year and a limit to a percentage of the year.
- The site is outside the village boundary and there is limited pedestrian access to it from the village.
- The Parish Council would like to see a condition relating to the total occupancy figures onsite at any one time.
- The Parish council would like to see a condition relating to length of time a person can stay onsite to prevent this becoming a permanent residency.

Councillor Hunt:

- Overdevelopment of the site
- Need to reduce the number of units and space them out within the site.
- An unsustainable location
- There is no public transport in the vicinity of or passing this location
- There are no pavements along the Lilbourne Road into Clifton, and poor street lighting
- The grass verges on the Lilbourne Road into Clifton are such that there is no refuge for pedestrians. this is a road with poor visibility, and although there is a 40mph speed limit in place, this is not enforced as it is not considered safe for the police to stand at any point with speed guns
- It would therefore not be safe for occupants of the lodges to access the shops and other amenities in the village of Clifton upon Dunsmore by foot. However, as they will not be local residents, they will not be aware of this fact and will attempt to walk into the village, thus putting themselves and potentially other road users at risk

If the application is approved, the following conditions should be included:

- A condition to limit occupancy of the units to 10 months of each year. This is in common use on other holiday lodge sites throughout the country
- A condition to limit the amount of time that any family unit, individual or combination of family units can remain in the property to 3 weeks with a 1-week break. This is to prevent the lodges from becoming long-term holiday homes or second homes (or a permanent residence)
- A condition to limit the number of people allowed on site at any time - to prevent the site being used for encampments or as a party site

Relevant Planning Policies:

Rugby Borough Council Local Plan 2011-2031

GP1 - Securing Sustainable Development

GP2 - Settlement Hierarchy

SDC1 - Sustainable Design

SDC2 - Landscaping

ED4 – The Wider Urban and Rural Economy

NE1 - Protecting Designated Biodiversity and Geodiversity Assets

NE3 – Landscape Protection and Enhancement

D1 - Transport

D2 - Parking Facilities

HS5 – Air Quality

Guidance

National Planning Policy Framework

SPD Sustainable Design and Construction, including Residential Design Guide

SPD Planning Obligations

Determining Considerations

The main issues concerning this application are the principle of the proposal, the design and appearance of the proposal; the impact of the proposal upon the amenities of the neighbouring properties; the impact on the visual and residential amenities of the area and the impacts on highway safety, ecology and air quality.

1. Principle of development

1.1 The Local Plan Policy GP1 states that the LPA, when considering development proposals, will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions, which mean that proposals can be approved where possible, and to secure development that improves the economic, social and environmental conditions in the area.

1.2 The application site is located within the countryside, as defined in the Local Plan Policy GP2. Therefore, only where national policy on countryside locations allows will development be permitted.

1.3 Section 2 of the NPPF states that when considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development.

1.4 The NPPF within Paragraph 83 states that Local Authorities should 'enable the sustainable growth and expansion of all types of business in rural areas...through well-designed new buildings' and through 'sustainable rural tourism and leisure developments which respect the character of the countryside'.

1.5 Local Plan Policy ED4 states that other forms of development are in principle acceptable, to include; 'small-scale tourism, visitor accommodation and leisure-based uses.'

1.6 There are currently no holiday lodges within the locality, with this form of tourist accommodation not being capable of being sited within the Town Centre or urban location.

1.7 The proposed development is located within a sustainable location being close to the urban area edge. The main rural settlement of Clifton is approximately half a mile away, along the Lilbourne Road, with the centre of town being less than 3 miles away. Although there is no footpath on Lilbourne Road, there is a Public Right of Way (PROW) which crosses the land within the ownership of the applicant and can be easily accessed. The PROW joins Buckwell Lane which provides pedestrian access to Clifton Upon Dunsmore.

1.8 Clifton Upon Dunsmore is a main rural settlement and includes shops and services and access to public transport, with the town centre also being easily accessed. The proposed development will help to support local shops and services within Clifton and the town centre, and the nearby leisure and other tourist attractions within the borough and county.

1.9 Saxon Fields also includes a farm shop, within ownership of the applicant. The shop currently operates on a part-time basis, however, operating hours could be extended, depending on need.

1.10 It is considered that the proposed development would be considered a form of 'sustainable rural tourism and leisure development' and is therefore in principle acceptable and complies with the relevant Local Plan policies and NPPF.

1.11 Paragraph 55 of the NPPF states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted.

1.12 As holiday accommodation is a type of dwelling, and as new residential dwellings are not appropriate in the countryside a condition (**condition 7**) is necessary to ensure that the lodges are not used as primary residential accommodation.

1.13 It would not be considered necessary to include a condition to limit the number of lodges to 13, as the applicant would need to apply for planning permission to increase the total number of lodges on site. Any future applications would be considered on their own merit.

1.14 Relevant planning applications for caravan parks that have been appealed, for example – Appeal Reference APP/B1740/W/17/3180081, at Hoburne Naish concluded that a 'period of absence' would not be necessary to avoid permanent occupation. A condition being included that the caravans shall not be occupied as a person's sole or main place of residence was considered satisfactory enough. Similarly, it would not be considered necessary to limit the amount of time that any family unit, individual or combination of family units can remain in the property (to avoid permanent occupation), as this would also be covered by the same condition.

1.15 There would be no planning reason to control the number of occupants on site, as the relevant consultees have raised no objection to the proposals. Any unruly behaviour would fall outside of the planning remit and would be dealt with by other organisations under different regulatory regimes.

2. Protecting Amenity and Design and Appearance

2.1 Policy SDC1 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. All developments should aim to add to the overall quality of the areas in which they are situated.

2.2 Policy SDC1 will be supported by the Council's 'Sustainable Design and Construction SPD'.

2.3 The NPPF within Section 12 states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Design and Appearance

2.4 The holiday lodges will be positioned approximately 400 metres from the nearest highway, The Lilbourne Road. The lodges will be positioned in two parallel rows aligned to gently descend across the contours, sited to overlook the pond, at grade, constructed on concrete pads cut into the slope.

2.5 The lodges are of an appropriate size and scale, approximately 20 metres in length, 6.8 metres in width and 4 metres in overall height, typical of this type of accommodation.

2.6 The layout of the holiday caravans has been accounted for with the existing landscaping and is well within the requirements of the model standards for spacing of the units with 6m between the units, 2m from the roads and 3m from the site boundary.

2.7 The design approach of the caravans has been carefully considered to create an attractive development within the rural environment and ensures high quality accommodation that will meet the expectation of visitors. The caravans will have a wooden exterior which will be well suited to the countryside location. The colour chosen will allow the caravans to blend in well to their surroundings and not appear as intrusive or dominant features in the countryside.

2.8 The lodges will be clad in muted and recessive, natural, landscape inspired colours under dark non-reflective roofs to blend with the rising ground woodland, hedgerows and meadow which surrounds them.

2.9 A condition (**condition 3**) will be included for the exact specifications of the lodges, to ensure they are of a suitable design.

2.10 Additionally, due to the mature vegetation surrounding the location and the proposal for further planting, the lodges will be well screened.

Protecting amenity

2.11 The proposed development site is located well away from any neighbouring properties. The nearest properties are the applicant's own property, located approximately 300 metres away, the Round Barn and Twiggetts Lodge, located approximately 400 metres away (all to the south); Dunsmore Home Farm, located approximately 400 metres away to the east; it is therefore considered due to the separation distances that the proposed development would not impact on the amenities of any neighbour.

2.12 Timber lighting bollards will be situated sporadically to the main roadway around the park section. It is intended to have a minimal amount of units to minimise any impact and it is consistent with the overall aesthetic for the scheme and will result in low level lighting that is directed downwards limiting the amount of light pollution and overspill into the surrounding environment.

2.13 The proposal therefore accords with policy SDC1 of the Rugby Borough Council Local Plan 2011-2031

3. Landscaping

3.1 Policy SDC2 Landscaping states that landscape aspects of development will be required to form an integral part of the overall design. Policy NE3 Landscape Protection and Enhancement states that new development which positively contributes to landscape character will be permitted.

3.2 A Landscape and Visual Assessment was submitted to inform how the site and the proposed development are visible in the surrounding countryside, and any proposed effects on individual landscape elements, landscape character and visual amenity.

3.3 The Landscape officer has been consulted and raised no objection to the proposed development, subject to a condition regarding tree/woodland planting (condition 10) It is therefore considered that the proposed development accords with Policy NE3 and SDC2.

4. Traffic Generation and Air Quality

4.1 Policy HS5 states that development throughout the Borough of more than 1,000sqm of floorspace or 10 or more dwellings or development within the Air Quality Management Area that would generate any new floor space must address the impacts of poor air quality and introduce measure to mitigate against it.

4.2 Environmental Health have been consulted and have provided the following comments. Although, the development does not require an air quality assessment, as the proposed additional traffic movements does not justify a full assessment, a condition (condition 12) will be required to ensure the development meets the air quality neutral standard.

4.3 Once the condition is complied with, it is considered that the proposed development will be in accordance with Policy HS5 of the Local Plan.

5. Ecological Considerations

5.1 Part 15 of the NPPF (Conserving and Enhancing the Natural Environment) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, among other things.

5.2 In addition, Policy NE1 Protecting Designated Biodiversity and Geodiversity Assets of the Rugby Borough Council Local Plan 2011-2031 states that the Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity.

5.3 The application has been accompanied by a Preliminary Ecological Appraisal and a Biodiversity Impact Assessment. Ecology have reviewed the documents and have concluded that 'Broadly the proposals appear to be positive for biodiversity and proposed habitats will enhance the site and improve it and the immediate surroundings for wildlife'.

5.4 WCC Ecology have also requested conditions (Conditions 8 and 9) for a Construction and Environmental Management Plan and a combined ecological and landscaping scheme. Once the conditions are complied with, it is considered the proposal will not have an adverse impact on protected species in accordance with the Local Plan Policy NE1.

6. Highway safety and car parking

6.1 The Local Plan 2011-2031 Policy D1 Transport states that development should address, amongst other things, whether safe and suitable access to the site can be achieved.

6.2 A Transport Statement (TS) accompanies the application.

6.3 Warwickshire County Council Highways have been consulted regarding the proposal and have made a full assessment and appraisal of the proposed development. Although highways had some concerns regarding visibility accessing the site from the west. It was considered as the access is existing and there have been no personal injury accidents (recorded at the access), despite its utility for several land uses. It is considered that the access is acceptable for the proposed use. Highways have also recognised that there is a Public Right of Way R111 that provides safer pedestrian access and is located on land, owned by the applicant (the applicant has provided a plan to indicate this). It is therefore considered that the development complies with the Policy D1 Transport.

6.4 The Local Plan 2011-2031 Policy D2 Parking Facilities states that planning permission will only be granted for development incorporating adequate and satisfactory parking facilities.

6.5 The D2 Policy does not include guidelines for holiday lodges and would therefore be considered on their own merit. Due to the similarity with a dwelling house, the guidelines for a (C3) residential dwelling has been applied. The illustrative plan indicates that the lodges will incorporate 3 bedrooms. A 3-bedroom dwelling in a low access area, as a guide, would be required to provide 2 parking spaces. Within the supporting information it is stated that 2 parking spaces will be provided adjacent to each lodge. It is therefore considered that there is sufficient parking provision within the site and the proposed development accords with the D2 parking policy.

6.6 A condition will be included to ensure that parking provision is provided on site (**condition 5**).

7. Other Matters

7.1 Rugby Borough Council Environmental Health Team have raised no objections to the proposed development, subject to a condition (**condition 11**) regarding contaminated land and informatives for drainage and lighting.

7.2 Warwickshire Fire and Rescue have raised no objections to the proposed development, subject to a condition (**condition 13**) regarding provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site

7.3 Rugby Borough Council Work Service Unit have raised no objection to the proposed plans

7.4 The Environment Agency considered that there are no environmental constraints associated with the site which fall within their remit.

7.5 Severn Trent Water provided no response.

8. Conclusion

8.1 The proposed development is in principle acceptable; is of a satisfactory design and appearance; will not have an adverse impact upon the amenities of the neighbouring properties or on the visual and residential amenities of the area; and will not adversely impact on highway

safety, ecology or air quality. Accordingly, it is considered that the application accords with National Planning Policy Framework, the Local Plan and is therefore recommended for approval subject to conditions.

9. Recommendation

Planning application R20/0510 be granted subject to the conditions and informatives set out in the draft decision notice appended to this report.

DRAFT DECISION

REFERENCE NO:
R20/0510

DATE APPLICATION VALID:
03-Jul-2020

APPLICANT:
Mr Peter Brotherton C/O Agent

AGENT:
Mr David Broadhead, DCB Professional Services, 25 Church St, Wellington, Shropshire, TF1 1DG

ADDRESS OF DEVELOPMENT:
LAND AT SAXON FIELDS, LILBOURNE ROAD, CLIFTON UPON DUNSMORE, CV23 0BB

APPLICATION DESCRIPTION:
Change of use of agricultural land for the siting of 13 timber clad holiday lodges and all associated works.

CONDITIONS, REASONS AND INFORMATIVES:
CONDITION 1:

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

REASON:

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

CONDITION 2:

Unless non-material variations are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

The Planning Application Form
Saxon Fields: Location Plan
Saxon Fields: Site Layout
The Design and Access Statement
Received by the Local Planning Authority on the 3rd July 2020

REASON:

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

CONDITION 3:

No above ground development shall commence unless and until full details of the specification, design and materials of the proposed holiday lodges have been submitted to and approved in writing by the Local Planning Authority. The development will be carried out in accordance with the approved details.

REASON:

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

CONDITION 4:

No above ground development shall commence unless and until full details of the siting, design and materials of the proposed bin store have been submitted to and approved in writing by the Local Planning Authority. The bin store shall be provided, in accordance with the approved details before the first occupation of any lodge.

REASON:

In the interest of visual amenity.

CONDITION 5:

Unless non-material variations are agreed in writing with the Local Planning Authority, the accommodation for car parking and access roads shall be as specified: '2 car parking spaces situated adjacent to each unit, made with permeable block paving which will be utilised to the parking areas with compacted permeable gravel to all communal roads and footpaths'. The car parking and access roads shall be provided before the occupation of the development hereby permitted and shall be retained permanently.

REASON:

In order to ensure that satisfactory parking and access arrangements are maintained within the site.

CONDITION 6:

No walls, fences or gates shall be erected unless and until full details 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:

In the interest of visual amenity.

CONDITION 7:

Caravans and chalets on the holiday park shall be occupied for holiday purposes only. The caravans shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date written register of the names of all owners/occupiers of individual caravans on the site and of their main home addresses and shall make this information available at all reasonable times to the local planning authority.

REASON:

To ensure the development provides holiday accommodation only in order to protect the character and appearance of the countryside.

CONDITION 8:

The development hereby permitted, including site clearance, shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in

writing by the Local Planning Authority. In discharging this condition, the LPA expect to see details concerning pre-commencement checks for badger, bats, breeding birds and otter and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full.

REASON:

To ensure that protected species are not harmed by the development

CONDITION 9:

No works to commence on site, including site clearance, until a combined ecological and landscaping scheme has been submitted and agreed between the applicant and the local planning authority (with advice from WCC Ecological Services). The scheme must include all aspects landscaping including details of proposed species and habitat creation including the location of bat and bird boxes, ponds or refugias for amphibians and reptiles. The agreed scheme will be fully implemented before/during development of the site as appropriate.

REASON:

In accordance with NPPF, ODPM Circular 2005/06.

CONDITION 10:

No works or development shall take place until a final specification of all proposed tree/woodland planting has been approved in writing by the LPA. All tree and woodland planting should be in accordance with the approved specification. 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:

In the interests of biodiversity and visual amenity.

CONDITION 11:

In the event that contamination is found at any time when carrying out the development hereby permitted it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be prepared which shall be subject to approval in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared, which shall be subject to approval in writing by the local planning authority.

REASON:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and

residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

CONDITION 12:

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

REASON:

In the interests of air quality.

CONDITION 13:

The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site, has been submitted to and approved in writing by the local Planning Authority. The approved scheme shall be implemented in full prior to occupation of any dwelling to the satisfaction of the Local Planning Authority.

REASON:

In the interests of Public Safety from fire and the protection of Emergency Fire Fighters.

INFORMATIVE 1:

The applicant should contact Rugby Council's Licencing team via https://www.rugby.gov.uk/info/20036/licences_and_permits or by telephone on 01788 533533 with regard to site licencing criteria. These vary depending upon the type of holiday accommodation to be provided

INFORMATIVE 2:

The applicant is encouraged to incorporate measures to assist in reducing their impact upon the Air Quality Management Area as part of this development. Initiatives could include the installation of an ultra-low emission boilers (<40mg/kWh), increased tree planting, green walls and roofs and the incorporation of electric vehicle charging points on any car parking. Such measures contribute towards making new development air quality neutral.

INFORMATIVE 3:

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

INFORMATIVE 4:

Suitable drainage provision and method of foul sewage disposal should be applied during the design and construction phase.

The drainage and waste disposal system will need to comply with the Building Regulations 2010 Approved Document H (2015 Edition)– Drainage and Waste Disposal.

INFORMATIVE 5:

It is recommended that an active electric vehicle charging point is installed on site, to encourage the use of electric vehicles in the interest of sustainability.

Reference: R20/0915

Site Address: Land at, Halfway Lane, Dunchurch

Description: Erection of wooden stables, tackroom/store and parking for horsebox

Case Officer Name & Number: Frances Keenan, 01788 533845

Recommendation

Approval, subject to conditions

Introduction:

This application is being reported to Planning Committee as one of the Applicants is a Rugby Borough Council employee.

Site and Surrounding Area:

The application site is located between the villages of Dunchurch and Thurlaston with access taken of the Coventry Road (B4429). The site is accessed via a Severn Trent service road which continues onto Draycote Water. The service road is located adjacent to Highgate House with the properties on Halfway Lane situated to the east. The Applicants purchased the 4.99 acres (4 paddocks) in June 2020, following the sale of their previously rented land for housing allocation in the Local Plan. The site is bordered by the M45 to the south, the national cycle route to the east, two neighbouring properties: Ryefield Farm and Ryehill Barn to the north-east and further open countryside of the west.

Proposal:

This application seeks full planning permission for the erection of wooden stables, tackroom/store and parking for horsebox.

The stables will have a length of 14.8 metres and a width of 3.6 metres. It will have a total height of 3.1 metres and an eaves height of 2.2 metres. It will include three stables and a tack room, associated hardstanding to the front of the stables, and parking for a horsebox and general car parking.

The Applicants own three horses/ponies and identification documentation has been provided.

Planning History:

There is no relevant planning history on this site.

Technical Responses:

- Warwickshire County Council Ecology – no objection, subject to informatives
- Warwickshire County Council Highways – no objection
- RBC Environmental Health – no objection, subject to informatives

Third Party Responses:

Dunchurch Parish Council – no objection

“As the application is for the construction of wooden stables on land at the bottom of Halfway lane, which would not be visible other than for walkers on the Severn Trent access road, the DPC would like to submit a response of no objection.”

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 9: Promoting sustainable transport

Section 12: Achieving well-designed places

Section 15: Conserving and enhancing the natural environment

Local Plan (2011-2031) – June 2019:

Policy GP2: Settlement hierarchy

Policy NE1: Protecting designated biodiversity and geodiversity assets

Policy SDC1: Sustainable design

Supplementary Planning Documents

Sustainable Design and Construction – 2012

Determining Considerations

The main considerations in respect of this application are the principle of development, character and design of the stables and impact on neighbouring amenity.

1. Principle of Development

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

1.2. The application site is located within the Countryside as defined in Policy GP2 of the Local Plan; as such new development will be resisted; only where national policy on countryside locations allows will development be permitted.

1.3. Proposals for stables are characteristically found within open countryside locations and are considered not to appear out of place within the rural character of the site and its surroundings.

1.4. This application is therefore considered to comply with Policy GP2 of the Local Plan.

2. Character and Design

2.1. 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.

2.2. The stable building is located adjacent to the boundary of the site, approximately 160 metres south of the main gated entrance. As such, the proposal will not be visible from the main streetscene of Coventry Road.

2.3. The main structure will be built using timber boarding (tanalised wood) and it will have a onduline corrugated roof. This simplistic design is proposed to reduce the bulk and massing of the stables, helping it blend in with the open countryside. **Condition 3** will be attached to the decision notice to ensure the materials are submitted to the LPA prior to above ground development commencing, to ensure the colour, texture and type of materials are appropriate for its rural location.

2.4. The hard surfacing on site is only proposed as a base for the stables, to prevent damp and rotting of the timber boarding. The space for the horse box and additional car parking does not include any hard surfacing, instead the Applicants have proposed grass grid parking. These grids will reinforce the grass, preventing any slipping in wet weather and are perfect for any drainage problems. This allows the site to maintain its grassland meadow/paddock character.

2.5. This application is therefore considered to be in accordance Policy SDC1 of the Local Plan.

3. Impact on Residential Amenity

3.1. 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.

- 3.2. The stables are to be erected to the west of the site, situated adjacent to the existing Severn Trent access road. The closest neighbouring dwelling is Ryefield Farm with a separation distance of approximately 50 metres. The horse's paddock, existing hedgerow and residential garden of Ryefield Farm are located in between. As such, the proposal provides no adverse impacts to neighbouring occupiers residential amenity.
- 3.3. Environmental Health have recommended two informatives relating to protecting residential amenity, these include removing manure and waste from the site and the burning of manure or waste is not permitted. An additional informative concerning external lighting will also be attached to any permission granted, to advise the Applicants, that any external lighting shall be designed in such a manner that it will not cause light nuisance to nearby residential properties.
- 3.4. This application is therefore considered to be in accordance with Section 12 of the NPPF and Policy SDC1 of the Local Plan.

4. Highway Safety:

- 4.1. Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Warwickshire County Council Highways Department is of a position of no objection.
- 1.1. A 'personal use only' condition [Condition 4] will be attached to any decision to ensure the stables and menage are not used for business use or competitions. This will help prevent any unwarranted trips to the site.
- 4.2. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy D2 of the Local Plan.

5. Ecological Considerations

- 5.1. 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.
- 5.2. The Warwickshire Biological Records Centre (WBRC) hold records for bats, hedgehog and yellowhammer nearby to the site, with a section of semi-improved grassland adjacent to the western boundary (outside the application site). Therefore, Warwickshire County Council Ecological Services department have recommend that a nutrient, bats and lighting, hedgehog and biodiversity enhancement notes are attached to any permission granted.

5.3. 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.

6. Conclusion

6.1. On balance, the proposal is considered an acceptable form of development in its countryside location. The design of the stables and tack room would respect the character and intrinsic beauty of the open countryside and the overall scheme would not adversely affect the amenities of neighbouring properties. 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.

7. Recommendation

7.1. Approve, subject to conditions

Report prepared by: Frances Keenan, Planning Officer

DRAFT DECISION

REFERENCE NO:

R20/0915

DATE APPLICATION VALID:

15-Nov-2020

APPLICANT:

Mr Alan McGee 189, ALWYN ROAD, RUGBY, CV22 7RD

AGENT:

ADDRESS OF DEVELOPMENT:

Land at, Halfway Lane, Dunchurch

APPLICATION DESCRIPTION:

Erection of wooden stables, tackroom/store and parking for horsebox

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 are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

Side_elevation_(2)
STABLE_2_am

[Received by the Council on 09/11/2020]

Applicatin Form

[Received by the Council on 15/11/2020]

Stable_front_ev

[Received by the Council on 01/12/2020]

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

No above ground development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, 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: 3

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

CONDITION: 4

Unless non-material variations are agreed in writing with the Local Planning Authority the proposed stable shall only be used for the stabling of animals for personal purposes and shall not be used for the holding of competitions, exhibitions, hiring of horses or other commercial activities.

REASON: 4

In the interest of the amenities of the locality.

INFORMATIVE: 1

In view of the adjacent habitat, care should be taken to over the management of waste on the site in order to prevent nutrient build up and run off into the lane. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

INFORMATIVE: 2

Lighting can have a harmful effect on bats impacting on their use of a roosts and also their commuting routes and foraging areas. Light falling on a roost access point is likely to delay bats from emerging, which can be especially damaging around dusk as that is when there is a peak in the number of insects. In the worst case scenario, it can cause the bats to desert the roost. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), the latter of which deems them a European Protected Species. Bats, birds and other nocturnal animals should always be taken into account when lighting is being considered. It is respectfully advised that lighting is kept to a minimum around the roof area and is limited to illuminating the ground and not any possible access points or foraging corridor. For further advice on this please contact the WCC Ecological Services on 01926 418060.

INFORMATIVE: 3

In view of the nearby hedgehog records and suitable habitat, care should be taken when clearing the ground prior to development, particularly piles of deadwood /leaves /bonfire mounds. If a hedgehog is found, work should stop until WCC Ecological Services is contacted. Hedgehogs are of high conservation concern and are a Species of Principal Importance under section 41 of the NERC Act. Habitat enhancement for hedgehogs can easily be incorporated into development schemes, for example through provision of purpose-built hedgehog shelters. More details can be provided by the WCC Ecological Services if required.

INFORMATIVE: 4

Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Enhancements could include bat and bird boxes which may be used by a variety of species, native species planting and enhancement of existing of hedges and wild flower planting, habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates are also welcomed. Warwickshire County Council Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

INFORMATIVE: 5

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

INFORMATIVE: 6

The manure and waste from the use of the Menage should be stored in such a way or covered so that nuisance from smell or from flies does not occur. The manure and waste should preferably be removed from the site.

INFORMATIVE: 7

Burning of manure or waste from the use of the stables is not permitted

AGENDA MANAGEMENT SHEET

Report Title: Delegated Decisions - 19th November 2020 to 9th December 2020

Name of Committee: Planning Committee

Date of Meeting: 6 January 2021

Report Director: Head of 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):

(CR) Corporate Resources To provide excellent, value for money services and sustainable growth

(CH) Communities and Homes Achieve financial self-sufficiency by 2020

(EPR) Environment and Public Realm Enable our residents to live healthy, independent lives

(GI) Growth and Investment Optimise income and identify new revenue opportunities (CR)

Prioritise use of resources to meet changing customer needs and demands (CR)

Ensure that the council works efficiently and effectively (CR)

Ensure residents have a home that works for them and is affordable (CH)

Deliver digitally-enabled services that residents can access (CH)

Understand our communities and enable people to take an active part in them (CH)

Enhance our local, open spaces to make them places where people want to be (EPR)

- Continue to improve the efficiency of our waste and recycling services (EPR)
- Protect the public (EPR)
- Promote sustainable growth and economic prosperity (GI)
- Promote and grow Rugby's visitor economy with our partners (GI)
- Encourage healthy and active lifestyles to improve wellbeing within the borough (GI)

Statutory/Policy Background:	Planning and Local Government Legislation
Summary:	The report lists the decisions taken by the Head of Growth and Investment under delegated powers.
Financial Implications:	There are no financial implications for this report.
Risk Management Implications:	There are no risk management implications for this report.
Environmental Implications:	There are no environmental implications for this report.
Legal Implications:	There are no legal implications for this report.
Equality and Diversity:	There are no equality and diversity implications for this report.
Options:	
Recommendation:	The report be noted.
Reasons for Recommendation:	To ensure that members are informed of decisions on planning applications that have been made by officers under delegated powers.

Planning Committee - 6 January 2021

Delegated Decisions - 19th November 2020 to 9th December 2020

Public Report of the Head of Growth and Investment

Recommendation

The report be noted.

Name of Meeting: Planning Committee

Date of Meeting: 6 January 2021

Subject Matter: Delegated Decisions - 19th November 2020 to 9th December 2020

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

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

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

DECISIONS TAKEN BY THE HEAD OF GROWTH AND INVESTMENT UNDER DELEGATED POWERS

Report Run From 19/11/2020 To 09/12/2020

APPENDIX 1

Delegated

8 Weeks PA Applications

Applications Refused

R20/0692
8 Weeks PA
Refusal
23/11/2020

TWO HOOTS, LUTTERWORTH
ROAD, BURTON HASTINGS,
NUNEATON, CV11 6RA

CONVERSION OF EXISTING
BARN TO FORM NEW
DWELLING WITH ASSOCIATED
PARKING

R20/0666
8 Weeks PA
Refusal
27/11/2020

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

Substitution of house type for plot
1 in Phase 3 Parcels A of
approved planning permission
ref: R18/1177 dated 21/12/2018.
Submission of reserved matters
appearance landscape, layout
and scale pursuant to outline
planning permission ref.no
R17/0022, dated 28/06/2017.

R20/0380
8 Weeks PA
Refusal
04/12/2020

GRANTS BARN, TOP HOUSE
FARM, BROADWELL ROAD,
RUGBY, CV23 8BA

CONVERSION OF EXISTING
BARN TO FORM NEW 6
BEDROOM DWELLING , WITH
ASSOCIATED GARDEN AND
PARKING

R20/0747
8 Weeks PA
Refusal
07/12/2020

4, THE STEEPLES,
GRANDBOROUGH, RUGBY,
CV23 8DP

Erection of a single storey rear
extension (conservatory) and a
first floor side extension

Delegated

8 Weeks PA Applications

Applications Approved

R20/0730 8 Weeks PA Approval 19/11/2020	29, DYSON CLOSE, RUGBY, CV21 4LG	Erection of a two storey side extension, rear single storey extension and garden shed extension
R20/0754 8 Weeks PA Approval 19/11/2020	29, HEATH LANE, BRINKLOW, RUGBY, CV23 0NR	Erection of a rear extension, removal of existing lean-to, altering existing garage. New side entrance area.
R20/0810 8 Weeks PA Approval 19/11/2020	20 , The Hall Close, Dunchurch, CV22 6NP	Erection of a single storey rear extension and new front porch
R20/0712 8 Weeks PA Approval 20/11/2020	MEADOW FARM, FOSSE WAY, STRETTON-ON-DUNSMORE, RUGBY, CV23 9NR	Conversion of existing barn and lean-to to a four bed dwelling with access, parking and landscaping.
R20/0813 8 Weeks PA Approval 20/11/2020	6, THE RICKYARD, EASENHALL, RUGBY, CV23 0JN	Loft conversion with rear dormer and velux windows, single storey rear extension and porch infill
R20/0700 8 Weeks PA Approval	11, THACKERAY CLOSE, RUGBY, CV22 5RN	

Delegated

8 Weeks PA Applications Applications Approved

23/11/2020

Single storey extension to the rear of the property, along with a further side extension above the garage partially extending to part 1 1/2 storey.

R20/0664
8 Weeks PA
Approval
24/11/2020

3, CLEMENT WAY, RUGBY,
CV22 7FH

Conversion of integral garage
into a kitchen

R20/0725
8 Weeks PA
Approval
24/11/2020

5, BURNSIDE, RUGBY, CV22
6AX

Erection of a 2-storey side
extension, single storey front
extension, single storey rear
extension and porch.

R20/0874
8 Weeks PA
Approval
24/11/2020

BAYTON VIEWS, 3 and 4,
WITHYBROOK ROAD,
WOLVEY, BEDWORTH, CV12
9JW

Substitution of house type for Plot
3 and 4 of approved planning
permission R18/0688 dated 22
June 2018.

R20/0781
8 Weeks PA
Approval
25/11/2020

4, ARDERNE DE GRAY ROAD,
WOLSTON, RUGBY, CV8 3LQ

Retention of existing outbuilding
for incidental residential use.

Land at the rear of, 36, Warren

Proposed detached dwelling

Delegated

8 Weeks PA Applications Applications Approved

Road, Rugby, CV22 5LG

R20/0740
8 Weeks PA
Approval
26/11/2020

R20/0807
8 Weeks PA
Approval
26/11/2020

14, ECTON LEYS, RUGBY,
RUGBY, CV22 5SL

Erection of two storey front and side extension to include various external alterations (Resubmission of previously approved schemes R18/0746 and R18/1093).

R20/0855
8 Weeks PA
Approval
26/11/2020

11, RUPERT BROOKE ROAD,
RUGBY, CV22 6HQ

Proposed two storey side extension (demolition of existing garage and rear extension) and single storey rear extension

R20/0280
8 Weeks PA
Approval
27/11/2020

3, PUREFEY CLOSE,
CHURCHOVER, RUGBY, CV23
0RN

Provision of entrance gates

R20/0746
8 Weeks PA
Approval
27/11/2020

173 , Rugby Road, Binley
Woods, CV3 2AY

Erection of a two storey side extension

Delegated

8 Weeks PA Applications Applications Approved

R20/0793
8 Weeks PA
Approval
27/11/2020

37, SIR WINSTON CHURCHILL
PLACE, BINLEY WOODS,
COVENTRY, CV3 2BT

Erection of a single storey rear
extension.

R20/0843
8 Weeks PA
Approval
27/11/2020

23, SIDNEY ROAD, RUGBY,
CV22 5LB

Erection of a single storey side
and rear extension, infill of
existing car port and new bay
window to front elevation

R20/0792
8 Weeks PA
Approval
29/11/2020

The Old School, Main Street,
Frankton, CV23 9NY

Part demolition and single storey
rear extension of existing
residence.

R20/0589
8 Weeks PA
Approval
30/11/2020

CASA LOCO, CHURCHSIDE
ARCADE, 7, LITTLE CHURCH
STREET, RUGBY, CV21 3AW

Provisions to incorporate Sui
Generis use (hot food takeaway)
to existing Class E (restaurant) of
first floor unit together with
internal and external alterations

R20/0839
8 Weeks PA
Approval
30/11/2020

5, SIDNEY WOLFE CLOSE,
RUGBY, CV22 7ZE

Widening of existing steps
leading to front porch.

Delegated

8 Weeks PA Applications Applications Approved

9 Steeping Road, Long Lawford,
Rugby, CV23 9SS

R20/0716
8 Weeks PA
Approval
01/12/2020

Extension of the existing garage
to connect it to the main dwelling,
and use as a home office.
Erection of a single storey
extension to the garage to create
a bike store.

R20/0294
8 Weeks PA
Approval
02/12/2020

21, GLEBE CRESCENT,
RUGBY, CV21 2HG

Erection of two storey side and
rear extension including single
storey porch to the side

R20/0772
8 Weeks PA
Approval
02/12/2020

3 , Newcombe Close, Dunchurch,
CV22 6ND

Erection of a first floor extension
above existing integral garage

R20/0918
8 Weeks PA
Approval
02/12/2020

22, FOXWOOD DRIVE,
COVENTRY, CV3 2SP

Single storey front extension with
pitched roof.

R20/0779
8 Weeks PA
Approval
03/12/2020

3, YEW TREE HILL, BRINKLOW,
RUGBY, CV23 0NP

Erection of a single storey front
extension.

Delegated

8 Weeks PA Applications Applications Approved

R20/0684 8 Weeks PA Approval 04/12/2020	WATERGALL FARM, GRANDBOROUGH FIELDS ROAD, GRANDBOROUGH, RUGBY, CV23 8BA	Retrospective application for the construction of 24 metre by 41 metre Horse menage.
R20/0782 8 Weeks PA Approval 04/12/2020	WILLEY FIELDS FARM, WATLING STREET, MONKS KIRBY, RUGBY, CV23 0SQ	Retention of extension and continuation of use as part of existing vehicle preparation and maintenance building.
R20/0788 8 Weeks PA Approval 04/12/2020	88, LAWFORD LANE, RUGBY, CV22 7JT	Erection of a single storey rear extension
R20/0805 8 Weeks PA Approval 04/12/2020	Land south of the approved Streetfields Solar Farm, Streetfields Farm, Watling Street, Rugby, Churchover, LE17	Construction of underground cables associated with Streetfields Solar Farm (LPA ref: R19/0259).
R20/0819 8 Weeks PA Approval 04/12/2020	2 Percival Road, RUGBY, CV22 5JP	Demolition of existing garage and erection of single storey wraparound extension.

Delegated

8 Weeks PA Applications Applications Approved

R20/0832 8 Weeks PA Approval 04/12/2020	220, HILLMORTON ROAD, RUGBY, CV22 5BB	Demolition of existing conservatory and the erection of a two storey side and rear extension and the formation of new site access and associated parking.
R20/0848 8 Weeks PA Approval 04/12/2020	2 Lawford Lodge Farm Cottage, Coronation Road, Church Lawford, CV23 9ER	Erection of detached garage/store facility.
R20/0862 8 Weeks PA Approval 04/12/2020	7, HAREBELL WAY, RUGBY, CV23 0TT	PROPOSED FIRST FLOOR REAR EXTENSION OVER EXISTING GROUND FLOOR UTILITY.
R20/0872 8 Weeks PA Approval 07/12/2020	RUGBY RADIO STATION, WATLING STREET, CLIFTON UPON DUNSMORE, RUGBY, CV23 0AS	Construction of a vehicular access off the public highway at Houlton Way in Key Phase 1, haul route and working platform for a temporary 3 year period, to facilitate the construction of the Davidsons residential development, which forms part of the wider Radio Station Rugby Sustainable Urban Extension

Delegated

8 Weeks PA Applications

Applications Approved

R20/0896

8 Weeks PA

Approval

07/12/2020

1, BAYTON VIEWS,
WITHYBROOK ROAD,
WOLVEY, BEDWORTH, CV12
9JW

Erection of a car port and
amendments made to dwelling
during construction process
(retrospective).

R20/0608

8 Weeks PA

Approval

08/12/2020

PARK VIEW, MAIN STREET,
BRANDON, CV8 3HW

Demolition of existing garage and
construction of new double
garage and provision of retaining
wall and brick access stairs and
platform.

R20/0764

8 Weeks PA

Approval

08/12/2020

56, Wheatfield Road, Bilton,
Rugby, CV22 7LN

Erection of a rear single storey
extension

R20/0794

8 Weeks PA

Approval

08/12/2020

36, CUNNINGHAM WAY,
RUGBY, CV22 7JB

Conversion of existing garage to
granny annexe

R20/0600

8 Weeks PA

Approval

09/12/2020

COACH HOUSE, BIRDINGBURY
ROAD, FRANKTON, RUGBY,
CV23 9QR

Proposed two storey and single
storey extensions and internal
alterations (resubmission of
previously approved scheme)

Delegated

8 Weeks PA Applications Applications Approved

under R19/1217)

R20/0632
8 Weeks PA
Approval
09/12/2020

40 , Gold Avenue, Cawston,
Rugby, CV22 7FB

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

R20/0637
8 Weeks PA
Approval
09/12/2020

5, ALMOND GROVE, RUGBY,
CV21 1HP

Erection of a single storey side
garage

R20/0706
8 Weeks PA
Approval
09/12/2020

PRINCEDALE HOUSE,
LEAMINGTON ROAD,
PRINCETHORPE, RUGBY,
CV23 9PU

Proposed erection of two storey
side extension on west elevation,
first floor extension on east
elevation, conversion of existing
double garage to annex and
construction of timber framed car
port.

R20/0797
8 Weeks PA
Approval
09/12/2020

41, STANLEY ROAD, RUGBY,
CV21 3UE

Proposed two storey side
extension with gable roof and loft
extension.

R20/0852
8 Weeks PA
Approval

69, Sidney Road, Rugby, CV22
5LD

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

Delegated

8 Weeks PA Applications

Applications Approved

09/12/2020

Certificate of Lawfulness Applications

Applications Approved

R20/0578
Certificate of
Lawfulness
Approval
20/11/2020

OAKLEIGH, MAIN ROAD,
COVENTRY, CV7 9JA

Certificate of lawfulness for a rear
dormer together with 2no. Velux
windows in the front roof slope

R20/0931
Certificate of
Lawfulness
Approval
25/11/2020

17, TOWNSEND ROAD,
RUGBY, CV21 3SB

Certificate of lawfulness
proposed for a single storey side
extension and front porch.

Discharge of Conditions

Applications Approved

R20/0365
20/11/2020

7, SIDNEY WOLFE CLOSE,
RUGBY, CV22 7ZE

Removal of existing 1.9m high
timber fencing along the
boundary line adjacent to No.5
Sidney Wolfe Close; and erection
of replacement fencing to
encompass a change in materials
and positioning.

Delegated

Discharge of Conditions Applications Approved

R19/1119	Land off Rugby Road (Spikes Lane), Rugby Road, Harborough Magna	Erection of 2 (no). dwellings
25/11/2020		
R19/1345	WHITELAW HOUSE, 4, HILLMORTON ROAD, RUGBY, CV22 5DE	Proposed extension, remodelling (alteration), refurbishment and landscaping works to the existing boarding house.
27/11/2020		
R19/1346	WHITELAW HOUSE, 4, HILLMORTON ROAD, RUGBY, CV22 5DE	Listed building consent for the extension, remodelling (alteration), refurbishment and landscaping works to the existing boarding house.
27/11/2020		
R20/0056	ST CUTHBERTS CHURCH, FOSSE WAY, PRINCETHORPE, CV23 9PS	Change of Use of Church Hall to residential dwelling together with single-storey and two-storey rear extensions
27/11/2020		
R19/1484	Land At Rear Of The White House, Main Road, Ansty, Coventry, CV7 9HZ	Demolition of existing buildings and erection of a dwellinghouse, along with the change of use of land to associated residential garden.
30/11/2020		

Delegated

Major Applications

Applications Approved

R20/0108 Major Application Approval of Reserved Matters 20/11/2020	RUGBY RADIO STATION, WATLING STREET, CLIFTON UPON DUNSMORE, RUGBY, CV23 0AS	Key Phase 1 Parcel F - Submission of reserved matters comprising access, appearance, landscape, layout and scale for the erection of 27 dwellings together with garages, access roads, parking and associated works pursuant to outline planning permission ref.no R17/0022, dated 28th June 2017.
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R20/0171 Major Application Approval 30/11/2020	STONEMARKET, OXFORD ROAD, RYTON-ON- DUNSMORE, COVENTRY, CV8 3EJ	Change of use of existing concrete manufacturing, storage and distribution site to open storage and distribution site (Use Class B8)
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Non Material Amendment Applications

Applications Approved

R17/0288 Non-Material Amendment agreed 19/11/2020	1-3, Abbey Street, RUGBY, CV21 3LH	Proposed conversion of an existing ground floor shop (Use Class A1) and connecting single dwelling (Use Class C3) to 3 no. 1 bedroom flats and 1no. 2 bedroom flat (Use Class C3) together with external alterations
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Erection of a single storey front		
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Delegated

Non Material Amendment Applications Applications Approved

R18/0963	19 AVONDALE ROAD, BRANDON, COVENTRY, CV8 3HS	extension and proposed dropped kerb
Non-Material Amendment agreed 26/11/2020		

R20/0297	LAND SOUTH OF LONDON ROAD AT SP422728, LONDON ROAD, STRETTON-ON- DUNSMORE	Change of use of existing agricultural building to form a single dwelling house, together with external alterations, including the provision of solar panels to the rear roof slope elevation and the provision of a new access road and vehicular access of Rugby Road. (Variation of condition 2 of R15/1873 to substitute amended plans and documents) (retrospective).
Non-Material Amendment agreed 08/12/2020		

Prior Approval Applications

Prior Approval Applications

R20/0937	1, MOORS LANE, RUGBY, CV23 0AF	Application to Determine if Prior Approval is Required for a Proposed Demolition of Buildings Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Demolition Prior Approval Not Required 24/11/2020		

Delegated

Prior Approval Applications Prior Approval Applications

Schedule 2, Part 11, Class B

R20/0804
Telecoms Prior
Approval
Required and Refused
03/12/2020

Parnell Close Street Furniture,
Land North of Parnell Close,
Rugby, Warwickshire, CV21 2ET

The installation of a 20m
monopole accommodating 2no.
600mm dishes; equipment
housing comprising the
installation of 7no. cabinets;
ancillary development thereto.
