



25 March 2024

PLANNING COMMITTEE - 10 APRIL 2024

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 10 April 2024 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
Chief Executive

Note: Councillors 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 Councillor 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 Councillor does not need to declare this interest unless the Councillor chooses to speak on a matter relating to their membership. If the Councillor does not wish to speak on the matter, the Councillor may still vote on the matter without making a declaration.

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Minutes.
To confirm the minutes of meeting held on 6 March 2024.
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 – 15 February 2024 to 13 March 2024.

Membership of the Committee:

Councillors Gillias (Chair), Edwards, Garcia, Harrington, Hassell, Karadiar, Lawrence, Lewis, Maoudis, Sandison, Srivastava and Ward

If you have any general queries with regard to this agenda please contact Linn Ashmore, Democratic Services Officer by emailing linn.ashmore@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 – 10 April 2024

Report of the Chief Officer for Growth and Investment

Applications for Consideration

Planning applications for consideration by the Committee are set out as below.

Recommendation

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Item	Application Ref Number	Location site and description	Page number
1	R22/0720	Clifton Lakes, Watling Street, Clifton Upon Dunsmore, CV23 0AQ Change of use of land to a recreational fishery including the erection of fence line to aid identification of public right of way and associated works. Includes retrospective amendments to the entrance of the site and regularisation of previously imported soils to the entrance of the site and Hillcrest Lakes.	3

Reference: R22/0720

Site Address: CLIFTON LAKES, WATLING STREET, CLIFTON UPON DUNSMORE, CV23 0AQ

Description: Change of use of land to a recreational fishery including the erection of fence line to aid identification of public right of way and associated works. Includes retrospective amendments to the entrance of the site and regularisation of previously imported soils to the entrance of the site and Hillcrest Lakes.

Web link: <https://planning.agileapplications.co.uk/rugby/application-details/34938>

Recommendation

1. Planning application R22/0720 be approved subject to conditions and informatives set out in the draft decision notice appended to this report.
2. The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

1.0 Introduction

- 1.1 This application is being reported to Planning Committee for determination because the proposed development falls within the definition of major development and the total site area exceeds 5 hectares.

2.0 Description of site

- 2.1 Clifton Lakes is a comparatively large site located immediately adjacent to the A5. It comprises a series of private fishing lakes, a memorial garden, footpaths, parking areas and an access road, all of which are interspersed by mature mixed species planting including trees and scrub. Land levels vary significantly around the site and include several raised hills and banksides. The River Avon winds around the northern and western boundaries of the site, with the Shakespeare's Avon Way public footpath flanking the southern boundary and the A5 flanking the eastern boundary. The site is located in a valley, with the land rising steeply to the north (towards Newton Manor Lane) and south (towards Newton Road). The land rises more gradually to the south, and the land to the east follows a similar level to the proposal site.
- 2.2 Along the boundary with the A5, set back by a wide verge, the boundary is marked by low level timber post and rail fencing, with metal barred double gates securing the vehicular access to the side. The remaining boundaries are predominantly marked by mature planting and the laying down of tree trunks and other natural material, although remnants of old field and stock fencing are still present in some locations.
- 2.3 Most of the pathways and parking bays, as well as the main parking area and access road, are surfaced with planings and/or compacted coarse stone chippings.

3.0 Description of proposals

- 3.1 The applicant seeks retrospective planning permission for a series of works undertaken on the site over the last couple of years. These include importation of materials, engineering operations to excavate and re-contour various parts of the site, and

amendments to the main site entrance. This application seeks to regularise and manage those changes through a consolidated scheme.

- 3.2 They also seek planning permission for use of the site as private commercial fishing lakes, and to install formal fencing along the southern boundary to delineate the line of the adjacent public right of way more clearly. Permission is also sought for various facilitating works in relation to the intended use and layout of the site.
- 3.3 Works on site have ceased (with the exception of those works necessary to complete on-site surveying, which have been undertaken with the prior agreement of the LPA) pending the outcome of this application.

Planning History

R13/2041	Importation of clay puddle, creation of a lake by St. Thomas Cross and erection of a new dwellinghouse.	
R14/1141	Retention of alterations and change of use forming access way and landscaping and provision of fencing, hardstanding, further landscaping and other associated works to create a sheep and cattle holding area.	Refused 30/01/15
R15/0706	Agricultural prior approval for the erection of a building to store grain, straw and fertiliser.	Required and Refused 13/08/2015
R18/0998	Retention of alterations and change of use forming access way and landscaping and provision of fencing, hardstanding, further landscaping and provision of fencing, hardstanding, further landscaping and other associated works to create a sheep and cattle holding area.	Approved 24/09/18
R19/1424	Completion of landscaping at Clifton Fishing Lakes and Wildlife Reserve.	Withdrawn Before Valid 13/02/2020
R20/0391	Completion of landscaping at Clifton Fishing Lakes and Wildlife Reserve.	Approved 24/09/20

Relevant Planning Policies

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Local Plan 2011-2031. The relevant policies are outlined below.

Rugby Borough Local Plan 2011-2031, June 2019

GP1: Securing Sustainable Development

GP2: Settlement Hierarchy

GP5: Neighbourhood Level Documents

HS5: Traffic Generation and Air Quality, Noise and Vibration

NE1: Protecting Designated Biodiversity and Geodiversity Assets

NE3: Landscape Protection and Enhancement

SDC1: Sustainable Design

SDC2: Landscaping

SDC5: Flood Risk Management

D1: Transport

D2: Parking Facilities

National Planning Policy Framework, 2021 (NPPF)

Whilst designation of the Parish of Clifton upon Dunsmore as a Neighbourhood Area was granted in 2022, the Parish Council have yet to submit a Neighbourhood Plan for adoption. The age of the Clifton upon Dunsmore Parish Plan 2004 (Parish Plan) is such that the document now carries very little weight in terms of planning considerations. Nevertheless, its principles have still been considered as part of the assessment of this application.

Technical consultation responses

- National Highways - No objections and no requested conditions or informatives.
- Environment Agency - Deferred to the Local Planning Authority for most environmental matters. With regards to contamination and protected waters and following submission of additional reports including the Phase 2 Contamination Risk Assessment, requested a contamination condition be applied in the event of an approval that focussed on measures to be undertaken in the event that previously unidentified contamination as found on the site. The condition was intended to specifically protect the bodies of water within the site and the waterway that runs through it. They also requested informative notes regarding land contamination risk management and fluvial flood risk.
- WCC Flood Risk Management - No further comments given the works relating to the existing site entrance, which would constitute the only additional impermeable area on site, are retrospective and no drainage strategy has been provided. If design changes cannot be accommodated within the parameters of the drainage strategy constructed on site, the LLFA would defer to the Local Planning Authority to determine the application.
- WCC Rights of Way - No objections but emphasised that any new boundary fencing must not encroach onto the public bridleway in any way. Provided guidance on protecting footpath during and after development and advised that these were to be used as advisory notes.
- WCC Highways - No objections and no requested conditions or informatives. Deferred to National Highways as the access is off a trunk road (the A5).
- RBC Environmental Health - Due to historic contamination of the site and lack of formal testing for contamination on all areas affected by the proposals, discussions were undertaken between the agent, the LPA and Environmental Health and additional information was requested. Upon receipt of a contamination report, Environmental Health provided further guidance on the

necessary works to be undertaken based on its findings including an intrusive ground survey. Following receipt of results from further on-site testing, and the inclusion of proposals to fence off areas of the site to prevent cross-contamination, a full reassessment of the proposals was undertaken following which Environmental Health confirmed that they no longer had any objections or concerns provided the applicants abided by the mitigation and control requirements set out in the relevant contamination documents submitted as part of the proposals. They also requested a condition be applied in the event of an approval regarding previously unidentified contamination (which had a broader scope than the one requested by the Environment Agency) and informative notes re lighting, waste collection, and construction hours. Whilst the land lies within the Air Quality Management Area (AQMA), Environmental Health determined that assessment of air quality was not necessary in this instance due to the nature of the development.

Third party comments

Ward Councillor -

No comments received.

Parish Councils - Clifton upon Dunsmore -No comments received.

- Newton and Biggin -

No objection in principle to the use of the land as a recreational fishery, but had concerns relating to historical tipping, altered land levels making the site unsuitable for “recreational rod fishing” meaning there was a need for remodelling, pollution risks to the River Avon, and intensification of use of the existing access. The LPA also received a series of enquiries regarding the historical use and ownership of the site prior to receiving formal consultation responses.

Neighbours -

No comments received.

4.0 Assessment of proposals

4.1 The key issues to assess in the determination of this application are:

- the principle of development,
- character, design and landscape,
- highway safety and parking,
- impact on neighbouring properties,
- air quality, the environment and flooding, and
- ecology.

- 5.0 Principle of development
- 5.1 The Local Plan for Rugby was adopted on 04 June 2019. The Local Plan is considered fully up to date and in compliance with the NPPF and therefore is the starting point for decision making. All planning policies are relevant and are supported by a robust and up-to-date evidence base.
- 5.2 Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy, whereas Policy GP1 of the Local Plan states that the Council will take a positive approach that reflects the presumption in favour of sustainable development. However, this presumption in favour of development is on the proviso that there are no conflicts with other local or national planning policies.
- 5.3 Paragraph 11 of the NPPF states that where there is an up to date development plan applications should be determined in line with that development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF states that “The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted”.
- 5.4 Section 2 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. This results in the balancing of material considerations within each individual case at the same time as being mindful of the presumption in favour of sustainable development as defined by Section 2 of the NPPF. Again however, this is subject to there being no other policy conflicts.
- 5.5 Section 6 of the NPPF encourages the supporting of a prosperous rural economy through sustainable rural tourism and leisure developments that respect the character of the countryside, and notes that planning policies and decisions should recognise that such developments may have to be adjacent to or beyond settlement boundaries.
- 5.6 Paragraph 96 of Section 8 of the NPPF specifically identifies social interaction, safe and accessible places, and enabling and supporting healthy lifestyles as being the three key aims for development. Paragraph 104 of Section 8 also directs that policies and decisions should protect and enhance public rights of way.
- 5.7 Section 12 of the NPPF places great emphasis on supporting development that incorporates high quality design that is responsive to its setting and in keeping with its surroundings. Policy SDC1 of the Local Plan seeks to ensure that development is of a high quality and will only be allowed where proposals are of a scale, density and design that responds to the character and amenity of the areas in which they are situated. Elements of this ethos are echoed in Policies NE3 and SDC2 from a landscaping and setting perspective.
- 5.8 This site lies outside the settlement boundaries of the villages of Clifton upon Dunsmore and Newton (although it does fall within the area approved for inclusion in the Clifton upon Dunsmore Neighbourhood Plan) and is in open countryside. Policy GP2 of the Local Plan states that new development within the countryside will be resisted, and only where national policy allows for it will it be permitted, whilst Paragraph 11 of the NPPF states that development should accord with the development plan.

- 5.9 The proposed use of this site is for commercial recreational fishing lakes, a type of development that naturally lends itself to countryside locations due to both the need for space and the way they relate to the natural environment. The use of the land for this purpose, and the associated opportunities this development has created to both address historical environmental harm and promote positive relationships between the site and the natural qualities of the surrounding area, mean that its location is both appropriate and in keeping with the countryside as well as providing a means to directly benefit and enhance the environment.
- 5.10 As stated in Paragraph 2.1 of this report, a public bridleway runs parallel to the southern boundary of the site. The applicant has included within the proposals the installation of a section of fencing along part of the southern boundary to help to identify and protect the section of the bridleway that runs closest to the site. This will both serve to identify the route for those using the right of way and also protect it from incidental or accidental encroachment from users of or activities within the proposal site. This wholly aligns with the directions of Paragraph 104 of the NPPF.
- 5.11 The proposed use offers an opportunity for patrons to enjoy spending time outdoors and meeting socially. Angling has been highlighted by several health organisations including MIND and the World Health Organisation (WHO) as being an effective form of gentle exercise that also reduces stress and anxiety and improves mental wellbeing. Walking and socialising activities are also recognised as being beneficial for both mental wellbeing and physical health, as is spending time outdoors in relaxing environments. The purpose of this development therefore demonstrates two of the key aims identified in Paragraph 96 of the NPPF.
- 5.12 In summary, this development offers an opportunity to a) address historical environmental misuse of the site as well as supporting and enhancing the natural environment, b) support a rural business within an appropriate countryside setting, and c) promote physical and mental wellbeing. Whilst the historical activity on the site has had a detrimental effect on it, the applicants efforts to address these issues as well as make effective yet appropriate use of the site carry material weight in the balancing of considerations in favour of the development.
- 6.0 Character, design and landscape
- 6.1 Section 12 of the NPPF emphasises from start that it is vital for development to be of a design that is respectful to the character of the locality and enhances the setting it which it is placed. Paragraph 135 of the NPPF states that planning decisions should ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and
 - where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 6.2 Policy NE3 of the Local Plan states that development proposals will be required to demonstrate that they:-
- Integrate landscape planning into the design of development at an early stage;
 - Consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;
 - Relate well to local topography and built form and enhance key landscape features,
 - ensuring their long term management and maintenance;
 - Identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;
 - Aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;
 - Address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and expanding these features through means such as buffering and reconnecting fragmented areas; and
 - Are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.
- 6.3 Policy SDC1 of the Local Plan focuses on the importance of demonstrating high quality and good design, including consideration as to how a development relates to its surroundings. Factors such as scale, density, design, massing, height, landscape, layout and materials all require consideration when assessing the suitability of a development in terms of its visual and contextual impact on the appearance and character of the setting it lies within.
- 6.4 Policy SDC2 of the Local Plan requires developments to demonstrate how they respect the landscape around them through responses to the features that already exist and incorporation of measures to protect and enhance them. This includes hard and soft landscaping and opportunities to enhance existing features.
- 6.5 The Clifton upon Dunsmore Parish Plan 2004 (the Parish Plan) does not mention Clifton Lakes specifically, nor does it include observations or expectations with regards to fishing lakes or development adjacent to the A5. It does include a Village Design Statement, but as the name implies the focus of this is on the village itself and its immediate environs so does not extend as far as the application site.
- 6.6 The site is located towards the end of a valley, meaning that the land to the north, east and west rises away from the site but the land to the south is on a similar plain to the site entrance and immediately adjacent to the A5 trunk road. This means that there are several elevated vantage points along Newton Manor Lane and adjacent open land from where the site can be viewed either in whole or in part. Views from the land on the other side of the A5 are very limited however due to the presence of hedging and highway verges either side of the A5, and in any case the layout of the land and the bunds flanking the main

entrance mean that only the entrance itself and a small section of the access road are visible from this direction.

- 6.7 Within the site itself, there is already a great deal of mature and semi-mature planting, and this has been added to in various areas. The memorial garden represents the only part of the site that looks “structured” in terms of landscaping design, due to its formal pathway layout and segregated planting beds. Its elevated location sets it apart from the rest of the site. Whilst its appearance and location contrasts with the more natural characteristics of other landscaping within the site, it will create a peaceful and visually pleasing area to relax and socialise in once the planting matures and the paths have weathered. As the memorial garden is not located immediately adjacent to any of the fishing lakes, it also provides a place for visitors who are not seeking to fish but still wish to enjoy the rural location and countryside views across the A5. The artificial mound that it has been created on has already begun to be naturally populated by wild plants but requires reinforcement and would benefit from additional planting to reduce the currently stark appearance of it when viewed from the footpaths and the access road that run adjacent to it.
- 6.8 The banks around the ponds differ in height, depth, and gradient, creating a varied landscape. The access roads and footpaths around the site respond to this, meaning that there are many areas around the site that appear sheltered and private due to limited views of the surrounding area. Much of the planting around the lakes has been allowed to grow as freely and naturally as possible (a technique sometimes referred to as “rewilding”), although there are areas that through necessity need to be kept cut back or clear to facilitate access and maintenance (such as around steps down to the angling pegs or around parking areas and footpaths).
- 6.9 The use of hard landscaping is limited to formalised routes around the site, such as the access road, parking areas, main footpaths, steps, and the ornamental pathways of the memorial garden. These are generally surfaced with a combination of stone chippings and planings (for the access and parking areas, most pathways, sets and in the memorial garden) to provide a safe all-weather and non-slip surface, but some of the footpath surfaces consist mostly of compacted earth and grass.
- 6.10 Where routes have been temporarily or permanently blocked off within the site, this is often done sympathetically using fallen tree trunks originating from within the site, rather than through manmade means that would conflict with the natural character of the site. Where manmade obstructions such as concrete blocks or metal chains *have* been used, the applicant aims to gradually replace these with more natural barriers as they reach the end of their useful lives, continuing their recent efforts to naturalise as much of the site as possible to make it more in keeping with the surrounding natural landscape.
- 6.11 New fencing has been installed around the site access, which appears to conflict with the hedging that flanks it. However, as this fencing is wooden it will mellow over time and appear less stark. The LPA recognise the need for some form of security around the access, and this wooden fencing is the most sympathetic way to provide this. Whilst the use of metal entrance gates might appear to conflict with the timber fencing and natural landscaping, they are of a style that is seen in many field and farm entrances throughout the rural areas of Rugby and beyond, and their use in this setting is therefore considered acceptable. The proposed additional fencing near the public bridleway would be visible to those using the right of way, but the style proposed is visually unobtrusive and once the surrounding brush and scrub has infilled around it the visual impact will be further reduced.

- 6.12 There is currently very little artificial lighting within or around the site (with the exception of highway lighting along the A5), so during hours of low light and darkness the majority of the site is indistinguishable from the surrounding natural landscape. To ensure that this effect is not eroded through the installation of unsympathetic external lighting around the site, the installation of such lighting would need to be carefully controlled to ensure that the LPA can either guide the applicants on sympathetic lighting schemes (if appropriate) or have means to prohibit illumination of certain areas if warranted.
- 6.13 If the application is approved by Members, conditions would be applied to control surfacing materials, fencing, reinforcement of the memorial garden bund, and additional planting. A condition would also be included prohibiting the installation of external lighting without the prior written agreement of the LPA. These would be **Conditions 3-7** inclusive.
- 6.14 With these conditions applied and adhered to, the scheme complies with policies NE3, SDC1 and SDC2 of the Rugby Borough Council Local Plan 2011-2031 that relate to character and appearance and with the NPPF 2021.
- 7.0 Highway safety and parking
- 7.1 Local Plan Policy D1 identifies when a Transport Assessment may be required, as well as the need to mitigate for transport impacts arising from development. In this case there is no requirement for a Transport Assessment, but there is a need to assess the implications of the access works on the functionality of Brockhurst Lane.
- 7.2 Policy D2 of the Local Plan focuses the need to ensure that sufficient provision is made for the parking and turning of vehicles within developments.
- 7.3 Section 9 of the NPPF identifies the need to consider transport issues and the potential impact of development on transport networks. Paragraph 114 b) states that, when assessing developments, it should be ensured that *“safe and suitable access to the site can be achieved for all users”*. However, Paragraph 115 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*.
- 7.4 As part of this development, modifications were made to the existing primary access off the A5, including the installation of post and rail fencing flanking the new entrance gate. Within the site itself, a formalised access route around the site will lead to a series of formal parking areas for patrons to use when accessing the various fishing peg sites (as opposed to the more ad hoc use of laybys and parking on existing tracks that has previously been used). Whilst most of the access route would be wide enough to support two-way traffic, there is a section that forms a one-way route to and from Parking Zone C.
- 7.5 In total there will be 90no. designated parking spaces provided within the site, located in a total of 5no. clearly earmarked parking zones spread around the site to provide access to the various fishing lakes (15 spaces in Zone A, 15 in Zone B, 26 in Zone C, 16 in Zone D and 18 in Zone E). The Council’s adopted Parking Standards identify a recommended provision requirement of 1 parking space for every two users, in addition to a parking space for very on-site member of staff. Whilst the applicants have not set a maximum occupancy number specifically, the proposed number of pegs available would be 60 in total. Each peg is intended to support a single angler but could accommodate an observer

or allow two anglers to share a peg between them. Whilst there is no intention to have permanent on-site staff presence, the proposed number of parking spaces would be sufficient to accommodate provision for both anglers and staff, in addition to those wishing to attend the memorial garden. Parking provision is therefore considered to be adequate for the intended activities on site.

- 7.6 Newton and Biggin Parish Council raised concerns over the intensification of use of the existing access. They also said that they expected National Highways *“will determine whether this is in the interests of the ‘free and safe flow of traffic’ on the Trunk Road.”* They did however note that they had no objections to the introduction of recreational fishing at the site, and that they hoped the proposals provided an opportunity to address historical issues unrelated to highway safety. They made no comments on parking provision. No other non-technical comments were received with regards to highway impact or parking.
- 7.7 Both National Highways and Warwickshire County Council (in their capacity as Highways Authority for Rugby) were formally consulted on this application. National Highways raised no objections and did not recommend any conditions or informatives to be applied in the event of an approval. The Highway Authority raised no objections to the proposals and did not request any conditions or informatives to be applied in the event of a refusal either. They deferred to National Highways for consideration of the site access. Neither the Highway Authority nor National Highways made observations with regards to parking provision requirements.
- 7.8 As noted in Paragraph 3.1 of this report, the works to formalise the site access, including fencing and a new access gate, have already been completed. However, as noted in Paragraph 6.11 of this report their appearance will mellow over time (and indeed has already begun to do so). There is no proposed external lighting around this area, so it is unlikely that the site entrance would create a distraction to drivers using adjacent highways at any time of day. The entrance itself is set sufficiently far back from the highway edge to allow vehicles to pull completely off the highway before needing to stop to open the gate. Whilst a degree of highway obstruction could potentially occur if multiple vehicles arrived at once, this is unlikely to be a regular issue and arguably would create no greater issue than when vehicles are waiting on a highway to be able to turn off at a junction or into a driveway. Considering neither National Highways nor the Highway Authority raising any concerns or objections in relation to the layout or use of the access as it currently stands, it is not considered that the continued use of this access in its current location and format represents a material highway safety concern. It is not considered necessary to apply a restrictive condition to control future access works as the proposal does not indicate such works are anticipated and the present access arrangement has been laid out by the applicants specifically to meet their needs. However, in the event of an approval it is considered prudent to include an informative note advising the applicants to seek advice from Highways England or the Highway Authority prior to making any changes to the current set up.
- 7.9 As set out in Paragraph 7.5 of this report, the scheme includes the creation of designated parking areas around the site that collectively comprise sufficient parking provision to meet the likely demands of users of the site. To ensure that the parking provision and the access routes leading both to and from the parking areas and around the site in general come to fruition, it is considered pertinent in the event of an approval to apply a condition setting timescales for this to be done in addition to requiring compliance with the proposed

details submitted for consideration. These would be **Condition 8** in the event of an approval.

- 7.10 Subject to the application of and compliance with the abovementioned condition, the development accords with Section 9 of the NPPF and Policies D1 and D2 of the Local Plan.
- 8.0 Impact on neighbouring properties
- 8.1 Policy GP1 of the Local Plan sets out the social implications of development. The LPA is therefore obliged to consider the implications of development on the local community and those living close to the proposal site.
- 8.2 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”, and that “applicants will be expected to work closely with those directly affected by their proposals to evolve designs and take account of the views of the community”.
- 8.3 Section 2 of the NPPF sets out three key objectives of the planning system, including the social objective. Whilst this section of the NPPF is directed more generally to residential development and communities, there is still an argument for considering its principles in relation protecting the amenities of communities through the assessment of impact on residential amenity.
- 8.4 Whilst the Clifton upon Dunsmore Parish Plan 2004 does refer to residential amenity, it makes no specific reference to either the application site specifically or the area in which it is sited.
- 8.5 There are no residential properties within the immediate vicinity of Clifton Lakes, which is surrounding on three sides by open fields and on the fourth side is bounded by the A5 with more open fields beyond. The closest dwellings are located on Watling Street and are approximately 300m or more away from the closest part of the application site. From such a significant distance, matters such as noise would have little to no detrimental impact. Similarly, nuisance from vehicle headlights and external lighting would be unlikely to cause a materially detrimental impact on the amenities of the closest residential properties.
- 8.6 The LPA do not consider that the development would result in any materially detrimental impact on the amenities of neighbouring residents. The proposals therefore comply with Policies GP1 and SDC1 of the Rugby Borough Council Local Plan 2011-2031 in relation to residential amenity and accords with guidance set out in Section 2 of the NPPF 2021.
- 9.0 Air Quality, the Environment, and Flooding
- 9.1 The environmental implications of new development must be carefully considered, particularly as the Rugby Borough Council Local Plan 2011-2031 has reinforced the need to consider offsetting the impact of development through its Policies GP1, HS5, SDC4 (only when buildings are proposed), SDC6 (when applications relate to major developments and sustainable drainage systems) and SDC7. These in turn reinforce the wider importance and focus on these issues within Sections 2 and 12 of the NPPF 2021.
- 9.2 Policy SDC5 of the Rugby Borough Council Local Plan 2011-2031 specifically addresses flooding and flood risk management, setting out key considerations and requirements in relation to flood risk assessment and mitigation.

- 9.3 Environmental considerations such as the implications of being in the Air Quality Management Area, and the need for water and energy efficiency cross over into the requirements that will be placed on the developer through the need to comply with Building Regulation requirements but can also require control at the planning stage through the application of specifically worded conditions and supportive text.
- 9.4 Due to historic contamination of the site and lack of formal testing for contamination on areas affected by the proposals, significant testing and surveying of the site was required in order to identify potential contaminants and establish whether they could be safely removed or mitigated for sufficiently to make the site safe for the intended purpose and to protect the environment from the effects of the long-term misuse of the site for informal tipping in the past. This included undertaking testing on various area of the site including testing the water, as well as undertaking excavation and removal of contaminated material where appropriate. There were also considerations over the need to protect the open watercourse running through the site that could, if contaminated, affect the environment further downstream from the site.
- 9.5 Both the Environment Agency and the Council's Environmental Health team have been extensively involved with addressing contamination on this site for many years, so were consulted at several points throughout the application process. The Environmental Health team took an active role throughout the course of this application, working with the applicant to address the issues arising from the historical tipping and contamination. This included detailed requests for surveying and testing within the site and assessment of the resultant reports submitted, and guidance on necessary actions and mitigation measures to remove and/or control contaminants so that the site could be safely brought into use for the proposed purpose. This testing ultimately resulted in the significant improvement of the site through the careful excavation and removal of contaminated material, as well as the formation of strategic plans for controlling waste and contaminants in the longer term. The work with the applicant took several months to complete and resulted in the Environmental Health team confirming that their initial concerns had been overcome. They did however request that, if the application was approved, a condition be applied setting out actions to be undertaken should previously unidentified contamination be discovered, which included steps to be taken to control ground contamination and (if necessary) the safe removal of contaminated materials. The LPA also consider it pertinent, again in the event of an approval, to include a specific condition relating to the requirement to undertake additional testing if the current or future owners of the site wanted to expand the developed areas within it, given the fact that it was only because certain areas were to be fenced off that Environmental Health did not require further testing in those areas. These would be **Conditions 9 and 10** respectively. Environmental Health also requested the inclusion of informatives relating to lighting, waste collection, and construction hours. However the lighting one would not be required if the abovementioned lighting condition was applied.
- 9.6 Initially the Environment Agency deferred to the Council's Environmental Health team for overseeing and control of the site, although they did make comments and requested further details following submission of a Phase 2 Contamination Risk Assessment. They ultimately had no objections to the scheme provided a condition was applied in the event of an approval detailing measures to be undertaken should previously unidentified contamination be discovered on the site. Whilst similar to the contamination condition requested by Environmental Health, this condition focussed solely on protection of the

watercourse. As such, it is considered pertinent that this condition also be applied in the event of an approval to ensure the watercourse is protected. This would be **Condition 11**.

- 9.7 As the site lies outside the Air Quality Management Area, and the proposed use of the site is unlikely to cause any air pollution concerns, the Environmental Health team have not raised any concerns in relation to air quality and have not requested any conditions be included relating to air quality in the event of an approval. However, should the application be approved, the LPA would include an informative note to guide the applicant on air quality related matters.
- 9.8 Flood risk considerations are often necessary in cases where land contours have been affected and/or there is a direct relationship between a site and an established watercourse as in this case. WCC Flood Risk Management provided observations on this application and noted that only the area around the site entrance would feature non-permeable surfacing materials. They also noted that these works were completed, and the amount of non-permeable hardstanding would not need to be materially increased from the extent already present on the site. They deferred to the LPA for consideration as to the need or otherwise of a drainage strategy given the extent of the details already submitted by the applicants and did not request any conditions or informative notes be applied in the event of an approval. The LPA do not consider that a formal drainage strategy is necessary in this instance, given the fact that surface water within the site already collects in the existing pools around the site. As the LPA site visit was conducted during a period of heavy rain, officers were able to observe and confirm that surface water run off already channels towards these pools without the need for further formal drainage provision. Given the large expanses of permeable surfacing and flora within and around the site, any excess surface water will also naturally be absorbed or siphoned off into the planted and permeable areas of the site. Considering this, the application of a condition requiring further drainage provision is not considered reasonable or necessary in this case. To enable the LPA to consider future potential implications arising from the creation of further hard-surfaced areas above or beyond those included within the application, the LPA do however consider it pertinent to include a condition in the event of an approval that would require the prior written authorisation of the LPA for the formation of any additional non-permeable hardstanding so that we can determine whether or not further surface water run-off controls would be required to mitigate for it. This would be **Condition 12**.
- 9.9 With these conditions applied and adhered to, the scheme complies with the environmental directions of Policies GP1, HS5, SDC5 and SDC7 of the Rugby Borough Council Local Plan 2011-2031 and the standards and guidance set out in Sections 2 and 12 of the NPPF 2021.
- 10.0 Ecology
- 10.1 Policy NE1 of the Local Plan focuses on protection and provision of biodiversity, habitat and protected species, and encourages enhancement of existing flora to support wildlife. It states that the Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity.
- 10.2 Section 15 of the NPPF addresses the conservation and enhancement of the natural environment and includes a section specifically covering habitats and biodiversity. Paragraph 188 advises that the presumption in favour of development does not apply where development is likely to have significant effects on habitat unless appropriate

assessment has concluded that the development will not adversely affect the integrity of the habitats site.

- 10.3 Whilst compulsory Biodiversity Net Gain (BNG) requirements for major planning applications came into effect on 12 February 2024, as this application was validated and under consideration prior to that date it is not subject to a mandatory provision requirement.
- 10.4 WCC Ecology have not commented on this development, and so have not requested any conditions or informative notes be applied in the event of an approval. Nevertheless, consideration of biodiversity and habitat are key to this development. As noted in Section 6 of this report, a significant proportion of the site has been allowed to “re-wild”, providing a range of habitats and feeding opportunities throughout the site for a variety of species. The addressing of the contamination on the site also means that it is now much more beneficial for wildlife. As noted in Paragraph 6.13 of this report, in the event of an approval a condition will be applied relating to additional planting (**Condition 6**) to ensure that it is appropriate and that it not only enhances the appearance of the site but also provides a variety of opportunities for protected species and supports the growth of native and indigenous plants.
- 10.5 A condition would also be applied in the event of an approval to control the installation of external lighting (**Condition 7**). This will provide an opportunity for consideration of the implications of external lighting on protected species and their habitats.
- 10.6 With the abovementioned conditions applied and adhered to, the scheme complies with Policy NE1 of the Local Plan and Section 15 of the NPPF.

11.0 Planning balance and conclusions

- 11.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 11.2 This site lies in open countryside and is surrounded by fields. In terms of the principle of development, the proposed use is appropriate as it facilitates rural leisure activities in a rural area. It has also prompted the applicant to undertake significant efforts to redress the historical misuse of the site. By enabling a rural business to operate front the site, the ongoing maintenance and upkeep can be assured. The benefits of regularising some of the works undertaken to date and allowing a business to operate from the site are that the visual impact of the site has been improved and it is more likely that the site will be managed and used more suitably in the future for the benefit of all users. This carries material weight in the balancing of considerations in favour of the development.
- 11.3 The land levels within the site have been considerably modified and altered over the years, resulting in the creation of artificial mounds and flat areas around the existing ponds as well as removal or loss of natural planting. Whilst the appearance of the site has been altered over time, the land has had an opportunity in more recent years to begin to “rewild” and this has considerably softened the visual impact of the historical earthworks undertaken. In addition to this, efforts have been made to replace man-made barriers within the site with more sympathetic alternatives, such as using felled trees to block off access routes instead of metal bollards and chains. Where new barriers have been

installed around the site entrance, the use of timber fencing as opposed to metal railings or brick/blockwork has allowed the entrance to begin to mellow and weather so that it no longer seems as visually prominent as it did when the fencing was first erected. On balance, the efforts already made within the site and the additional planting and works still to be completed mean that the overall benefits of the improved appearance of the site outweigh the visual harm originally caused by both the unauthorised activity and the new entrance fencing. They also mitigate for the impact of formalising vehicular and pedestrian routes around the site as part of the proposed fishing venture. This carries material weight in the balancing of considerations in favour of the development.

- 11.4 The significant earthworks have in part been due to or associated with the unauthorised importation of waste materials over several years, which led to the contamination of some areas of the site. This application has provided a mechanism by which the LPA and the applicant, with the support of the Environmental Health team, have been able to address contamination within the site effectively and seek to mitigate for the harm it has caused. This has included the removal of contaminated material, something that has historically been very challenging. The operation of the site for the purposes proposed will help to ensure that use of the site is controlled and monitored, and that illegal dumping and importation no longer occurs as it would be detrimental to the applicant's business and cause further expense on top of what they have already had to invest in tackling the contamination. Whilst the historical activity on the site has had a detrimental effect on it, the applicant's continued efforts to address these issues as well as make effective yet appropriate use of the site carry material weight in the balancing of considerations in favour of the development. This carries material weight in the balancing of considerations in favour of the development.
- 11.5 The development site is accessed directly off the A5 trunk road. Whilst the access has been modified in recent times, there has been a vehicular access here for many years, and no concerns have been raised by either National Highways or WCC Highways with regards to it. The proposed distribution of parking accommodation within the site significantly reduces the visual impact of this necessary provision whilst enabling patrons of all levels of mobility to access areas of the lakes with greater ease. This carries material weight in the balancing of considerations in favour of the development.
- 11.6 A part of the ongoing work to welcome nature into the site, the applicant has already taken steps to encourage plants to populate areas most visibly affected by the importation and removal of materials. This includes the memorial garden area, where formal planting is proposed of a more structured nature. Whilst this is at odds with the more natural aesthetic of the flora around the rest of the site, the planting will create a focal point within the site for those wishing to visit it. This is appropriate in this part of the site as, due to its elevated location, this area already has a different character from the rest of the site. If carefully managed, the planting and rewilding of the site carries material weight in favour of the development as it significantly improves the visual impact of the site.
- 11.7 Overall, this development represents an opportunity to redress harm caused by the historical misuse of the site and will create an acceptable form of development for this rural location. The application process has enabled thorough testing of contamination within the site, direct action to address it where necessary, and the development of ongoing management procedures to ensure similar issues to not reoccur in the future. The proposed use would ensure the site continues to be managed responsibly and in a

manner that enhances rather than detracts from the setting in which it is located, and approval of it would be with a caveat of a series of conditions to control this.

- 11.8 **Condition 3** will require the submission of details of surfacing materials for the access roads and parking areas.
- 11.9 **Condition 4** will require the submission of fencing details.
- 11.10 **Condition 5** will require the submission of details of how the memorial garden bund will be reinforced to prevent soil erosion.
- 11.11 **Condition 6** will require the submission of details of additional planting.
- 11.12 **Condition 7** will prohibit the installation of external lighting without the prior written approval of the LPA.
- 11.13 **Condition 8** will require the access route and parking provision to be completed prior to the site being first brought into use.
- 11.14 **Conditions 9 and 11** will set out the required actions if previously unidentified contamination is discovered (to meet the requests of both Environmental Health and the Environment Agency).
- 11.15 **Condition 10** will require testing for contamination to be undertaken prior to any presently untested areas of the site being first brought into use or made publicly accessible.
- 11.16 **Condition 12** will prohibit the formation of any additional hardstanding (except for that proposed for the access routes and parking areas) without the prior written approval of the LPA.
- 11.17 In addition to the conditions, informative notes would be included regarding lighting, waste collection, construction hours, seeking advice prior to any future access alterations, air quality, flood risk management advice, fluvial flood risk, environmental duty of care, environmental permits, and protection of the public right of way.

12 **Recommendation**

- 12.1 Planning application R22/0720 be approved subject to the conditions and informatives set out in the draft decision notice appended to this report.
- 12.2 The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

DRAFT DECISION

REFERENCE NO:
R22/0720

DATE APPLICATION VALID:
07-Oct-2022

APPLICANT:
Mrs Kathleen Smy 3, FARM GROVE, RUGBY, CV22 5NQ

AGENT:
Mr Ian Tomlinson 50, SIDNEY ROAD, RUGBY, CV22 5LD

ADDRESS OF DEVELOPMENT:
CLIFTON LAKES, WATLING STREET, CLIFTON UPON DUNSMORE, CV23 0AQ

APPLICATION DESCRIPTION:
Change of use of land to a recreational fishery including the erection of fence line to aid identification of public right of way and associated works. Includes retrospective amendments to the entrance of the site and regularisation of previously imported soils to the entrance of the site and Hillcrest Lakes.

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:

This permission shall be deemed to have taken effect on 12 April 2024.

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:

The development shall be carried out in accordance with the plans and documents detailed below:
Amended application form (received by the Local Planning Authority on 06 November 2022)
Amended Design and Access Statement (received by the Local Planning Authority on 06 November 2022)
Flood Risk Assessment dated October 2022 (received by the Local Planning Authority on 07 October 2022)
Flood Risk Assessment Data Report dated 16 August 2022 (received by the Local Planning Authority on 07 October 2022)
Further Phase 2 Land Contamination Risk Assessment and associated appendices dated 21 December 2023 (received by the Local Planning Authority on 02 January 2024)
Intrusive Investigation Risk and Method Statement dated May 2023 (received by the Local Planning Authority on 05 June 2023)
Drawing number ICT-CL001 Version 3 (received by the Local Planning Authority on 06 November 2022)
Drawing number ICT-CL002 Version 2 (received by the Local Planning Authority on 06 November 2022)
Drawing number ICT-CL003 Version 1 (received by the Local Planning Authority on 06 November 2022)

REASON:

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

CONDITION 3:

Other than the works already carried out, no further above ground development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on the surfaces of all access roads and parking areas have been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

REASON:

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

CONDITION 4:

Other than the works already carried out no further above ground development shall commence unless and until, details of all fences and gates, including elevations and specific locations, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

REASON:

In the interest of visual amenity.

CONDITION 5:

Other than the works already carried out no further above ground works shall commence unless and until, full details to include a method statement, of how the Memorial Garden bund will be reinforced to prevent soil erosion and limit the risk of subsidence has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

REASON:

To ensure the proper development of the site, and in the interest of visual amenity and public health and safety.

CONDITION 6:

Other than the works already carried out, no further above ground works shall commence unless and until a comprehensive landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented no later than the first planting season following first operation use of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place.

REASON:

To ensure the proper development of the site and in the interest of visual amenity.

CONDITION 7:

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

REASON:

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

CONDITION 8:

The accommodation for car parking and vehicular access shall be provided prior to the site being first brought into use for the commercial operation hereby permitted and shall be retained permanently for the accommodation of vehicles of persons working in or calling at the premises and shall not be used for any other purpose.

REASON:

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

CONDITION 9:

If contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON:

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework.

CONDITION 10:

The areas of the site to be enclosed so as to prevent access by members of the public or persons using the fisheries to the entrance mound soils adjacent to the cattle holding area and the mound at Hillcrest (Lake) shall not be brought into use as part of the development hereby approved and shall remain inaccessible to all site users in perpetuity.

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

CONDITION 11:

When carrying out work as part of this development hereby permitted, in the event that contamination is found it shall be reported in writing immediately to the local planning authority. Each of the following subsections a) to c) shall then be subject to approval in writing by the local planning authority.

a) An investigation and risk assessment shall be undertaken in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

b) Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared.

c) Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be prepared and 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:

Notwithstanding those areas hereby approved, no further hardstanding shall be created anywhere within the site at any time.

REASON:

To ensure the proper development of the site, maintenance of effective drainage, and prevention of contamination of open water sources and protected waters.

This planning permission is subject to pre-commencement conditions which require details/drawings to be submitted to and approved in writing by the Local Planning Authority before ANY further development may lawfully commence. Any development commenced in breach of these pre-commencement conditions will be unauthorised, a breach of planning control, and liable to immediate Enforcement and Stop Notice action.

INFORMATIVE 1:

The applicant/occupiers should consult with Rugby Borough Council Waste Services Team regarding waste collection proposals for the proposed development.

INFORMATIVE 2:

In order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during on-site works to complete the development hereby approved, work on site should not occur outside the following hours: -

Monday - Friday - 7.30 a.m. - 18.00 p.m.,

Saturday - 8.30 a.m. - 13.00 p.m.

No work on Sundays & Bank Holidays.

INFORMATIVE 3:

It is recommended that advice is sought from the Highway Authority and National Highways prior to any future alterations to the site access above and beyond those regularised through this permission.

INFORMATIVE 4:

The applicant is encouraged to incorporate measures to assist in reducing their impact upon the Air Quality Management Area. Initiatives could include increased tree planting/landscaping, and the incorporation of electric vehicle charging points on any car parking. Please note that further planning permission may be required for such measures however, and the applicant is advised to seek pre-application advice from the Local Planning Authority for any material alterations to the scheme hereby approved and/or the creation of additional features not covered by this permission.

INFORMATIVE 5:

The Environment Agency recommend that developers should:

- Follow the risk management framework provided in LCRM - Land Contamination Risk Management when dealing with land affected by contamination.
- Refer to their Guiding principles for land contamination for the type of information that they require in order to assess risks to controlled waters from the site. The Local Planning Authority can advise on risk to other receptors, such as human health.
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
- Refer to the contaminated land pages on GOV.UK for more information.

They would like to refer the applicant/enquirer to their groundwater position statements in 'The Environment Agency's approach to groundwater protection', available from gov.uk. This publication sets out their position for a wide range of activities and developments, including:

- Waste management
- Discharge of liquid effluents
- Land contamination
- Ground source heat pumps
- Cemetery developments
- Drainage

INFORMATIVE 6:

The Environment Agency note there is an area marked green showing retrospective amendments and regularisation of imported soils at Hillcrest Lake and the Entrance on the submitted Site Plan (drawing number ICT-CL001, version 3, referred to in Condition 2 of this permission). Based on the Environment Agency's Flood Map for Planning, they note that this area is located in Flood Zone 2, an area of medium risk, therefore floodplain compensation would not be required.

INFORMATIVE 7:

The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations. If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site.

INFORMATIVE 8:

With regard to the erection of fencing within the red line boundary, this development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. An environmental permit is in addition to and a separate process from obtaining planning permission. Further details and guidance are available on the GOV.UK website: <https://linkscan.io/scan/ux/aHR0cHM6Ly93d3cuZ292LnVrL2d1aWRhbmNIL2Zsb29kLXJpc2stYWw0aXZpdGllcy1lbnZpcm9ubWVudGFsLXB1cm1pdHM=/BD129348F0FC02082D1F289CF5E2DF72E84EE1CE711CA3F839DDE303F842CEB7?c=1&i=1&docs=1>

INFORMATIVE 9:

- Public bridleway R111 must remain open and available for public use at all times unless closed by legal order, so must not be obstructed by parked vehicles or by materials during works.

- The applicant must make good any damage to the surface of public bridleway R111 caused during works.
- Any disturbance or alteration to the surface of public bridleway R111 requires the prior authorisation of Warwickshire County Council's Rights of Way team, as does the installation of any new gate or other structure on the public bridleway.

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions - 15 February 2024 to 13 March 2024
Name of Committee:	Planning Committee
Date of Meeting:	10 April 2024
Report Director:	Chief Officer - Growth and Investment
Portfolio:	Growth and Investment
Ward Relevance:	All
Prior Consultation:	None
Contact Officer:	Chief Officer - Growth and Investment
Public or Private:	Public
Report Subject to Call-In:	No
Report En-Bloc:	No
Forward Plan:	No
Corporate Priorities:	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) Corporate Strategy 2021-2024 <input type="checkbox"/> This report does not specifically relate to any Council priorities but
(C) Climate (E) Economy (HC) Health and Communities (O) Organisation	
Summary:	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 - 10 April 2024

Delegated Decisions - 15 February 2024 to 13 March 2024

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

Name of Meeting: Planning Committee

Date of Meeting: 10 April 2024

Subject Matter: Delegated Decisions - 15 February 2024 to 13 March 2024

Originating Department: Growth and Investment

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

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

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

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

DECISIONS TAKEN BY THE CHIEF OFFICER FOR GROWTH AND INVESTMENT UNDER DELEGATED POWERS

Report Run From 15/02/2024 To 13/03/2024

APPENDIX 1

Delegated

8 Weeks Advert

Applications Refused

R23/0105 8 Weeks Advert Refusal 08/03/2024	Footpath outside ASDA Petrol Station, A426, Rugby, CV21 2DU	Two digital 75 inch LCD display screen, one on each side of the BT Street Hub unit.
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R23/0106 8 Weeks Advert Refusal 08/03/2024	Footpath outside Pizza Delicious (37), Clifton Road, Rugby, CV21 3PY	Two digital 75 inch LCD display screen, one on each side of the BT Street Hub unit.
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R23/0107 8 Weeks Advert Refusal 08/03/2024	Footpath adjacent Barclays Bank, North Street, Rugby, CV21 2AH	Two digital 75 inch LCD display screen, one on each side of the BT Street Hub unit.
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Applications Approved

R24/0015 8 Weeks Advert Approval 28/02/2024	BLACKSMITHS ARMS, 19 HIGH STREET, COVENTRY, CV8 3EY	Erection of illuminated and non-illuminated signs to the exterior of the building
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R24/0027 8 Weeks Advert	35, HIGH STREET, RUGBY, CV21 3BW	
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Delegated

8 Weeks Advert

Applications Approved

Approval
07/03/2024

Advertisement consent at 35 High Street (Nationwide Building Society) to provide the following;

- Replace 2no. Projecting signage with new 600mm white logo.
- Existing Projecting sign brackets to be painted in blue to match new fascia.
- Replace 3no. Logo with 3no. New 385mm flat metal white heritage logo.
- Replace 1no. ATM surround and decals with new.

R23/1223
8 Weeks Advert
Approval
12/03/2024

Apollo 1, Stentor Way, Ansty
Park, Coventry, CV7 9JU

Advertisement consent for 2 No.
Fascia Signs fixed to Apollo 1
Building

8 Weeks PA Applications

Applications Refused

R23/1280
8 Weeks PA
Refusal
23/02/2024

MILLFIELD, MILL ROW,
WOLVEY, HINCKLEY, LE10 3HS

Change of use of workshop in
existing outbuilding to a bedroom

Delegated

8 Weeks PA Applications Applications Refused

R24/0011 8 Weeks PA Refusal 27/02/2024	THE CHALET, HINCKLEY ROAD, WOLVEY, HINCKLEY, LE10 3HQ	Extension to stables building to create new wash down and cart storage area
R23/0770 8 Weeks PA Refusal 29/02/2024	1, HERTZ CLOSE, RUGBY, CV23 1AW	Retrospective planning application for the erection of an Allan Block Retaining Wall with Screen Fencing on top.
R23/0086 8 Weeks PA Refusal 08/03/2024	Footpath outside ASDA Petrol Station, A426, Rugby, CV21 2DU	Installation of BT Street Hub and associated display of advertisement to both sides of the unit.
R23/0100 8 Weeks PA Refusal 08/03/2024	Footpath outside Pizza Delicious (37), Clifton Road, Rugby, CV21 3PY	Installation of BT Street Hub and associated display of advertisement to both sides of the unit.
R23/0102 8 Weeks PA Refusal 08/03/2024	Footpath adjacent Barclays Bank, North Street, Rugby, CV21 2AH	Removal of existing BT infrastructure and installation of BT Street Hub and associated display of advertisement to both sides of the unit.

Delegated

8 Weeks PA Applications

Applications Approved

R23/1227 8 Weeks PA Approval 15/02/2024	10, School Street, Dunchurch, Rugby, Warwickshire, CV22 6PA	Single storey side extension. Alterations to existing conservatory, including replacement roof with a lightweight, insulated tiled roof and replace side glass wall with brick wall. Erection of front porch.
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R23/1174 8 Weeks PA Approval 16/02/2024	51, NORTON LEYS, RUGBY, CV22 5RJ	PROPOSED REPLACEMENT OF EXISTING FLAT ROOF TO GARAGE WITH PITCHED ROOF TO CARRY SOLAR PANELS.
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R23/1175 8 Weeks PA Approval 16/02/2024	33, THE HOLLIES, WOOD LANE, SHILTON, COVENTRY, CV7 9LA	Section 73 application for the variation of condition 3 attached to R16/1401. This application seeks to vary the facing brickwork material approved on the exterior of the dwelling (retrospective).
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R23/1188 8 Weeks PA Approval 16/02/2024	22, Lower Lodge Avenue, Rugby, CV21 1NU	Three front roof dormers, two rear roof dormers and one rear roof light
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R24/0003 8 Weeks PA Approval	3, RUGBY ROAD, DUNCHURCH, RUGBY, CV22 6PF	
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Delegated

8 Weeks PA Applications Applications Approved

16/02/2024

Single storey rear extension and front porch. Installation of air source heat pump, solar panels and new flue to serve log burner.

R23/1243
8 Weeks PA
Approval
20/02/2024

32, HILLMORTON ROAD,
RUGBY, CV22 5AA

Proposed single storey rear extension

R22/0838
8 Weeks PA
Approval
21/02/2024

COACH HOUSE OFFICE AND
STORE, MANOR HOUSE, 28,
CHURCH HILL, STRETTON-ON-
DUNSMORE, RUGBY, CV23
9NA

Conversion of outbuilding into an office, partial demolition to remove the single storey element to the rear of the outbuilding and erection of a single storey extension

R23/1026
8 Weeks PA
Approval
21/02/2024

Land adjacent to 45, SCHOOL
STREET, RUGBY, CV21 4BN

Proposed 3 bedroom detached house

R23/1147
8 Weeks PA
Approval
21/02/2024

Grange Farm, London Road,
Ryton-On-Dunsmore,
COVENTRY, CV8 3EW

Variation of Condition 2 of R22/1030 (Change of use of Agricultural barn to 4 no. dwellings and associated parking and landscaping) to include air source heat pumps.

Delegated

8 Weeks PA Applications Applications Approved

R22/1326 8 Weeks PA Approval 23/02/2024	THE WEST WING, FITZJOHNS, BARBY ROAD, RUGBY, CV22 5QB	Erection of two storey rear extension
R23/1187 8 Weeks PA Approval 26/02/2024	MALT KILN, CHURCH WALK, THURLASTON, RUGBY, CV23 9JX	Single storey rear extension and external wall insulation/ rendering of the existing dwelling.
R23/1219 8 Weeks PA Approval 27/02/2024	15, Shakespeare Gardens, Overslade, Rugby, Warwickshire, CV22 6ES	Single storey rear and side extension to dwelling; demolition of existing single storey outbuilding; and conversion of garage to a home office.
R23/1216 8 Weeks PA Approval 28/02/2024	The Wheeltapper, 123, Railway Terrace, Rugby, Warwickshire, CV21 3EY	Conversion/change of use of ground floor from a public house to use class C1 hotel comprising 5 lettable rooms and external alterations
R22/1284 8 Weeks PA Approval 29/02/2024	18, SOUTHAM ROAD, DUNCHURCH, RUGBY, CV22 6NL	Single storey rear extension and partial removal of earth bund to rear

Delegated

8 Weeks PA Applications Applications Approved

WHITE LION INN, COVENTRY
ROAD, PAILTON, RUGBY, CV23
0QD

R23/1140
8 Weeks PA
Approval
29/02/2024

Refurbishment and
redevelopment with associated
alterations and removal of
redundant extensions

R23/1235
8 Weeks PA
Approval
29/02/2024

Rugby Borough Football Club,
KILSBY LANE, RUGBY, CV21
4PN

The installation of a 15 metre
canopy to accommodate standing
for 100 people

R23/1241
8 Weeks PA
Approval
05/03/2024

The Coach House, 27 A,
Hillmorton Road, Rugby,
Warwickshire, CV22 5AB

One & a half storey extension to
existing dwelling

R24/0035
8 Weeks PA
Approval
05/03/2024

3, ROCHEBERIE WAY, RUGBY,
CV22 6EG

Resubmission of previously
approved R23/0273 for single
storey rear extension

R23/1229
8 Weeks PA
Approval
07/03/2024

405, Newbold Road, Rugby,
CV21 1EP

Single Storey Side Extension &
Loft Conversion Including Hip-to-
Gable alteration

Delegated

8 Weeks PA Applications Applications Approved

R22/0654
8 Weeks PA
Approval
08/03/2024

Land Adjacent To Homestead
Farm, Coventry Road, Dunchurch

Residential development
comprising of 4 detached
dwellings, garaging, access road
and associated works (outline -
access only)

R23/1202
8 Weeks PA
Approval
08/03/2024

Mickle Hill Farm, Fosse Way,
Wolston, Rugby, CV8 3GD

Variation of Condition 2 of
R21/0089 (Demolition of existing
dwelling including rear projection,
and erection of replacement
dwelling with associated parking
area and landscaping.) Changes
to windows and doors. Roof light
changes.

R23/1273
8 Weeks PA
Approval
08/03/2024

DUNCHURCH PARK HOTEL
AND CONFERENCE CENTRE,
RUGBY ROAD, DUNCHURCH,
RUGBY, CV22 6QW

Retention of children's
playground, security barrier and
gatehouse for a temporary period
to 31-Jan-2025.

R23/1251
8 Weeks PA
Approval
11/03/2024

32, LEAMINGTON ROAD,
RYTON-ON-DUNSMORE,
COVENTRY, CV8 3FN

Single and two storey rear and
side extensions

Proposed double storey rear
extension and external alterations

Delegated

8 Weeks PA Applications Applications Approved

R24/0153
8 Weeks PA
Approval
11/03/2024

6, MAPLE GARDENS,
Dunchurch Road, Rugby, CV22
6DZ

to property.

R23/1236
8 Weeks PA
Approval
12/03/2024

BLACK HORSE, 43, THE
GREEN, RUGBY, CV22 7LZ

single storey side extension, with
a replacement rear canopy
awning feature and external
alterations

R23/1252
8 Weeks PA
Approval
13/03/2024

15, SOUTHAM ROAD,
DUNCHURCH, RUGBY, CV22
6NL

Small extension to an existing art
studio

Certificate of Lawfulness Applications Applications Approved

R23/1168
Certificate of
Lawfulness
Approval
22/02/2024

First Floor Flat, 48 Claremont
Road, Rugby, Warwickshire,
CV21 3LX

Application for Certificate of
Lawfulness for Existing use of an
independent first floor flat

Application for Certificate of
Lawfulness for Existing use of an

Delegated

Certificate of Lawfulness Applications Applications Approved

R23/1169 Certificate of Lawfulness Approval 22/02/2024	48, Ground Floor Flat, 48 Claremont Road, Rugby, Warwickshire, CV21 3LX	independent ground floor flat
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R23/1271 Certificate of Lawfulness Approval 27/02/2024	The Croft, School Lane, Stretton on Dunsmore, CV23 9ND	Single storey garage serving existing dwelling.
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Conditions Applications Approved

R23/0892 Conditions Approval 15/02/2024	PLOT 5, ANSTY AERODROME (PROSPERO ANSTY), COMBE FIELDS ROAD, COOMBE FIELDS, COVENTRY, CV7 9JR	Application for approval of details relating to conditions 18 (Surface Water Maintenance Plan) and 20 (BREEAM) of R21/0525 (Plot 5, Prospero Ansty) for the erection of a building and use for Class B8 (storage and distribution)
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R23/1238 Conditions Approval 15/02/2024	PLOTS 6 AND 7, ANSTY AERODROME (PROSPERO ANSTY), COMBE FIELDS ROAD, COOMBE FIELDS, COVENTRY, CV7 9JR	Application for approval of details relating to conditions 8a (Cycle Shelters), 8b (Bin Stores), 8c (Transformer), 8d (Ring Main Units), 8e (Substation), 8g (HGV
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Delegated

Conditions Applications Approved

Entrances), 8h (Double Swing Gates), 8i (Manual Gates) and 8k (Paladin Fence) of R22/0491 (Plots 6 and 7, Prospero Ansty) for the erection of two commercial units for flexible use within Use Classes B2 (General Industrial) and B8 (Storage and Distribution)

R23/1245
Conditions
Approval
15/02/2024

PLOT 5, ANSTY AERODROME (PROSPERO ANSTY), COMBE FIELDS ROAD, COOMBE FIELDS, COVENTRY, CV7 9JR

Application for approval of details relating to condition 7 (Gas Assessment) of R21/0525 (Plot 5, Prospero Ansty) for the erection of a building and use for Class B8 (storage and distribution)

R23/1248
Conditions
Approval
15/02/2024

PLOTS 6 AND 7, ANSTY AERODROME (PROSPERO ANSTY), COMBE FIELDS ROAD, COOMBE FIELDS, COVENTRY, CV7 9JR

Application for approval of details relating to condition 4 (Contamination) of R22/0491 (Plots 6 and 7, Prospero Ansty) for the erection of two commercial units for flexible use within Use Classes B2 (General Industrial) and B8 (Storage and Distribution)

R24/0097
Conditions
Approval

Delegated

Conditions

Applications Approved

15/02/2024

PLOT 3, ANSTY AERODROME
(PROSPERO ANSTY), COMBE
FIELDS ROAD, COOMBE
FIELDS, COVENTRY, CV7 9JR

Application for approval of details relating to conditions 5(d) (Contamination) of R22/0485 (Plot 3, Prospero Ansty) for the erection of one commercial unit for flexible use within Use Classes B2 (General Industrial) and B8 (Storage and Distribution)

R24/0146
Conditions
Approval
16/02/2024

The Wheeltapper, 123, Railway
Terrace, Rugby, Warwickshire,
CV21 3EY

Approval of details in relation to condition 5 (air quality) attached to R23/1171 - Conversion/change of use of first and second floors from a residential flat and 11 lettable rooms to Use Class C1 comprising 10 lettable rooms.

R24/0089
Conditions
Approval
23/02/2024

LAND SOUTH OF COVENTRY
ROAD AND CAWSTON LANE,
COVENTRY ROAD, RUGBY

Details for condition 22 (12) - Construction Management Plan: Bloody Nosed Beetle Survey of R18/0936 (Outline planning application for up to 210 dwellings, primary school etc)

R24/0088
Conditions
Approval
01/03/2024

61, LIME TREE AVENUE,
RUGBY, CV22 7QT

Creation of single storey double garage on right side of property and single storey gym on left side of property

Delegated

Conditions

Applications Approved

2, HILLMORTON WHARF,
CRICK ROAD, RUGBY, CV21
4PW

R23/0801
Conditions
Approval
05/03/2024

Approval of details related to
Conditions: 3-materials, 4-walls,
fences and gates, 6-broadband,
7-water use, 8-construction
management plan (CMP),
9-ecological and landscaping
scheme, 11-air quality, 12-land
contamination, 13 noise,
14-construction methodology,
15-external lighting, 16-windows/
rooflights of R21/0566 (erection
of one new dwelling)

R23/1148
Conditions
Approval
06/03/2024

LAND ADJACENT TO
MASTERS COURT,
LEAMINGTON HASTINGS
ROAD, BIRDINGBURY

Approval of detail related to
condition 7- tree protection plan,
9- construction management
plan, 10- WSI of R18/1987 (4
new detached dwellings and
related facilities (Outline)) dated
9th January 2019.

R24/0145
Conditions
Approval
06/03/2024

78, CLIFTON ROAD, RUGBY,
RUGBY, CV21 3QT

Approval of details in relation to
condition 6-parking layout plan
attached to approved application
R23/1044.

R23/0563

Delegated

Conditions

Applications Approved

Conditions
Approval
08/03/2024

PLOTS 6 AND 7, ANSTY
AERODROME (PROSPERO
ANSTY), COMBE FIELDS
ROAD, COOMBE FIELDS,
COVENTRY, CV7 9JR

Application for approval of details relating to condition 5 (part 2) (Management of Off-Site Biodiversity Management Plan), 8(L) (Retaining Walls), 10 (Materials), 11 (Hard Surfacing), 13 Shower and Changing Facilities), 15 (Electric Vehicle Charging Points), 16 (M6 Junction 2 Mitigation Scheme), 17 (Access Road and Combe Fields Road Junction), 18 (Freight Management Plan), 19 (Closure of Northern Rolls-Royce Access) and 23 (External Lighting) of R22/0491 (Plots 6 and 7, Prospero Ansty) for the erection of two commercial units for flexible use within Use Classes B2 (General Industrial) and B8 (Storage and Distribution)

R22/1360
Conditions
Approval
11/03/2024

WOLSTON ALLOTMENTS,
STRETTON ROAD, WOLSTON

Approval of details relating to condition 3- materials, condition 10- surface water maintenance plan, condition 11- tree planting and condition 14 fence and gate details of R20/0172 (Reconfiguration of existing allotment plots including the

Delegated

Conditions Applications Approved

demolition of the existing sheds and storage facilities, erection of a new allotment management and storage building along with enhanced access, parking and landscaping in association of 48 dwellings on Land South of Warwick Road.)

Discharge of Conditions Applications Approved

R23/1171 The Wheeltapper, 123, Railway Terrace, Rugby, Warwickshire, CV21 3EY

16/02/2024

Conversion/change of use of first and second floors from a residential flat and 11 lettable rooms to Use Class C1 comprising 10 lettable rooms.

R21/0566 2, HILLMORTON WHARF, CRICK ROAD, RUGBY, CV21 4PW

05/03/2024

Erection of one new dwelling.

R23/0801 2, HILLMORTON WHARF, CRICK ROAD, RUGBY, CV21 4PW

05/03/2024

Approval of details related to Conditions: 3-materials, 4-walls, fences and gates, 6-broadband, 7-water use, 8-construction management plan (CMP), 9-ecological and landscaping

Delegated

Discharge of Conditions Applications Approved

scheme, 11-air quality, 12-land contamination, 13 noise, 14-construction methodology, 15-external lighting, 16-windows/ rooflights of R21/0566 (erection of one new dwelling)

Listed Building Consent Applications Applications Approved

R23/1160
Listed Building Consent
Approval
16/02/2024

DUNCHURCH PARK HOTEL
AND CONFERENCE CENTRE,
RUGBY ROAD, DUNCHURCH,
RUGBY, CV22 6QW

Partial removal, repair and reconstruction of the Gateway and Screen Walls at Inner Lodge at Dunchurch Lodge Estate

R23/1244
Listed Building Consent
Approval
20/02/2024

32, HILLMORTON ROAD,
RUGBY, CV22 5AA

Proposed single storey rear extension

R23/0050
Listed Building Consent
Approval
21/02/2024

COACH HOUSE OFFICE AND
STORE, MANOR HOUSE, 28,
CHURCH HILL, STRETTON-ON-
DUNSMORE, RUGBY, CV23
9NA

Listed Building Consent - Conversion of an outbuilding to an office. Demolition of single storey outbuilding and construction of replacement outbuilding to match retained outbuilding.

Delegated

Listed Building Consent Applications

Applications Approved

WHITE LION INN, COVENTRY
ROAD, PAILTON, RUGBY, CV23
0QD

R23/1141
Listed Building Consent
Approval
29/02/2024

Refurbishment and
redevelopment with associated
alterations and removal of
redundant extensions

R23/0845
Listed Building Consent
Approval
01/03/2024

26, HILLMORTON ROAD,
RUGBY, CV22 5AA

Internal alterations to Listed
Building, including the removal of
a chimney breast and wall

Major Applications

Applications Approved

R23/0573
Major Application
Approval of Reserved
Matters
21/02/2024

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

Provision of sports pitches with
car park. Approval of reserved
matters (access, appearance,
landscaping, layout and scale)
relating to R13/2102. (Revised
scheme from that approved by
R19/0854.)

R23/0989
Major Application
Approval
22/02/2024

STREETFIELD FARM
COTTAGE, WATLING STREET,
CHURCHOVER,
LUTTERWORTH, LE17 4HU

Variation of Conditions 2 (Plans
and documents) and 6 (Flood
Risk Assessment) attached to
planning permission R22/0612 -
Variation of Condition 2 relating

Delegated

Major Applications Applications Approved

to construction hours of application R21/0425 (and R19/0259) - Installation of a ground mounted solar farm comprising substations, transformers, electrical cabins, storage cabin, solar arrays, perimeter security fencing and gates, CCTV poles and cameras, internal access tracks and landscaping (amended layout).

R23/0409
Major Application
Approval
28/02/2024

Land on the West side of Watling Street, Europark, Rugby, CV23 0AL

Construction of warehouse with ancillary offices and associated parking and loading.

R23/0410
Major Application
Approval
28/02/2024

Land on the Southwest side of Watling Street, Europark, Rugby, CV23 0AL

Construction of industrial unit with ancillary offices and associated parking and loading.

Prior Approval Applications Prior Approval Applications

R24/0055
Telecoms Prior
Approval
Not Required

Colehurst Farm, Stretton Under Fosse, Rugby, CV23 0PT

Delegated

Prior Approval Applications

Prior Approval Applications

11/03/2024

The removal of an existing base station and the installation of a replacement base station which includes a sharable 25m lattice mast, 2.4m high DIRICKX fencing, 6no. operator cabinets, 1 no. meter cabinet, 6no. antennas and ancillary development thereto.

R24/0138
Prior Approval
Extension
Not Required
11/03/2024

3, DEERINGS ROAD, RUGBY,
CV21 4EN

Prior Approval: Single storey rear extension with a flat roof (Larger home extension)

R24/0142
Prior Approval
Extension
Not Required
11/03/2024

GROUNDS FARM, WOLSTON
LANE, WOLSTON, COVENTRY,
CV8 3FQ

Prior Approval: SINGLE STOREY REAR EXTENSION TO DWELLING (Larger Home Extension)

R24/0144
Prior Approval
Extension
Not Required
11/03/2024

5, GLENWOOD HOUSE,
ARUNDEL WAY, RUGBY, CV22
7TU

Prior Approval: SINGLE STOREY REAR EXTENSION (Larger home extension)
