



22 November 2024

## PLANNING COMMITTEE - 4 December 2024

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 4 December 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 the meeting held on 9 October 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. Footpath Diversion R105 – Coton.
7. Planning Appeals Update.
8. Delegated Decisions – 20 September 2024 – 13 November 2024

**Membership of the Committee:**

Councillors Gillias (Chair), S Edwards, Freeman, Harrington, Howling, Karadiar, Lawrence, Maoudis, Russell, Sandison, Srivastava, Thomas.

***If you have any general queries with regard to this agenda please contact Lucy Kirbyshire, Democratic Services Officer by emailing [lucy.kirbyshire@rugby.gov.uk](mailto:lucy.kirbyshire@rugby.gov.uk). Any specific queries concerning reports should be directed to the listed contact officer.***

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

**Planning Committee – 4 December 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

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	R23/1194	Old Telephone Exchange, Coventry Road, Pailton CV23 0QB Erection of a new dwelling.	3
2	R24/0641	55 Deerings Road, Rugby CV21 4EN Widening of existing dropped kerb and drive.	17

**Reference: R23/1194**

**Site Address: DISUSED TELEPHONE EXCHANGE, COVENTRY ROAD, PAILTON, RUGBY, CV23 0QB**

**Description: Erection of single dwelling (C3) on land formerly associated with disused telephone exchange, Coventry Road, Pailton, Rugby, CV23 0QB.**

**Web link: <https://planning.agileapplications.co.uk/rugby/application-details/38969>**

### **Recommendation**

1. Planning application R23/1194 be approved subject to the 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 has been called to Committee by Councillor Gillias.

## **2.0 Description of site**

2.1 The application site is located on the edge of the village of Pailton towards the west of the Borough. The building lies at the western entrance to the village, outside the edge of the settlement boundary with its access adjacent to the highway calming bollard. Being in full view of the road, the site is visible to those entering Pailton on the B4027 Coventry Road.

2.2 The site previously accommodated the Old Telephone Exchange building, which has recently been demolished. The old building was constructed of red brick with concrete roof tiles with a large opening to the front elevation. The building had been derelict for some time and had fallen into disrepair. The site has now been cleared of the detritus and boundary hedging and a new five-bar fence and gate has been erected along the boundary.

2.3 Access for the site is provided directly from the highway, across the grass verge and pedestrian footpath. There is an existing dropped-kerb, the access from the highway being well established for British Telecommunication vehicles to attend the exchange.

2.4 The site is bound by agricultural fields to the north and west, with Pailton Ex-Service and Social Club is located 45m away to the east. Beyond this is the residential development of Pailton.

## **3.0 Description of proposals**

3.1 The application seeks full planning permission a two storey dwellinghouse, with associated landscaping. The building would be 10m x 5m in floor area and 5.8m in overall height. It would be constructed of brick with a tiled Gambrel roof.

## **Planning History**

R21/0376		Conversion of disused building to single dwellinghouse.
Approval		21/09/2021
R22/0238		Conversion of the old Telephone Exchange to a single
dwelling	-	Amendments to approved proposal
Approval		24/05/2022

**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

Policy GP2: Settlement Hierarchy.

Policy GP3: Previously Developed Land and Conversions.

Policy HS5: Traffic Generation and Air Quality.

Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets.

Policy SDC1: Sustainable Design.

Policy SDC2: Landscaping

Policy SDC4: Sustainable Buildings.

Policy SDC9: Broadband and Mobile Internet

Policy D1: Transport

Policy D2: Parking Facilities.

Supplementary Planning Documents

Climate Change and Sustainable Design and Construction Supplementary Planning Document (SPD)

National Planning Policy Framework, 2023 (NPPF)

**Technical consultation responses**

WCC Highways Authority – No objections subject to conditions

RBC Environmental Health – No objections subject to condition and informatives

WCC Ecology – No objections subject to condition

RBC Waste Services – No objections

WCC PROW – No objections

**Third party comments**

Comments have been received from Cllr Gillias who has called in the application on highway safety grounds and design.

Pailton Parish Council have concerns over the principle of a new dwelling as now there is no building to be converted and the proposal no longer meets any of the Green Belt exceptions; the design not being in keeping with the Village Design Statement, the potential use of concrete roof tiles, and highway safety concerns.

One representation received from an agent acting on behalf of a neighbour, concerning lack of biodiversity net gain, design and highway safety.

#### **4.0 Assessment of proposals**

4.1 The key issues to assess in the determination of this application are the principle of development and its impact on the openness of the Green Belt; the character and design of the proposal and the impact upon the qualities, character, and amenity of the area; impact on the amenities of neighbouring properties, impact on protected species, highway safety and parking facilities; impact on air quality; and all other relevant matters.

#### **5.0 Principle of development**

5.1 Policy GP1 of the Local Plan states that when considering development proposals, a positive approach will be taken on development that reflects the presumption in favour of sustainable development and to secure development that improves the economic, social and environmental conditions in the area.

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

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 As this application was submitted before 19th December 2023 paragraph 76 of the NPPF (2023) is not a material consideration. The Local Plan for Rugby was adopted on the 4th June 2019. On adoption, the authority had a five-year supply of housing. The latest Five-Year Housing Land Supply Position Statement 2023-2028, published on 5th October 2023, confirms the council can currently demonstrate a 6.1 year supply of housing.

5.5 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.

5.6 The application site lies within the West Midlands Green Belt and outside of a defined settlement boundary. Policy GP2 of the Local Plan provides clear a sequential approach to directing proposals towards the most sustainable locations within the Borough, principally the urban area of Rugby. It goes on to state that the location and scale of development must comply with the settlement hierarchy to ensure that the most sustainable locations are considered ahead of those further down the hierarchy implying that new development in such locations will be resisted, unless permitted by national policy. Whilst it is outside Pailton’s settlement boundary, it

is on the edge, and therefore within walking distance of the Pailton's facilities. As such, it is considered a sustainable location.

5.7 In the respect of national policy, the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open with the essential characteristics of such land being their openness and their permanence. It states that all development should be considered inappropriate within the Green Belt unless the proposal complies with certain exceptions.

5.8 The NPPF states that new buildings in the Green Belt should be regarded as inappropriate unless they fall under one of the listed exceptions. The applicant states that the proposed development would comply with 154 (g) which allows limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

5.9 As there is no longer a physical building on the site, the proposal cannot meet the exceptions of either part of 154 (g) as it would have a greater impact upon openness than existing, and there is no evidence provided that a new dwelling would meet an identified affordable housing need within the area of the local planning authority. Therefore, as it would not meet any of the exceptions, the applicant's must demonstrate 'very special circumstances' for the proposal.

5.10 Paragraph 153 of the NPPF states that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. It must be assessed whether the harm arising from inappropriateness is clearly outweighed by other considerations that amount to 'very special circumstances', and as such, officers will have regard to all the various matters the applicant has put forward to support their case, whether or not they have expressly said they were to be treated as 'very special circumstances'. This will be covered in more depth in the planning balance at section 12.

## **6.0 Impact on Openness of the Green Belt**

6.1 The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

6.2 The Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.3 Openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume. It is evident that there is no longer a building on site and the site has been cleared leaving the concrete slab, therefore any new building will create new built volume and would now have a detrimental impact openness of the Green Belt both spatially and visually, contrary to policy GP2. However, given the site is adjacent



to the village boundary, and is previously developed, strategically its re-development does not undermine the five purposes of the Green Belt.

## **7.0 Qualities, Character and Amenity of the Area**

7.1 Section 12 of the NPPF emphasises the importance of good design stating 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 whilst being visually attractive as a result of good architecture. This is reinforced in Policy SDC1 which states that new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated, whilst aiming to add to the overall quality of the areas in which they are situated.

7.2 Concern has been raised by the Parish Council and Ward Councillor over the design of the building, in particular the Gambrel roof design, given its prominent location when entering the village of Pailton. The concerns of the Councillor and Parish were conveyed to the applicant, however, given the previous two permissions both approving the Gambrel roof, the applicant has decided to retain it within this proposal. In terms of its likely impacts, there have been no material change in the acceptability of this type of design since the previous applications to warrant an alternative view. The Pailton Village Design Statement states about the Coventry Road approach, that it wishes to preserve “a dynamic variety of buildings”. Therefore, whilst there may not be another Gambrel roof in the village, the design statement does permit a variety of designs. As the design would be more striking than the former telephone exchange building, it would provide a positive influx and focal point to the village approach, which is considered to be a positive design feature and would enhance the street scene.

7.3 It is regrettable that the native hedge was removed during the site clearance, however, during the previous application the RBC Tree Officer considered it in poor/overgrown health. It is proposed that a new native hedge will be planted as part of the landscaping works and this will be conditioned as part of the landscaping works (condition number 15).

7.4 The Council has declared a ‘Climate Emergency’ pledging to take local action to contribute to national carbon neutrality targets; including recognising steps to reduce its causes and make plans to respond to its effects at a local level. Local Plan Policy SDC4 read in conjunction with the Climate Change and Sustainable Design and Construction SPD, which sets out further guidance on how the development is required to demonstrate compliance with matters relating to climate change and a reduction in carbon emissions. The application is accompanied by sustainability checklist which provides details of how the development proposes to incorporate water efficiency and energy efficient design techniques which will comply with building regulations. The proposals therefore comply with SDC4 in this regard.

7.5 With regards to amenity, there would be no adverse impacts on existing neighbouring properties. In terms of creating a satisfactory residential environment for future occupiers, whilst modest in size, the proposal would provide accommodation which complies with the government’s minimum room standards. The Climate Change and Sustainable Design SPD says new dwellings should provide an adequate amount of garden space that is in keeping with the character of the area and suggest 60sqm for a 2 bed dwelling. However, the SPD also states it is necessary to consider the individual merits of a proposal, however, as a guide, a garden should be at least the size of the ground floor footprint of the dwelling. The proposed rear garden is circa 24sqm which is below the 60sqm recommended, however, given its rural location, it is considered that the shortfall would not result in an unacceptable development.

7.6 Given the acceptable design and materials, no detrimental impacts to the visual amenity or character of the locality are anticipated. The proposed building therefore complies with Policy SDC1, and SDC4 of the Local Plan and Section 12 the NPPF.

## **8.0 Biodiversity**

8.1 Policy NE1 looks at delivering a net gain in biodiversity and the protection of protected species.

8.2 WCC Ecology were consulted and have no ecological concerns subject to a landscape and Ecological Management Plan condition being imposed on any approval to provide a net gain in biodiversity on the site. The wording of which is set out in the draft decision at condition 15. The proposal would therefore comply with Policy NE1 of the Local Plan.

## **9.0 Highway Safety and Parking Facilities**

9.1 Policy D1 of the Local Plan states that smaller scale development must also be accompanied by a Transport Statement which should address various conditions of which relevant to this application are 'whether safe and suitable access to the site can be achieved.' Concern has been raised by the Parish Council and Ward Councillor regarding impacts upon highway safety. However, WCC Highways have assessed the proposals and have raised no objections. Whilst there is a shortfall in parking by one space, given the edge of village location and footpath into the village, the site is considered sustainable, and the shortfall of one space is acceptable in this instance.

9.2 In terms of highway safety, concerns have been raised by interested parties about highway safety, given the location of the site adjacent to the traffic calming bollard at the entrance of the village. The Highways Authority have previously accepted a conversion of the previous building to a two-bed dwelling at the site. However, now that the building has gone, it has to be assessed against highways' guidance on new dwellings, which brings with it enhanced requirements to protect highway safety. Therefore, the Highways Authority have asked for a condition for a Road Safety Audit to be carried out prior to commencement and this will be imposed as a condition, which is set out in the draft decision, condition number 16.

9.3 It has been raised by the Ward Councillor that work is currently being undertaken by Warwickshire County Council Minor Works Team, as part of the Magna Park Section 106 schemes, in relation to providing enhanced traffic safety through the village and that the erection of a new dwelling at the Old Telephone Exchange site would undermine this work. The proposed works include the changing of some signage near to the application site and the re-painting of the road lining at the chicane. WCC Highways have stated that this ongoing work does not affect their previous advice.

9.4 Concern has also been raised that vehicles cannot turn within the site to enable exit in a forward gear. The previously submitted swept path diagram has been submitted demonstrating this, but WCC Highways have recommended a condition requiring an updated drawing with dimensions. On this basis, subject to conditions, the proposal would not cause highway safety issues and the application is compliant with the various parking requirements set out within Policy D2 and Appendix 5 of the Local Plan.

## **10.0 Air Quality**

10.1 To further safeguard and minimise pollution to reduce carbon footprint, Policy HS5 applies to any development proposal that generates new floorspace within the Air Quality Management Zone. For developments in this location, proposals must achieve or exceed air quality neutral

standards, or address the impacts of air quality which include using appropriate abatement technologies.

10.2 Whilst this application site does not fall within this designated area, the LPA are minded to suggest that 'air quality neutral' provisions are put in place. An informative will be attached to any permission granted which relates to such mitigation to help with the carbon footprint of the dwelling. These include the installation of ultra-low emission boilers (<40mg/kWh), increased tree planting/landscaping, solar thermal panels, and the incorporation of electric vehicle charging points on any car parking. This meets the expectations of Policy HS5 and SDC4 of the Local Plan which encourages dealing with air quality impacts and sustainable design.

## **11.0 Other Matters**

11.1 Land Contamination - RBC Environmental Health were consulted and offer no objection to the proposed development subject to an appropriate land contamination condition being attached to any permissions granted, the wording of which is set out in the draft decision, condition number 4.

## **12.0 Planning Balance and Conclusion**

12.1 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.

12.2 Policy GP3 – previously developed land and conversions - supports the re-development of previously developed land, where it is compliant with the relevant policies of the local plan. This is consistent with the principles set out at paragraph 123 of the NPPF which states that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

12.3 Until recently there has been a building on the land which had planning permission to be converted into a dwelling, this is not disputed and officers are content the land is previously developed. This permission lapsed and a fresh permission was sought and permitted in 2022, but due to a technicality in the process, the permission could not be implemented. The LPA were working with the then applicant to resolve the issue when the land was sold and the building demolished. This application has been submitted with plans almost identical to those submitted during the course of the previous application which were considered to be appropriate development. It is considered that this information amounts to 'very special circumstances' in support of the proposal.

12.2 Officers accept that the new building will create built volume on a site which is currently open in character and, as such, would have a detrimental impact on the openness of the Green Belt both spatially and visually contrary to policy GP2. However, given the site is adjacent to the village boundary, close to existing built development and up until recently had built form on it which was to be converted to a dwelling, re-creating a development which had recently been permitted, these reasons demonstrate 'very special circumstances' which outweigh the harm to the Green Belt by inappropriateness.

12.3 The proposed building is considered to respect the scale and character of buildings in the surrounding area. It would not adversely affect the amenities of any nearby properties, nor impact upon protected species, or highway safety. Visually the redevelopment of the land would create

an attractive approach into the village, enhancing the site with a new and sustainable building and biodiversity, providing visual interest in the Coventry Road street scene. Therefore, it is considered that the proposals comply with Policies GP2, SDC1, SDC4 and D2 of the Local Plan.

12.4 Other matters have also been considered and to safeguard development have been secured by way of conditions.

12.5 The application complies with the relevant policies set out within the Rugby Borough Local Plan (2011-2031) and the relevant sections of the National Planning Policy Framework (2023) and is therefore recommended for approval subject to conditions.

### **13.0 Recommendation**

1. Planning application R23/1194 be approved subject to the conditions and informatives set out in the draft decision notice appended to this report; and
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:**  
R23/1194

**DATE APPLICATION VALID:**  
01-Dec-2023

**APPLICANT:**

D Threlfall DISUSED TELEPHONE EXCHANGE, COVENTRY ROAD, PAILTON, RUGBY, CV23 0QB

**AGENT:**

Simon Cheshire BA(Hons) DipTP MRTPI, Simon Cheshire Planning Ltd, 34 Stanley Road, Market Bosworth, Nuneaton, CV13 0NB

**ADDRESS OF DEVELOPMENT:**

DISUSED TELEPHONE EXCHANGE, COVENTRY ROAD, PAILTON, RUGBY, CV23 0QB

**APPLICATION DESCRIPTION:**

Erection of single dwelling (C3) on land formerly associated with disused telephone exchange, Coventry Road, Pailton, Rugby, CV23 0QB.

**CONDITIONS, REASONS AND INFORMATIVES:**

**CONDITION 1:**

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

**REASON:**

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

**CONDITION 2:**

The development shall be carried out in accordance with the plans and documents detailed below: Application Form; Site Location Plan; Existing and Proposed Site Plan 1635-01; Proposed Floor Plans, Sections and Elevations 1635-02, Sustainability Checklist received 1st December 2023.

**REASON:**

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

**CONDITION 3:**

No above ground development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples of the facing bricks and roof tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

**REASON:**

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

CONDITION 4:

1)Contaminated land

No development other than that required to be carried out as part of an approved scheme of remediation shall commence [in any phase of the development] until condition (a) to (d) below have been complied with [for that phase]. If unexpected contamination is found after development has begun, development shall be halted on that part of the site affected by the unexpected contamination to the extent specified in writing by the local planning authority until condition (d) below has been complied with in relation to that contamination.

(a) An investigation and risk assessment shall be completed 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. The contents of the scheme shall be subject to approval in writing by the local planning authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced. The written report shall be subject to approval in writing by the local planning authority. The report of the findings shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to human health, existing or proposed property and buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; and
- (iii) an appraisal of remedial options, and proposal of the preferred option(s) to be conducted in accordance with UK Government and the Environment Agency's Land Contamination Risk Management (LCRM) 8th October 2020.

(b) 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 and subject to approval in writing by the local planning authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The local planning authority shall be given two weeks written notification of commencement of the remediation scheme works. 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 subject to approval in writing by the local planning authority.

(d) In the event that contamination is found at any time when carrying out the development hereby permitted that was not previously identified it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of condition (a) and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of condition (b) which shall be subject to approval in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared, which shall be subject to approval in writing by the local planning authority in accordance with condition (c).

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 5:**

Full details of the siting, design and materials of bin and cycle stores shall be submitted to and approved in writing by the Local Planning Authority. The bin and cycle stores shall be provided, in accordance with the approved details before the first occupation.

**REASON:**

In the interest of visual and residential amenity.

**CONDITION 6:**

No development shall commence unless and until a Construction Method Statement / Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The statement shall include details relating to:

- (i) Hours of demolition, construction and deliveries;
- (ii) The control of noise and vibration emissions from construction/demolition activities including groundworks, plant/generators and the formation of infrastructure as well as arrangements to monitor noise emissions from the development site during the construction/demolition phase;
- (iii) The control of dust including arrangements to monitor dust emissions from the development site during the construction/demolition phase;
- (iv) Any temporary site compound, including buildings/structures, lighting, fencing and storage provision;
- (v) The parking of vehicles of site operatives and visitors during the demolition/construction phase;
- (vi) Measures to prevent deleterious material being carried onto the highway network; &
- (vii) Heavy Goods Vehicle construction/demolition routing plan;

Development shall not be carried out other than in accordance with the approved construction method statement / management plan.

**REASON:**

In the interests of the amenities of the area.

**CONDITION 7:**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting those orders, no development shall be carried out which comes within Classes A-H of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

**REASON:**

In the interest of residential amenity.

**CONDITION 8:**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting that order, no wall, fence, gate or other means of enclosure shall be erected, constructed or placed in front of the dwellings without the prior written permission of the Local Planning Authority.

**REASON:**

In the interest of visual amenity and to control development that may impact upon the openness of the Green Belt and the purposes of including land within the Green Belt.

**CONDITION 9:**

Other than those shown on the approved plans, no new windows/rooflights shall be formed in any elevation/roof slope of the proposed development, unless non-material variations are agreed in writing with the Local Planning Authority.

**REASON:**

In the interest of residential amenity and the character of the area.

**CONDITION 10:**

The residential curtilage as outlined in red and indicated on site location plan and as shown on the site location plan and drg no.1635-01 both received by the Council on 1st December 2023 shall be retained in perpetuity and shall not be altered or revised in any form.

**REASON:**

To define the permission, in the interest of visual amenity in this rural locality and to prevent inappropriate development in the Green Belt.

**REASON:**

**CONDITION 11:**

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 12:**

Prior to the first occupation of the dwelling broadband infrastructure shall be provided to that dwelling to allow broadband services to be provided.

**REASON:**

To provide broadband connectivity for future occupiers.

**CONDITION 13:**

The dwelling hereby approved shall incorporate measures to limit water use to no more than 110 litres per person per day within the home in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations 2010 (as amended).

**REASON:**

In the interests of sustainability and water efficiency.



**CONDITION 14:**

No part of the development hereby permitted shall be commenced until a scheme for the provision of suitable nesting provision for swallows to be erected within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme to include details of box type, location and timing of works. Thereafter, the nesting provision shall be installed and maintained in perpetuity in accordance with the approved scheme.

**REASON:**

To ensure that protected species are not harmed by the development.

**CONDITION 15:**

The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.

**REASON:**

To ensure a net biodiversity gain in accordance with NPPF.

**CONDITION 16:**

Prior to commencement a Road Safety Audit (RSA) shall be undertaken and submitted to the Local Planning Authority.

**REASON:**

In the interests of highway safety.

**CONDITION 17:**

The development shall not be commenced until it is demonstrated that a MPV can leave and re-enter the public highway in a forward gear with the proposed dwelling footprint.

**REASON:**

In the interest of highway safety.

**CONDITION 18:**

Only one vehicle, Multi-Purpose Vehicle, can be parked on the land formerly associated with disused telephone exchange.

**REASON:**

In the interest of highway safety.

**CONDITION 19:**

A Stage 1/2 RSA will be required to be submitted in respect of the proposed layout. The submission should include all tracking, visibility splay details and adoption plan in addition to the general layout drawing.

The audit brief should be submitted to the Highway Development Management Officer reviewing the planning application prior to the audit being commissioned for agreement. The template within

GG119 can be used for the purpose of the audit process. The RSA will not be accepted unless the audit brief has first been agreed with the Highway Authority.

**REASON:**

In the interest of highway safety.

**INFORMATIVE:**

**1. Air quality neutral/mitigation**

The applicant is encouraged to incorporate measures to assist in reducing their impact upon the Air Quality Management Area as part of this development. Initiatives could include the installation of an ultra-low emission boiler (<40mg/kWh) where gas is used for space or water heating, increased tree planting/landscaping, solar photovoltaic or thermal panels, and the incorporation of electric vehicle charging points on any car parking. More information on plants that can be incorporated into landscaping for green walls and roofs can be found here:

[https://www.museumoflondon.org.uk/application/files/4915/2604/2216/2018-05-11-phytosensor-final-web-ok-compressed\\_1.pdf](https://www.museumoflondon.org.uk/application/files/4915/2604/2216/2018-05-11-phytosensor-final-web-ok-compressed_1.pdf) Such measures contribute towards improving air quality.

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

Should an Air Source Heat Pump be proposed for installation, it should be ensured that the noise from such plant will not adversely affect residential amenity in the area. These units can create noticeable noise levels which may affect neighbouring dwellings so noise mitigation may be necessary to avoid complaints or possible formal action under other legislation.

**2. Asbestos**

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

**3. Construction hours**

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

Monday Friday 7.30 a.m. 6.00 p.m.

Saturday 8.30 a.m. 1.00 p.m.

**NO WORK ON SUNDAYS & BANK HOLIDAYS.**

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

**4.** The development is within farmland and will be subject to reasonable disturbance from noise, dust, odour, vibration and light associated with farming practices. These practices may at times extend into the night or early hours, such as harvest.

**Reference: R24/0641**

**Site Address: 55, Deerings Road, Rugby, CV21 4EN**

**Description: Proposed widening of dropped kerb, and widening and resurfacing of existing drive**

**Web link: <https://planning.agileapplications.co.uk/rugby/application-details/39784>**

#### **Recommendation**

1. Planning application R24/0641 be approved subject to:
  - a. The 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 application has been submitted by the Rugby Borough Council Streetscene Team.

### **2.0 Description of site**

- 2.1 The site under consideration is located on the northern side of Deerings Road in Rugby and pertains to one half of an asymmetrical pair of semi-detached properties. The applicant's property is characterised by a projecting front gable and a small catslide roof along the side elevation.
- 2.2 Externally, the property is finished with a rough off-white render, fitted with white uPVC windows, and concrete roof tiles.
- 2.3 The front driveway features a tarmac pathway and a raised soft landscaped section, which has been partially levelled to create a makeshift off-street parking space.

### **3.0 Description of proposals**

- 3.1 The applicant proposes to widen and resurface the existing recessed ground/improvised driveway with tarmac, and to extend the dropped kerb to match the new width of the driveway.

### **Planning History**

No previous planning applications are recorded.

### **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 Local Plan is over 5 years old, and paragraph 33 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should be updated as necessary. The Local Plan review is underway however, this report sets out the relevant Local Plan policies and notes any NPPF inconsistencies between them or any other material consideration which could render a policy out of date.

**The relevant policies are outlined below:**

GP1: Securing Sustainable Development  
GP2: Settlement Hierarchy  
SDC1: Sustainable Design  
D2: Parking Facilities

**Supplementary Planning Documents:**

Climate Change & Sustainable Design and Construction SPD (2023)

**National Planning Documents:**

National Planning Policy Framework, 2023 (NPPF)

**Technical consultation responses:**

Warwickshire County Council Highways – No objections, subject to conditions and notes.

**Third party comments:**

No third-party comments have been 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 and design, impact on neighbouring properties, and highway safety and parking.

**5.0 Principle of development**

5.1 Policy GP1 of the Local Plan states that when considering development proposals, a positive approach will be taken on development that reflects the presumption in favour of sustainable development and to secure development that improves the economic, social and environmental conditions in the area.

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

- 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.
- 5.4 Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy.
- 5.5 The site is located within Rugby town as defined in policy GP2, this is the main focus for development in the Borough where development will be permitted within existing Boundaries subject to all other planning matters being appropriately addressed.
- 5.6 This application is therefore considered to comply with policy GP2 of the Local Plan.

## **6.0 Design**

- 6.1 Policy SDC1 of the Local Plan states that all development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density, and design that responds to the character of the area in which they are situated.
- 6.2 The proposal involves partially levelling the existing soft landscaping and resurfacing the driveway with permeable tarmac and Aco drainage, increasing its width from 3.7 metres to 5.9 metres. A 2.6-metre strip of raised soft landscaping will be retained alongside the driveway, ensuring that the neighbouring property's planting to the west remains unaffected.
- 6.3 To prevent soil erosion onto the newly laid tarmac, the proposal includes the installation of edging around the landscaped area, maintaining a neat and presentable appearance within the street scene.
- 6.4 The application also includes widening the dropped kerb to a maximum of 5.0 metres, ensuring continued shared access for the eastern adjoining neighbour, who relies on the kerb for parking access.
- 6.5 This application is therefore considered to be in accordance policy SDC1 of the Local Plan.

## **7.0 Impact on neighbouring properties**

- 7.1 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.
- 7.2 The properties most likely to be affected by the proposal are 53 and 57 Deerings Road, located to the west and east of the applicant's property, respectively.
- 7.3 Regarding Number 53, the primary concern is the shared elevated soft landscaping, where the neighbours have planted pampas grass that significantly contributes to the visual character of the immediate street scene. As the proposal retains a 2.6-metre strip of raised soft landscaping within the applicant's property boundary, it is unlikely that the neighbour's garden or planting will be adversely affected.

- 7.4 For Number 57, the main consideration is the shared dropped kerb, which provides access to a mixed-material pathway and improvised driveway used by both parties. The proposal offers a clear benefit by reallocating off-street parking spaces more efficiently within the applicant's front garden. This adjustment would provide the neighbouring property with easier access to park their vehicle without being constrained by the current narrow arrangement.
- 7.5 The proposal's impact on neighbouring properties, particularly concerning the visual amenity of the street scene and the permeability within the curtilage, is considered acceptable. The application is therefore deemed to comply with Policy SDC1 of the Local Plan.

## **8.0 Highway Safety & Parking**

- 8.1 Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy D2 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking facilities.
- 8.2 The Warwickshire County Council Highways Department has been consulted, who have stated that they have undertaken a full assessment of the planning application, and based on the assessment and appraisal of the development proposals, the Highway Authority has no objections, subject to the following conditions being inserted onto any decision notice were the proposal to be approved:
- 1) The existing vehicular access shall be widened so as to provide an access of not less than 3.0 metres or wider than 5.0 metres at any point, as measured from the near edge of the public highway carriageway.
  - 2) The gradient of the access shall not be steeper than 1 in 15 for a distance of 7.5 metres, as measured from the near edge of the public highway carriageway.
  - 3) The vehicular access shall not be used until it has been surfaced with a bound macadam material for a minimum distance of 7.5 metres as measured from the near edge of the public highway carriageway in accordance with details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.
  - 4) The vehicular access to the site shall not be used unless public highway footway crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority.
  - 5) No structure, tree or shrub shall be erected, planted or retained across the site frontage exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.
  - 6) Gates shall not be erected at the entrance of the access.

8.3 Subject to the conditions being inserted onto a decision notice for approval, application is considered to be in accordance with Section 9 of the NPPF and policy D2 of the Local Plan.

## **9.0 Climate Change and Sustainable Design**

9.1 The Council has declared a 'Climate Emergency' pledging to take local action to contribute to national carbon neutrality targets; including recognising steps to reduce its causes and make plans to respond to its effects at a local level.

9.2 Local Plan Policy SDC4 read in conjunction with the Climate Change and Sustainable Design and Construction SPD, which sets out further guidance on how the development is required to demonstrate compliance with matters relating to climate change and a reduction in carbon emissions.

9.3 Given the scale and description of the proposal, its impact on climate change would be minimal. As such, it would be unreasonable to require the applicant to implement any extensive mitigation measures typically associated with larger developments.

9.4 It is considered that the applicant has demonstrated how energy efficiency and sustainability has been incorporated within the development and therefore the development complies with Policy SDC4.

## **10.0 Planning Balance and Conclusion**

10.1 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.

10.2 The proposal is considered to enhance and respect the character of the surrounding area while safeguarding the amenities of the adjoining properties. As such, the application aligns with the NPPF and the Local Plan and is recommended for approval, subject to conditions.

## **11.0 Recommendation**

11.1 Planning application R24/0641 be approved subject to:

- a) The conditions and informatives set out in the draft decision notice appended to this report.

11.2 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:**  
R24/0641

**DATE APPLICATION VALID:**  
24-Sep-2024

**APPLICANT:**  
RBC Streetscene Team 55, Deerings Road, Rugby, CV21 4EN.

**ADDRESS OF DEVELOPMENT:**  
55, Deerings Road, Rugby, CV21 4EN.

**APPLICATION DESCRIPTION:**  
Proposed widening of dropped kerb, and widening and resurfacing of existing drive.

### **CONDITIONS, REASONS AND INFORMATIVES:**

**CONDITION 1:**  
The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

**REASON 1:**  
To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

**CONDITION 2:**  
The development shall be carried out in accordance with the plans and documents detailed below:  
Application Form, received by the Local Planning Authority on 10-07-2024,  
Site Location Plan, received by the Local Planning Authority on 11-07-2024,  
Proposed Site Plan, received by the Local Planning Authority on 11-07-2024,  
Existing and Proposed Driveway Plan, received by the Local Planning Authority on 15-10-2024,  
Kerb Construction Diagram, received by the Local Planning Authority on 02-07-2024,  
Sustainability Checklist, received by the Local Planning Authority on 02-07-2024.

**REASON 2:**  
For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

**CONDITION 3:**  
The materials to be used shall be as specified on the application form, received by the Local Planning Authority on 10-07-2024.

**REASON 3:**  
To ensure a satisfactory external appearance and for the avoidance of doubt.

**CONDITION 4:**  
The existing vehicular access shall be widened so as to provide an access of not less than 3.0 metres or wider than 5.0 metres at any point, as measured from the near edge of the public highway carriageway.



**REASON 4:**

In the interests of highway safety.

**CONDITION 5:**

The gradient of the access shall not be steeper than 1 in 15 for a distance of 7.5 metres, as measured from the near edge of the public highway carriageway.

**REASON 5:**

In the interests of highway safety.

**CONDITION 6:**

The vehicular access shall not be used until it has been surfaced with a bound macadam material for a minimum distance of 7.5 metres as measured from the near edge of the public highway carriageway in accordance with details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.

**REASON 6:**

In the interests of highway safety.

**CONDITION 7:**

The vehicular access to the site shall not be used unless public highway footway crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority.

**REASON 7:**

In the interests of highway safety.

**CONDITION 8:**

No structure, tree or shrub shall be erected, planted or retained across the site frontage exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

**REASON 8:**

In the interests of highway safety.

**CONDITION 9:**

Gates shall not be erected at the entrance of the access.

**REASON 9:**

In the interests of highway safety.

**INFORMATIVE 1:**

Condition numbers 4-7 require works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must serve at least 28 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team.

This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the

County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer.

The Area Team may be contacted by telephone: (01926) 412515 to request the necessary application form (Form A – VAC). In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice.

Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

**INFORMATIVE 2:**

Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow – so far as is reasonably practicable – from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.

**AGENDA MANAGEMENT SHEET**

**Report Title:** Diversion of footpath R105 Coton

**Name of Committee:** Planning Committee

**Date of Meeting:** 4 December 2024

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

**Portfolio:** Growth and Investment

**Ward Relevance:**

**Prior Consultation:** Yes

**Contact Officer:** Marian Allen, Senior Legal Officer  
marian.allen@rugby.gov.uk

**Public or Private:** Public

**Report Subject to Call-In:** No

**Report En-Bloc:** No

**Forward Plan:** No

**Corporate Priorities:** This report relates to the following priority(ies):  
 Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C)  
 Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E)  
 Residents live healthy, independent lives, with the most vulnerable protected. (HC)  
 Rugby Borough Council is a responsible, effective and efficient organisation. (O)  
[Corporate Strategy 2021-2024](#)  
 This report does not specifically relate to any Council priorities but

**(C) Climate**  
**(E) Economy**  
**(HC) Health and Communities**  
**(O) Organisation**

**Summary:** Confirmation of Public Path Order

**Financial Implications:** None

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

**Environmental Implications:** None

<b>Legal Implications:</b>	None
<b>Equality and Diversity:</b>	None
<b>Options:</b>	Confirm unopposed Public Path Order
<b>Recommendation:</b>	Confirmation of Borough of Rugby (Part of Footpath R105 Coton) Public Path Diversion Order 2024
<b>Reasons for Recommendation:</b>	No objections

**Planning Committee - 4 December 2024**

**Public Footpath R105 Coton**

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

**Recommendation**

Confirmation of Borough of Rugby (Part of Footpath R105 Coton) Public Path Order 2024

On 7 December 2022, planning permission R22/0551 was approved for storage and distribution floorspace (Class B8 use) with ancillary office, gatehouse, associated car parking, HGV parking, landscaping and infrastructure 7 December 2022. Part of the development requires the diversion of part of footpath R105.

On 25 September 2024, an Order under the provisions of Section 257 of the Town and Country Planning Act 1990 was made and advertised. The effect of the Order is to stop up part of footpath R105 and create a replacement footway as shown on the attached plan and described in the attached Order.

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

**Name of Meeting:** Planning Committee  
**Date of Meeting:** 4 December 2024  
**Subject Matter:** Diverison of part of footpath R105 Coton

**Originating Department:** Legal and Governance

**DO ANY BACKGROUND PAPERS APPLY**  YES  NO

**LIST OF BACKGROUND PAPERS**

Doc No	Title of Document and Hyperlink

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

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

**RUGBY BOROUGH COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257**  
**THE BOROUGH OF RUGBY**  
**(PART OF FOOTPATH R105 COTON)**  
**PUBLIC PATH ORDER 2024**

This Order is made by the Rugby Borough Council (“the Council”) under Section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to stop up part of **Footpath R105** and create a new **footpath** to which this Order relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 by the Council for storage and distribution floorspace (Class B8 use) with ancillary office, gatehouse, associated car parking, HGV parking, landscaping and infrastructure Reference Number R22/0551

**BY THIS ORDER**

1. Part of the footpath R105 shown by a continuous black line on the attached map and described in Part 1 of the Schedule to the Order (“the Schedule”) shall be stopped up as provided below.
2. There shall be created to the reasonable satisfaction of the Council an alternative **footpath R105** for use as a replacement for the said part of footpath R105 provided in Part 2 of the Schedule and shown by black dashes on the attached map
3. The stopping up of the footpath shall have the effect on the date on which the Council certify that the terms of Article 2 above have been complied with.
4. Where immediately before the date on which the **footpath** to be stopped up there is apparatus under, in, on, over, along or across it belonging to statutory

undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they had

5. The following works shall be carried out in relation to the highway described in Part 2 of the Schedule

## **SCHEDULE**

### **PART 1**

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

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

**Stop up Existing footpath** from Point A (Grid Reference 452301 278997) south for approximately 190 metres to Point B (Grid Reference 452407 278845)

### **PART 2**

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

##### **Between Points A-C-D-E-F-B on the Order Plan**

From Point A (Grid Reference 452301 278997) curving easterly for approximately 18 metres to Point C (Grid Reference 452317 279002), turning south for approximately 156 metres to Point D (Grid reference 452422 278891) curving east for approximately 52 metres to Point E (Grid reference 452471 278896) turning east for approximately 49 metres to Point F (Grid reference 452428 278874) finally turning south-west for approximately 37 metres to rejoin the existing footpath at Point B (Grid Reference 452407 278845)

The **footpath** between point **A-C-D-E-F-B** will be 3 metres wide crushed gravel surface



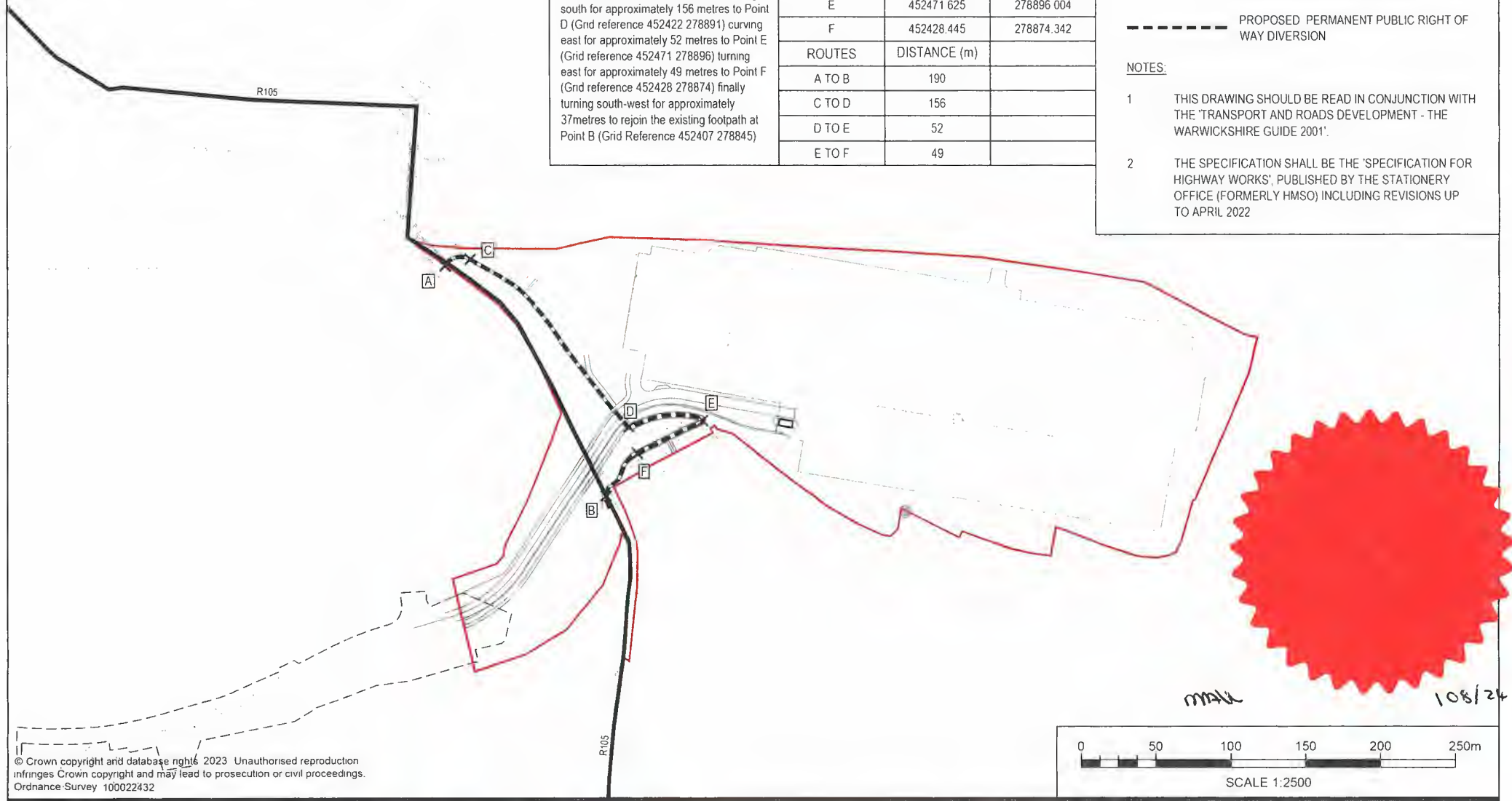


Stop up part of footpath from Point A (Grid Reference 452301 278997) south approximately 190 metres to Point B (Grid Reference 452407 278845) and create a new footpath from Point A (Grid Reference 452301 278997) curving easterly for approximately 18metres to Point C (Grid Reference 452317 279002), turning south for approximately 156 metres to Point D (Grid reference 452422 278891) curving east for approximately 52 metres to Point E (Grid reference 452471 278896) turning east for approximately 49 metres to Point F (Grid reference 452428 278874) finally turning south-west for approximately 37metres to rejoin the existing footpath at Point B (Grid Reference 452407 278845)

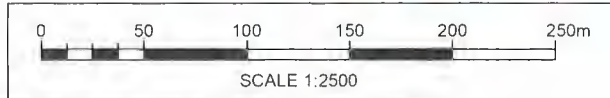
POINT	EASTING	NORTHING
A	452301.099	278997.939
B	452407.831	278845.515
C	452317.528	279002.399
D	452422.868	278891.810
E	452471.625	278896.004
F	452428.445	278874.342
ROUTES	DISTANCE (m)	
A TO B	190	
C TO D	156	
D TO E	52	
E TO F	49	

- KEY:**
- PLANNING BOUNDARY
  - EXISTING HIGHWAY BOUNDARY
  - EXISTING PUBLIC RIGHT OF WAY
  - PROPOSED PERMANENT PUBLIC RIGHT OF WAY DIVERSION

- NOTES:**
- 1 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE 'TRANSPORT AND ROADS DEVELOPMENT - THE WARWICKSHIRE GUIDE 2001'.
  - 2 THE SPECIFICATION SHALL BE THE 'SPECIFICATION FOR HIGHWAY WORKS', PUBLISHED BY THE STATIONERY OFFICE (FORMERLY HMSO) INCLUDING REVISIONS UP TO APRIL 2022



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Client/Project  
NEWLANDS DEVELOPMENTS  
COTON PARK, RUGBY

Project No  
332210844/200 011

Title  
PUBLIC RIGHTS OF WAY  
PROPOSED PATH CHANGES

Revision  
A

Date  
2023/01/27

Drawing No  
001

THE COMMON SEAL OF  
RUGBY BOROUGH COUNCIL  
was hereunto affixed  
the 25 day of September 2024  
in the presence of



*mm*

↘ Sarah Chapman  
Legal and Governance Manager  
(The Officer appointed for this purpose)

108/24

**DATED 25 September 2024**

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

**THE RUGBY BOROUGH COUNCIL**  
**PART OF FOOTPATH R105 COTON )**

**PUBLIC PATH ORDER 2024**

**AGENDA MANAGEMENT SHEET**

<b>Report Title:</b>	Planning Appeals Update
<b>Name of Committee:</b>	Planning Committee
<b>Date of Meeting:</b>	4 December 2024
<b>Report Director:</b>	Chief Officer - Growth and Investment
<b>Portfolio:</b>	Growth and Investment
<b>Ward Relevance:</b>	
<b>Prior Consultation:</b>	
<b>Contact Officer:</b>	Chief Officer - Growth and Investment
<b>Public or Private:</b>	Public
<b>Report Subject to Call-In:</b>	No
<b>Report En-Bloc:</b>	No
<b>Forward Plan:</b>	No
<b>Corporate Priorities:</b>	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) <a href="#">Corporate Strategy 2021-2024</a> <input type="checkbox"/> This report does not specifically relate to any Council priorities but
<b>(C) Climate</b> <b>(E) Economy</b> <b>(HC) Health and Communities</b> <b>(O) Organisation</b>	
<b>Summary:</b>	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 1 July 2024 to 30 September 2024.
<b>Financial Implications:</b>	Increases the scope for related costs claims within the Planning Appeals process.

<b>Risk Management Implications:</b>	There are no risk management implications arising from this report.
<b>Environmental Implications:</b>	There are no environmental implications arising from this report.
<b>Legal Implications:</b>	Advice/support with regard to cost claims and any subsequent costs awards.
<b>Equality and Diversity:</b>	No new or existing policy or procedure has been recommended.
<b>Options:</b>	N/A
<b>Recommendation:</b>	The report be noted.
<b>Reasons for Recommendation:</b>	To keep Members of the Planning Committee updated on a quarterly basis with regard to the current position in respect of Planning Appeals.

**Planning Committee - 4 December 2024**

**Planning Appeals Update**

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

**Recommendation**

The report be noted.

**1. Introduction**

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

**2. Appeals determined**

During the last quarter from 1<sup>st</sup> of July 2024 to 30<sup>th</sup> of September 2024 a total of 5 planning appeals were determined, of which 4 were allowed, 1 was dismissed and 0 were withdrawn.

A total of 0 enforcement appeals were determined.

A schedule of the appeal cases determined for this period is attached for information (see Appendix 1).

**3. Appeals outstanding/in progress**

As at 30 September 2024 there were 6 planning appeals and 2 enforcement appeal still in progress. A schedule of these appeal cases is attached for information (see Appendix 2).

**Name of Meeting:** Planning Committee  
**Date of Meeting:** 4 December 2024  
**Subject Matter:** Planning Appeals Update  
**Originating Department:** Growth and Investment

**DO ANY BACKGROUND PAPERS APPLY**  YES  NO

**LIST OF BACKGROUND PAPERS**

Doc No	Title of Document and Hyperlink

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

Location	Full development description	Application number	Case Officer	PINS Reference	Decision date	Decision description	Appeal Decision	Appeal Decision Date
BINLEY WOODS SERVICE CENTRE, & 64, RUGBY ROAD, BINLEY WOODS, COVENTRY, CV3 2AX	Demolition of the existing single and two-storey car sales, workshop and car wash premises, demolition of the existing two storey dwelling (No. 64 Rugby Road) for the residential redevelopment of the site consisting of two apartment buildings (28units) and associated external works.	R22/0207	Lucy Davison	APP/E3715/W/23/3332272	24th July 2023	Refusal	Allowed / Costs Awarded	19th September 2024
5759, MOAT FARM DRIVE, RUGBY, CV21 4HQ	Erection of an additional storage building for business use.	R23/0499	Sam Burbidge	APP/E3715/W/23/3330858	10th August 2023	Refusal	Allowed / Costs Award Refused	5th July 2024
15, LUTTERWORTH ROAD, PAILTON, RUGBY, CV23 0QE	Proposal to erect a new detached dwelling and associated parking to the rear of 15 Lutterworth Road, Pailton.	R23/0652	Sam Burbidge	APP/E3715/W/24/3337710	6th December 2023	Refusal	Allowed	10th September 2024



The Holgate, Wolston Grange, Rugby, CV23 9HJ	Demolition of a timber framed bungalow and construction of a larger 2-bedroom brick/blockwork bungalow.	R23/1136	Sam Burbidge	APP/E3715/W/24/3342698	2nd February 2024	Refusal	Dismissed	13th September 2024
MILLFIELD, MILL ROW, WOLVEY, HINCKLEY, LE10 3HS	Change of use of workshop in existing outbuilding to a bedroom	R23/1280	Adam Kerr	APP/E3715/D/24/3344039	23rd February 2024	Refusal	Allowed / Costs Awarded	26th September 2024

Location	Full development description	Application number	Case Officer	PINS Reference	Stage Description	Appeal Type	Decision date	Decision description	Decision level
1, HERTZ CLOSE, RUGBY, CV23 1AW	Retrospective planning application for the erection of an Allan Block Retaining Wall with Screen Fencing on top.	R23/0770	Ruth James	APP/E3715/W/24/3350974	Appeal Lodged	Written Representations	29th February 2024	Refusal	Delegated
LAND JUNCTION OF MILLERS LANE AND, FOSSE WAY, MONKS KIRBY	Change of use of land to use as a residential caravan site for 1no. gypsy family, static with 1no. caravan together with laying of hardstanding and erection of 1no. stable/utility building.	R23/0850	Lucy Davison	APP/E3715/W/24/3339499	Appeal Lodged	Written Representations	14th December 2023	Refusal	Delegated
CARAVAN AT, JAX BARN, FLECKNOE ROAD, BROADWELL, RUGBY, CV23 8HS	Change of use of existing temporary dwelling (mobile home) to holiday let. The existing structure and layout will remain. New materials are proposed to the exterior of the structure.	R24/0141	Sam Burbidge	APP/E3715/W/24/3348532	Appeal Lodged	Written Representations	25th April 2024	Refusal	Delegated

Land Adjacent To Tree Tops, Shilton Lane, Shilton	Retrospective application for the Change of use of land from a paddock to provide two residential gypsy pitches including two amenity blocks with associated parking, access and entrance gates.	R21/1234	Sam Burbidge	APP/E3715/W/24/3344241	Appeal Lodged	Hearing	14th November 2023	Refusal	Committee
FAIRVIEW, SMEATON LANE, RUGBY, CV23 0PS	EXCHANGE CERTIFICATE OF LAWFULNESS (REF R22/0162 FOR ONE RESIDENTIAL CARAVAN, ONE TOURING CARAVAN, TIMBER/METAL SHED & SEPTIC TANK) FOR A DWELLING WITH ECOLOGICAL ENHANCEMENTS	R23/0635	Michelle Hill	APP/E3715/W/24/3350111	Appeal Lodged	Written Representations	9th April 2024	Refusal	Delegated
7, Rotary Close, Rugby, CV23 1ES	Retrospective application for Installation of Georgian style black steel double driveway gates.	R24/0292	Sophie Clark	APP/E3715/D/24/3348758	Appeal Lodged	Written Representations	20th June 2024	Refusal	Delegated

<b>Nature of problem</b>	<b>Location</b>	<b>Case No.</b>	<b>PINS reference</b>	<b>Appeal Hearing type ENF</b>	<b>Case Officer</b>
Alleged unauthorised structure	1, Lavender Close, Rugby, CV23 0XB	E24/0025	APP/E3715/C/24/3345593	Written Representations	James Briggs
Alleged unauthorised change of use	OAKDENE, RUGBY ROAD, BRETford, RUGBY, CV23 0LB	E23/0339	APP/E3715/C/24/3351614	Written Representations	James Briggs

**AGENDA MANAGEMENT SHEET**

<b>Report Title:</b>	Delegated Decisions - 20 September 2024 to 13 November 2024
<b>Name of Committee:</b>	Planning Committee
<b>Date of Meeting:</b>	4 December 2024
<b>Report Director:</b>	Chief Officer - Growth and Investment
<b>Portfolio:</b>	Growth and Investment
<b>Ward Relevance:</b>	All
<b>Prior Consultation:</b>	None
<b>Contact Officer:</b>	Chief Officer - Growth and Investment
<b>Public or Private:</b>	Public
<b>Report Subject to Call-In:</b>	No
<b>Report En-Bloc:</b>	No
<b>Forward Plan:</b>	No
<b>Corporate Priorities:</b>	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) <a href="#">Corporate Strategy 2021-2024</a> <input type="checkbox"/> This report does not specifically relate to any Council priorities but
<b>(C) Climate</b> <b>(E) Economy</b> <b>(HC) Health and Communities</b> <b>(O) Organisation</b>	
<b>Summary:</b>	The report lists the decisions taken by the Head of Growth and Investment under delegated powers.
<b>Financial Implications:</b>	There are no financial implications for this report.
<b>Risk Management Implications:</b>	There are no risk management implications for this report.

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

**Planning Committee - 4 December 2024**

**Delegated Decisions - 20 September 2024 to 13 November 2024**

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

**Recommendation**

The report be noted.

**Name of Meeting:** Planning Committee

**Date of Meeting:** 4 December 2024

**Subject Matter:** Delegated Decisions - 20 September 2024 to 13 November 2024

**Originating Department:** Growth and Investment

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

**LIST OF BACKGROUND PAPERS**

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

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

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Exempt information is contained in the following documents:

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



## Delegated

### 8 Weeks Advert

#### Applications Approved

R24/0727 8 Weeks Advert Approval 07/10/2024	WAGO, Rugby Radio Station, Watling Street, Clifton Upon Dunsmore CV23 0AS	4no. non-illuminated fascia signs and 2no. non-illuminate totem signs and 18no. non-illuminated post and panel signs
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R24/0784 8 Weeks Advert Approval 09/10/2024	234, Frobisher Road, Rugby, CV22 7JF	Advertisement consent for replacement trough lights and new signage.
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R24/0807 8 Weeks Advert Approval 14/10/2024	30, North Street, Rugby, CV21 2AG	Advertisement consent for one internally illuminated fascia sign with individual letters above the front elevation storefront, one advertisement above the ATM, one projecting sign from the storefront, and one shopfront attractor stand on the front elevation.
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### 8 Weeks PA Applications

#### Applications Refused

Change of use of outbuilding to a

## Delegated

### 8 Weeks PA Applications Applications Refused

R24/0190 8 Weeks PA Refusal 24/09/2024	12, WELLS STREET, RUGBY, CV21 3JB	dwelling
R24/0387 8 Weeks PA Refusal 04/10/2024	22 , Redwood Road, Rugby, Warwickshire, CV21 1UD	Change of use from C3 dwellinghouse to C2 residential institution (family assessment centre).
R24/0667 8 Weeks PA Refusal 04/10/2024	SWALLOW BARN MALT KILN FARM, MAIN STREET, STRETTON UNDER FOSSE, RUGBY, CV23 0PE	Extensions and alterations to existing single garage to provide double, open fronted car port, including charging for electric vehicles.
R24/0649 8 Weeks PA Refusal 14/10/2024	THE OLD RECTORY, LUTTERWORTH ROAD, CHURCHOVER, RUGBY, CV23 0EH	Two storey side, single storey rear extension, porch to front and loft conversion including raising the roof line.

### Applications Approved

R24/0431 8 Weeks PA Approval 20/09/2024	MILLSTONE, MILL LANE, WOLVEY, HINCKLEY, LE10 3HR	Retrospective permission for single storey rear extension to form orangery. Single storey front extensions to form new garage & porch and conversion of attic to
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## Delegated

### 8 Weeks PA Applications Applications Approved

create new bedroom.

R24/0530  
8 Weeks PA  
Approval  
20/09/2024

123, Tennyson Avenue, Rugby,  
Warwickshire, CV22 6JB

Proposed extensions and alterations of existing dormer bungalow incorporating increased roof height, extension to side and rear dormer.

R24/0495  
8 Weeks PA  
Approval  
23/09/2024

MERLIN FIELD FARM,  
GIBRALTAR LANE,  
LEAMINGTON HASTINGS

CONVERSION OF AGRICULTURAL BUILDING TO 4 NO. DWELLINGHOUSES INCLUDING INSERTION OF FIRST FLOOR ACCOMMODATION

R24/0583  
8 Weeks PA  
Approval  
24/09/2024

THE HAVEN, 7, BROOKSIDE,  
STRETTON-ON-DUNSMORE,  
RUGBY, CV23 9LY

Proposed Porch to frontage and replacement boundary railings.

R24/0687  
8 Weeks PA  
Approval  
24/09/2024

STRETTON HOUSE FARM,  
FREEBOARD LANE, RYTON-  
ON-DUNSMORE, COVENTRY,  
CV8 3EQ

Construction of a porch and accessible entrance to an existing holiday property

R24/0374  
8 Weeks PA  
Approval

30, MILLFIELDS AVENUE,  
RUGBY, CV21 4HJ

Proposed single and 2 storey rear extensions

## Delegated

### 8 Weeks PA Applications

#### Applications Approved

25/09/2024

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R24/0678 8 Weeks PA Approval 25/09/2024	MANOR BARN, CHURCH ROAD, CHURCH LAWFORD, RUGBY, CV23 9EG	Proposed single storey front extension, and replacement boundary fencing and gate.
R24/0480 8 Weeks PA Approval 26/09/2024	34 , Ratliffe Road, Rugby, Warwickshire, CV22 6HB	PROPOSED SINGLE STOREY FRONT AND REAR EXTENSION TO DWELLING. CONVERSION OF GARAGE TO A HABITABLE ROOM.
R24/0628 8 Weeks PA Approval 26/09/2024	6 Biddulph Terrace, Main Street, Frankton, Warwickshire, CV23 9NZ	Proposed front porch, ground floor rear extension and first floor side extension above the existing carport.
R24/0191 8 Weeks PA Approval 27/09/2024	COACH HOUSE, WREN COURT, FRANKTON ROAD, BIRDINGBURY, RUGBY, CV23 8EW	Single storey side extension/first floor rear extension, front dormer alterations and associated works.
R24/0332 8 Weeks PA Approval 27/09/2024	30, BESWICK GARDENS, RUGBY, CV22 7PP	Erection of two storey side extension

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## Delegated

### 8 Weeks PA Applications Applications Approved

R24/0479 8 Weeks PA Approval 27/09/2024	ORCHARD HOUSE, LAWFORD LANE, RUGBY, CV22 7QS	Construction of a pitched roof to replace an existing flat roof, and erection of a single storey extension.
R23/1270 8 Weeks PA Approval 30/09/2024	OLD BUTCHERS SHOP, Bond End, MONKS KIRBY	Change of use from Butchers Shop (Class E) to 1 bed Dwellinghouse (Class C3)
R24/0566 8 Weeks PA Approval 01/10/2024	Land accessed from Main Street, Monks Kirby CV23 0QX	Section 73 application for the variation of conditions 2- Plan schedule and 3- Materials of application R22/1005.
R24/0648 8 Weeks PA Approval 01/10/2024	SOUTH EASTERN PART OF ZONE D - LAND NORTH OF COVENTRY ROAD, THURLASTON	Provision of an energy centre (reduced size from that approved by R21/0829) and retention of pumping station and GRP enclosures
R23/0933 8 Weeks PA Approval 02/10/2024	MAKINS FISHERY, BAZZARD ROAD, WOLVEY, NUNEATON, CV11 6QJ	Change of use of existing dwelling (use class C3) to an independent school (use class F1) for children with special educational needs, with the provision of ancillary outside play

## Delegated

### 8 Weeks PA Applications Applications Approved

area (Retrospective)

R24/0430  
8 Weeks PA  
Approval  
02/10/2024

21, Elder Avenue, Rugby,  
Warwickshire, CV21 1TE

Proposed two-storey rear  
extension.

R24/0688  
8 Weeks PA  
Approval  
03/10/2024

72, PINFOLD STREET, RUGBY,  
CV21 2JD

Proposal for Annexe to Rear of  
Property

R24/0747  
8 Weeks PA  
Approval  
03/10/2024

Land at Coton House,  
Lutterworth Road, Churchover,  
CV23 0AA

Variation of condition 6 of  
R15/1890 (Demolition of existing  
dwelling and erection of 6  
dwellings (including substitution  
of 4 dwellings) with garaging and  
associated works.) to amend tree  
condition.

R23/1256  
8 Weeks PA  
Approval  
04/10/2024

3, TATTLEBANK COTTAGES,  
LONDON ROAD, WILLOUGHBY,  
RUGBY, CV23 8BL

Erection of a new agricultural  
building

R24/0256  
8 Weeks PA  
Approval

15, PERKINS GROVE, RUGBY,  
CV21 4HU

Two storey side extension and  
demolition of garage.

## Delegated

### 8 Weeks PA Applications

#### Applications Approved

04/10/2024

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<p>R24/0572 8 Weeks PA Approval 04/10/2024</p>	<p>Tigh'Na'Mara, Pudding Bag Lane, Thurlaston, Rugby, CV23 9JZ</p>	<p>Proposed retrospective change of levels to rear garden.</p>
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<p>R24/0740 8 Weeks PA Approval 04/10/2024</p>	<p>St Andrews Rugby Football Club, Ashlawn Road, Rugby, CV22 5QQ</p>	<p>Proposed side extension.</p>
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<p>R24/0109 8 Weeks PA Approval 08/10/2024</p>	<p>4, Cordelia Way, Bilton, Rugby, CV22 6JU</p>	<p>Extensions, alterations and reconfiguration of roof to incorporate loft conversion to form 3no. bedrooms.</p>
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<p>R24/0579 8 Weeks PA Approval 08/10/2024</p>	<p>36, GROUND FLOOR A ND BASEMENT, NORTH STREET, RUGBY, CV21 2XD</p>	<p>Proposed shopfront alterations</p>
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<p>R24/0676 8 Weeks PA Approval 08/10/2024</p>	<p>UNIT 3, IMPERIAL ROAD, RYTON-ON-DUNSMORE, Coventry, CV8 3LF</p>	<p>The erection of an extension for a temporary Modular Prep &amp; Spray Booth</p>
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## Delegated

### 8 Weeks PA Applications Applications Approved

R24/0736 8 Weeks PA Approval 08/10/2024	20, FLEET CRESCENT, RUGBY, RUGBY, CV21 4BQ	Demolition of single storey porch and detached garage. Erection of single storey porch and two storey side extension.
R24/0739 8 Weeks PA Approval 08/10/2024	87, Heath Lane, Brinklow, Rugby, CV23 0NX	Proposed porch, and outbuilding.
R24/0489 8 Weeks PA Approval 09/10/2024	6, ROYAL GEORGE BUILDINGS, MARKET PLACE, RUGBY, CV21 3EA	Cooking ventilation termination via external flue
R24/0668 8 Weeks PA Approval 09/10/2024	THE PAVILION, SPEEDWAY LANE, COVENTRY, CV8 3GN	Section 73 application to remove C.3 of R11/0859 to allow permanent occupation as a residential dwelling.
R24/0642 8 Weeks PA Approval 10/10/2024	55B, High Street, Rugby, CV21 4EG	PROPOSED CHANGE OF USE OF EXISTING OFFICE TO A TATTOO STUDIO (SUI GENERIS)
		Partially retrospective erection of



## Delegated

### 8 Weeks PA Applications Applications Approved

R24/0788 8 Weeks PA Approval 10/10/2024	1, SPINNEY CLOSE, BINLEY WOODS, COVENTRY, CV3 2SE	a conservatory and fence
R23/0386 8 Weeks PA Approval 11/10/2024	34, Livingstone Avenue, Long Lawford, Rugby, Warwickshire, CV23 9BU	1.5 storey side and single storey rear extensions
R24/0773 8 Weeks PA Approval 11/10/2024	THE LODGE, MOOR LANE, WILLOUGHBY, RUGBY, CV23 8BU	Addition of an open oak front porch and change to an existing chimney breast
R24/0487 8 Weeks PA Approval 14/10/2024	40 , Eastlands Road, Rugby, Warwickshire, CV21 3RP	Two-storey side extension and single-storey rear extension
R24/0510 8 Weeks PA Approval 14/10/2024	WOODTHORPE, CHURCH WALK, RUGBY, CV22 7LX	Proposed side extension and outbuilding.
R24/0651 8 Weeks PA	3, Studland Avenue, Rugby, CV21 4HW	Two storey side extension and front porch.

## Delegated

### 8 Weeks PA Applications

#### Applications Approved

Approval  
15/10/2024

R24/0762  
8 Weeks PA  
Approval  
15/10/2024

PARK FARM, SPRING ROAD,  
BARNACLE, COVENTRY, CV7  
9LG

Location of temporary log cabin  
on wheeled trailer for use as  
living accommodation whilst  
house renovation is carried out.

R24/0858  
8 Weeks PA  
Approval  
15/10/2024

Land East Side Of, Frankton  
Lane, Stretton-On-Dunsmore

Variation of Condition 2 (plans)  
imposed on permission reference  
R23/0968 - Conversion of  
existing barn to 1 dwelling house  
and the erection of a single  
storey extension - approved  
8/1/2024

R24/0865  
8 Weeks PA  
Approval  
15/10/2024

6, ARNOLD VILLAS, RUGBY,  
CV21 3AX

Restoration and installation of  
slimline double glazing units into  
existing windows

R24/0661  
8 Weeks PA  
Approval  
16/10/2024

ALDI, CENTRAL PARK LOCAL  
CENTRE, BRYANT ROAD,  
RUGBY, CV23 0UX

REPLACEMENT OF EXISTING  
REFRIGERATION PLANT TO  
NEW CO2 REFRIGERATION  
PLANT

9 LANGTON ROAD RUGBY  
CV213UA

Erection of single storey rear  
extension with adjacent

## Delegated

### 8 Weeks PA Applications Applications Approved

R24/0765  
8 Weeks PA  
Approval  
16/10/2024

conservatory.

### Certificate of Lawfulness Applications Applications Approved

R24/0748  
Certificate of  
Lawfulness  
Approval  
25/09/2024

150 , Bath Street, Rugby,  
Warwickshire, CV21 3JA

Lawful Development Certificate  
(Proposed) - Change of use from  
a Class C3 (dwellinghouse) to a  
Class C4 (house in multiple  
occupation)

R24/0703  
Certificate of  
Lawfulness  
Approval  
30/09/2024

355, AUTUMN FARM,  
EASENHALL ROAD,  
HARBOROUGH MAGNA,  
RUGBY, CV23 0HX

Application for a Certificate of  
Existing Lawful Use under the  
provisions of Section 191 of the  
Town and Country Planning Act  
1990 for the stationing of a  
mobile home and use of the land  
for residential purposes a period  
in excess of 10 years.

R24/0794  
Certificate of  
Lawfulness  
Approval  
08/10/2024

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

Certificate of Lawfulness for  
proposed outbuilding

## Delegated

### Conditions

#### Applications Approved

R24/0657 Conditions Approval 26/09/2024	FLECKNOE FARM, FLECKNOE VILLAGE ROAD, FLECKNOE, RUGBY, CV23 8AU	Approval of details in relation to conditions 5 and 6 attached to R23/0647 - It is proposed that there is a two storey extension added to the existing dwelling
R24/0694 Conditions Approval 01/10/2024	LAND AT COTON PARK EAST ADJACENT, GENTIAN WAY, RUGBY	Approval of details: Condition 5 (ii) - Sustainable Drainage System (SuDS) pursuant to outline planning permission ref. APP/E3715/A/09/2113178 (LPA ref. R09/0188/MEIA) dated 29 June 2010, for the erection of a maximum of 165 dwellings complete with associated open space and infrastructure.
R24/0701 Conditions Approval 03/10/2024	IVY HOUSE, CHURCH STREET, CHURCHOVER, RUGBY, CV23 0EW	Details in relation to condition 5 of R24/0319 - EVCP and secure cycle storage facilities.
R24/0726 Conditions Approval 03/10/2024	Rainsbrook Crematorium And Cemetery, ASHLAWN ROAD, RUGBY, CV22 5QQ	Approval of details: Condition 14 - Habitat Management Plan (Ecol) Condition 20 - Hard and Soft Landscaping Strategy (T&L) relating to application - R11/0330 - Creation of a Cemetery and

## Delegated

### Conditions Applications Approved

Crematorium facility.

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R24/0670 Conditions Approval 07/10/2024	BILTON GRANGE, RUGBY ROAD, DUNCHURCH, RUGBY, CV22 6QU	Approval of Conditions 3 (Construction Environmental Management Plan), 4 (Landscape and Ecological Management Plan) 5 (arboricultural method statement and tree protection plan) and 6 (Verification Report) of R23/0975 (Engineering works for the creation of an outdoor classroom)
R24/0184 Conditions Approval 08/10/2024	TWO HOOTS FARM, LUTTERWORTH ROAD, BURTON HASTINGS	Discharge of condition 3 (vehicular access details), 4 (scheme for closure of access), and 5 (landscaping) imposed on planning permission ref: R22/0818 for conversion of buildings to two residential dwellings, including removal of mobile home and toilet block, construction of a link and associated works, approved 16th January 2024
R24/0064 Conditions Approval 09/10/2024	Land West Side Of, Heritage Close, Rugby	Discharge of Conditions 10 (Archaeology), 14 (Construction Plan), 15 (Drainage), 18 (Tree Planting), 19 (Construction

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## Delegated

### Conditions Applications Approved

Environmental Management Plan), 20 ( Landscape and Ecological Management Plan), 21 (Lighting Plans) and 23 (Contamination) of R22/0383 (Erection of 10 dwellings with access from Heritage Close, Cawston)

R24/0779  
Conditions  
Approval  
09/10/2024

WOLVEY LODGE BUSINESS  
CENTRE, CLOUDESLEY BUSH  
LANE, WOLVEY, HINCKLEY,  
LE10 3HB

Approval of details in relation to condition 2- Land contamination and condition 3- noise assessment of R24/0252 -Prior Approval: Change of use commercial/business/service to dwellinghouses under Schedule 2, Part 3, Class MA Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

R24/0857  
Conditions  
Approval  
09/10/2024

Hillmorton Yard Rugby cv21 4pp

Approval of details in relation to condition 19- Noise assessment from R22/0828.

R24/0899  
Conditions  
Approval

42, SOUTH ROAD, CLIFTON  
UPON DUNSMORE, RUGBY,  
CV23 0BZ

## Delegated

### Conditions

#### Applications Approved

16/10/2024

Discharge of condition application  
for condition 4- Bat Mitigation  
Measures attached to application  
R24/0230.

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### Discharge of Conditions

#### Applications Approved

R23/0975

BILTON GRANGE, RUGBY  
ROAD, DUNCHURCH, RUGBY,  
CV22 6QU

Engineering works for the  
creation of an outdoor classroom.

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30/09/2024

R23/0975

BILTON GRANGE, RUGBY  
ROAD, DUNCHURCH, RUGBY,  
CV22 6QU

Engineering works for the  
creation of an outdoor classroom.

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07/10/2024

## Committee

### Discharge of Conditions

#### Applications Approved

LAND AT NORTH OF SQUIRES  
ROAD, SQUIRES ROAD,

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## Discharge of Conditions Applications Approved

R17/1767	STRETTON-ON-DUNSMORE,	Outline application with all matters reserved, aside from access into the site, for residential development
10/10/2024		

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## Delegated

### Listed Building Consent Applications Applications Approved

R24/0828	PARK FARM, SPRING ROAD, BARNACLE, COVENTRY, CV7 9LG	Listed Building consent for internal alterations to bedroom 5 and en-suite bathroom, removal of UPVC windows and installation of new timber windows and conservation rooflight
15/10/2024		
R24/0866	6, ARNOLD VILLAS, RUGBY, CV21 3AX	Listed Building Consent for Restoration and installation of slimline double glazing units into existing windows.
15/10/2024		
R24/0797	PARK FARM, SPRING ROAD, BARNACLE, COVENTRY, CV7 9LG	Listed Building Consent for repair works including re-roofing, re-pointing, replacement rainwater goods, replacement of existing rooflights and re-plastering.
16/10/2024		

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## Delegated

### Major Applications

#### Applications Approved

R24/0289 Major Application Approval 10/10/2024	LAND AT NORTH OF SQUIRES ROAD, SQUIRES ROAD, STRETTON-ON-DUNSMORE	Approval of reserved matters (layout, appearance, scale and landscaping) pursuant to outline permission R17/1767 (relating to residential development up to 55 dwellings, parking, public open space, landscaping and associated infrastructure) on Land at North of Squires Road, Squires Road, Stretton-on- Dunsmore.
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R24/0257 Major Application Approval 11/10/2024	LAND AT PADGE HALL FARM, WATLING STREET, BURBAGE	Full planning application for the erection of a Vehicle Maintenance Unit (VMU), as an ancillary development within the yard area of the Unit 1 building (B8 use) at Padge Hall Farm, with associated yard, drainage and infrastructure works.
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### Prior Approval Applications

#### Prior Approval Applications

R24/0461 Prior Approval change of use Required and Approved 25/09/2024	AGRICULTURAL BUILDING ADJACENT TO GLEBE FARM, MONTILO LANE, HARBOROUGH MAGNA, RUGBY, CV23 0HE	Prior approval under Part 3, Class R for the change of use of existing agricultural building to office (Use Class E).
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## Delegated

### Prior Approval Applications

#### Prior Approval Applications

301, CLIFTON ROAD, RUGBY,  
CV21 3QZ

R24/0555  
Prior Approval change  
of use  
Required and Approved  
27/09/2024

Class MA prior approval for  
change of use of ground floor  
shop to 2 bed flat.

R24/0729  
Prior Approval change  
of use  
Withdrawn by  
Applicant/Agent  
27/09/2024

THE BARN, FIELD HOUSE  
FARM, BROADWELL LANE,  
BROADWELL, RUGBY, CV23  
8HP

Prior approval change of use of  
agricultural building to 1  
no.dwellinghouse (Class Q).

R24/0634  
Prior Approval change  
of use  
Required and Approved  
01/10/2024

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

Prior approval for proposed  
conversion of existing barn to a  
dwelling with associated garden  
and parking.

R24/0820  
Prior Approval  
Extension  
Not Required  
03/10/2024

HIGHWOOD, ANSTY ROAD,  
BRINKLOW, RUGBY, CV23 0NG

Prior approval for a single storey  
rear extension.

105, Lower Hillmorton Road,  
Rugby, CV21 3TN

Prior Approval: Proposed single  
storey rear extension measuring

## Delegated

### Prior Approval Applications

#### Prior Approval Applications

R24/0663  
 Prior Approval  
 Extension  
 Not Required  
 07/10/2024

3.60m to rear, 3.60 in height and  
 2.70 height at eaves.

R24/0526  
 Prior Approval change  
 of use  
 Required and Refused  
 11/10/2024

COPPICE FARM,  
 BURNTHURST LANE,  
 PRINCETHORPE, RUGBY,  
 CV23 9QA

Prior Approval (Class Q) change  
 of use of agricultural barn to  
 dwelling Class C3.

### Withdrawn Applications

#### Applications Withdrawn

R24/0203  
 8 Weeks PA  
 Withdrawn by  
 Applicant/Agent  
 20/09/2024

22, Izod Road, Rugby, CV21 2JY

Installation of an air-source heat  
 pump

R23/1046  
 Conditions  
 Withdrawn by  
 Applicant/Agent  
 11/10/2024

THE LATCH, COVENTRY  
 ROAD, THURLASTON, RUGBY,  
 CV23 9JR

Discharge of condition 3,4,11,14  
 for R21/1208 for the Proposed  
 demolition of existing dwelling  
 and erection of 2 no new build  
 dwellings, with associated  
 parking and landscaping and

## Delegated

### Withdrawn Applications Applications Withdrawn

relocated access to the highway.

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## Delegated

### 8 Weeks Advert

#### Applications Refused

R24/0811	36, NORTH STREET, RUGBY,	A fascia box sign with internally
8 Weeks Advert	CV21 2XD	illuminated individual letters.
Refusal		
23/10/2024		

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#### Applications Approved

R24/0780	ROSEYCOMBE, RUGBY ROAD,	ERECTION OF ILLUMINATED
8 Weeks Advert	BINLEY WOODS, COVENTRY,	AND NON-ILLUMINATED SIGNS
Approval	CV3 2AY	TO THE EXTERIOR OF THE
29/10/2024		BUILDING.

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### 8 Weeks PA Applications

#### Applications Refused

R23/0444	1, BOND END, MONKS KIRBY,	First floor extension
8 Weeks PA	RUGBY, CV23 0RD	
Refusal		
21/10/2024		

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R24/0685	65, Main Street, Long Lawford,	
8 Weeks PA	Rugby, CV23 9AZ	
Refusal		

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## Delegated

### 8 Weeks PA Applications

#### Applications Refused

05/11/2024

RETROSPECTIVE PLANNING  
FOR BOUNDARY FENCE  
(VARYING HEIGHTS WITH  
SLOPE OF LAND)

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### Applications Approved

R24/0556  
8 Weeks PA  
Approval  
17/10/2024

LITTLE SPINNEY BARN,  
GIBRALTAR LANE,  
LEAMINGTON HASTINGS,  
CV23 8EX

Construction of 1 Bedroom  
Annexe to Existing Dwelling

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R24/0673  
8 Weeks PA  
Approval  
21/10/2024

98, Lower Hillmorton Road,  
Rugby, CV21 3TJ

Two storey side and rear  
extension.

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R24/0679  
8 Weeks PA  
Approval  
23/10/2024

WALKERS TERRACE, 1, ANSTY  
ROAD, BRINKLOW, RUGBY,  
CV23 0NQ

Erection of an annex.

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R24/0791  
8 Weeks PA  
Approval  
23/10/2024

1, THE HEATHLANDS, SOUTH  
ROAD, CLIFTON UPON  
DUNSMORE, RUGBY, CV23  
0GZ

Change the current wooden  
window frames to aluminium.

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## Delegated

### 8 Weeks PA Applications Applications Approved

R22/0579 8 Weeks PA Approval 24/10/2024	13, SOUTH ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BY	Loft conversion and side extension.
R24/0311 8 Weeks PA Approval of Reserved Matters 25/10/2024	NORTH OF ZONES C & D, LAND NORTH OF COVENTRY ROAD, THURLASTON	Creation of spur road, approval of reserved matters in relation to outline application R16/2569 (area within outline application site).
R24/0503 8 Weeks PA Approval 25/10/2024	2, WOODSIDE, RUGBY ROAD, BRANDON, COVENTRY, CV8 3GJ	First floor side, two storey and single storey rear extension
R24/0787 8 Weeks PA Approval 25/10/2024	23, CRAVEN AVENUE, BINLEY WOODS, COVENTRY, CV3 2JJ	Proposed alterations to the front fenestration, ground floor side extension, first-floor side and rear extension, and an additional first- floor rear extension.
R24/0196 8 Weeks PA Approval of Reserved Matters 28/10/2024	5, MALT SHOVEL INN, CHURCH ROAD, RYTON-ON- DUNSMORE, COVENTRY, CV8 3ET	Application for reserved matters following approved outline application R22/0586. This application is to determine the • □ Layout,

## Delegated

### 8 Weeks PA Applications Applications Approved

- Scale,
- Appearance,
- Landscaping

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R24/0552  
8 Weeks PA  
Approval  
28/10/2024

122, Tennyson Avenue, Rugby,  
CV22 6JE

Proposed detached garage.

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R24/0790  
8 Weeks PA  
Approval  
29/10/2024

30, North Street, Rugby, CV21  
2AG

Proposed alterations to the front, side, and rear elevations, including changes to shopfront doors and windows, overboard glazing to side elevation windows, replacement and installation of signage including an illuminated fascia letters and a projecting sign over the relocated external ATM, removal of rear elevation signage, removal of a night safe box and letterbox, installation of a wall-mounted key box, entry card reader, CCTV camera, and internal changes to the layout.

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R22/1328  
8 Weeks PA  
Approval of Reserved  
Matters

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



## Delegated

### 8 Weeks PA Applications

#### Applications Approved

30/10/2024

Western Neighbourhood  
Equipped Area for Play.  
Approval of reserved matters  
(appearance, landscaping, layout  
and scale) relating to R13/2102.

R24/0821  
8 Weeks PA  
Approval  
30/10/2024

29, Oswald Way, Rugby, CV22  
7PL

SINGLE STOREY REAR  
EXTENSION AND SINGLE  
STOREY SIDE GARAGE  
EXTENSION

R24/0205  
8 Weeks PA  
Approval  
31/10/2024

Field to North of Miller's Lane,  
Miller's Lane, Monks Kirby, CV23  
0QX

Retrospective application (part)  
for the demolition of agricultural  
buildings. Siting of 2 no. shipping  
containers and erection of 2no.  
Agricultural buildings and 1 no.  
polytunnel and laying of a new  
road.

R24/0422  
8 Weeks PA  
Approval  
31/10/2024

4, TRUSSELL WAY, RUGBY,  
CV22 7XU

Dormer loft conversion and front  
porch

R24/0848  
8 Weeks PA  
Approval  
31/10/2024

6, DUNSMORE AVENUE,  
RUGBY, CV22 5HD

Proposed single-storey side and  
rear extension.

## Delegated

### 8 Weeks PA Applications Applications Approved

R24/0423 8 Weeks PA Approval 01/11/2024	22, FERNDALE ROAD, BINLEY WOODS, COVENTRY, CV3 2BG	Single storey rear extension to bungalow.
R24/0713 8 Weeks PA Approval 01/11/2024	FAR FARM, LUTTERWORTH ROAD, BURTON HASTINGS, NUNEATON, CV11 6RA	Rebuilding of farmhouse to create single level accommodation and installation of ground source heat pump
R24/0849 8 Weeks PA Approval 01/11/2024	22, Fareham Avenue, Rugby, CV22 5HS	Proposed single-storey side and rear extension.
R24/0029 8 Weeks PA Approval 05/11/2024	PLOTS 1B 2 AND 3, ANSTY AERODROME (PROSPERO ANSTY), COMBE FIELDS ROAD, COOMBE FIELDS, COVENTRY, CV7 9JR	External alterations to existing industrial unit Plot 1B2 & 1B3 (Use Class B2/B8) including erection of ancillary biomass housing unit for internal plant storage; erection of external plant for waste storage and filtration; revised car parking and servicing arrangements and associated works (retrospective). The proposal also seeks consent for the erection of perimeter security fencing and associated gates.

## Delegated

### 8 Weeks PA Applications Applications Approved

R24/0485 8 Weeks PA Approval 05/11/2024	SUNNYCREST HOUSE, RUGBY ROAD, PRINCETHORPE, RUGBY, CV23 9PN	Erection of single storey ancillary building containing swimming pool and gym.
R24/0864 8 Weeks PA Approval 05/11/2024	HALL FARM HOUSE, LILBOURNE ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BB	Variation of condition 2 (Plans) of R23/0763 (Double Storey Side & Rear Extension Including Single Storey Rear Extension)
R24/0766 8 Weeks PA Approval 06/11/2024	27 29, THE OLD FORGE, MAIN STREET, STRETTON UNDER FOSSE, RUGBY, CV23 0PF	Conversion of existing outbuilding into an annexed living accommodation with minor internal and external alterations to the existing structure within the existing footprint.
R24/0809 8 Weeks PA Approval 07/11/2024	37, Craven Avenue, Binley Woods, Coventry, CV3 2JJ	Single storey rear extension including demolition of garage.
R24/0409 8 Weeks PA Approval 08/11/2024	5, ARNOLD VILLAS, RUGBY, CV21 3AX	Proposed Internal Wall Removal & Demolition and Rebuilding of Boundary Wall to an Existing Residential Building

## Delegated

### 8 Weeks PA Applications Applications Approved

R24/0846 8 Weeks PA Approval 08/11/2024	46 , Regent Street, Rugby, Warwickshire, CV21 2PS	Change of use from Bridal Retail (Class E(a)) to Wine Bar & Wine Retail (Sui Generis)
R24/0538 8 Weeks PA Approval 11/11/2024	49 , Lawford Road, New Bilton, Rugby, Warwickshire, CV21 2EB	Conversion of existing 4 bedroom HMO to a 7 room HMO including a rear flat roof dormer extension and a ground floor rear enlargement.
R24/0769 8 Weeks PA Approval 11/11/2024	BRITVIC SOFT DRINKS LTD, AVENTINE WAY, RUGBY, CV21 1HA	Proposed development of a new extension to the existing Production hall within the service yard. Relocation and installation of nitrogen and LPG gas storage facilities including concrete base and retaining walls.
R24/0844 8 Weeks PA Approval 13/11/2024	ELLIOTTS FIELD SHOPPING PARK, LEICESTER ROAD, RUGBY, CV21 1SR	Provision of fifteen electric vehicle charging parking spaces and associated infrastructure comprising of eight charger pillars, one feeder pillar, two power banks, one substation, lamp posts and bollards

## Delegated

### App with EIA

#### Applications Approved

R24/0310 App with EIA Approval 25/10/2024	NORTH OF ZONES C & D, LAND NORTH OF COVENTRY ROAD, THURLASTON	Creation of spur road, amendments and extension to existing watercourse and associated landscaping (full application, area outside of site for outline application R16/2569).
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### Certificate of Lawfulness Applications

#### Applications Approved

R24/0793 Certificate of Lawfulness Approval 22/10/2024	9, Brudenell Close, Rugby, CV22 7GN	Certificate of Lawfulness for proposed single storey rear extension.
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R24/0812 Certificate of Lawfulness Approval 25/10/2024	61, BENN STREET, RUGBY, RUGBY, CV22 5LR	Lawful Development Certificate (Proposed) - change of use from a Class C3 (dwellinghouse) to a Class C4 (house in multiple occupation)
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R24/0863 Certificate of Lawfulness Approval 25/10/2024	7, GRAHAM ROAD, RUGBY, RUGBY, CV21 3LD	Lawful Development Certificate Proposed: Conversion from Dwellinghouse (C3) to HMO (C4)
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## Delegated

### Certificate of Lawfulness Applications Applications Approved

R24/0884  
Certificate of  
Lawfulness  
Approval  
29/10/2024

15, FENWICK DRIVE, RUGBY,  
CV21 4PQ

Certificate of Lawfulness for  
proposed rear extension.

R24/0831  
Certificate of  
Lawfulness  
Approval  
30/10/2024

16, CRICK ROAD, RUGBY,  
CV21 4DX

Proposed Certificate of  
Lawfulness for dormer window.

R24/0873  
Certificate of  
Lawfulness  
Approval  
04/11/2024

7, PARK WALK, RUGBY, CV21  
2QP

Lawful Development Certificate  
Proposed: Construction of flat  
roof rear dormer.

R24/0842  
Certificate of  
Lawfulness  
Approval  
05/11/2024

15, Townsend Lane, Long  
Lawford, Rugby, CV23 9DQ

Certificate of Lawfulness for  
proposed outbuilding in rear  
garden.

Certificate of lawfulness for the  
existing use of land to site  
caravans for residential

## Delegated

### Certificate of Lawfulness Applications Applications Approved

R24/0719  
Certificate of  
Lawfulness  
Approval  
12/11/2024

Brandon Marsh Nature Centre,  
Caravan, Brandon Lane,  
Brandon, Warwickshire, CV3  
3GW

purposes.

### Conditions Applications Approved

R24/0610  
Conditions  
Approval  
17/10/2024

Land off Parkfield Road, Parkfield  
Road, Rugby, CV21 1QJ

Discharge of conditions  
application for condition 3-  
Materials and condition 14- Fire  
hydrants attached to application  
R21/0631.

R24/0893  
Conditions  
Approval  
23/10/2024

Land on School Steet, next to 3  
Rugby Rd

Approval of details in relation to  
conditions 3 (materials) and 8  
(ecological and landscaping  
scheme) of planning permission  
reference R22/0673 for New  
detached 3 bedroom dwelling,  
approved 27/4/2023

R24/0745  
Conditions  
Approval  
25/10/2024

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

Details related condition 8 (part j-  
acoustic fencing, k- paladin fence  
and l- retaining walls ) of  
R22/0491. Erection of two  
commercial units for flexible use

## Delegated

### Conditions Applications Approved

within Use Classes B2 (General Industrial) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and associated development including drainage, earthworks, highways, car parking, HGV parking, service yard and landscaping

R24/0852  
Conditions  
Approval  
30/10/2024

Converteam Uk Limited,  
BOUGHTON ROAD, RUGBY,  
CV21 1BU

Details in relation to condition 2:  
Demolition Management Plan of  
R22/0804 - Prior Approval:  
Demolition of building

R24/0827  
Conditions  
Approval  
01/11/2024

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

Approval of Condition I (Freight Management Strategy) of R22/0380 (Erection of a commercial unit, comprising of offices (Use Class B1), assembly areas associated with light industry (Use Class B1), storage and distribution facilities (Use Class B8), and other ancillary requirements and associated works, including supporting infrastructure and other operational requirements, landscaping, re-profiling works, temporary stockpiling of materials, and temporary haul



## Delegated

### Conditions Applications Approved

routes for construction purposes,  
(application for reserved matters  
approval (outside of a key phase)  
of appearance, landscape, layout  
and scale against outline  
planning permission (R17/0022  
dated 28th June 2017).

R24/0327  
Conditions  
Approval  
07/11/2024

Site Of Former Inwoods House,  
Ashlawn Road, Dunchurch

Approval of details:  
Condition 3 - Materials  
Condition 4 - Broadband  
Condition 5 – Water Limit 110  
Litres  
Condition 6 - Electric vehicle  
charging point  
Condition 7 - Written Scheme of  
Investigation (WSI)  
(archaeological)  
Condition 9 - Construction  
Management Plan (EH)  
Condition 10 – Contaminated  
Land (EH)  
Condition 11 - Construction  
Environmental Management Plan  
(Ecology)  
Condition 12 - Landscape and  
Ecological Management Plan  
(Ecology)  
Condition 13 - Bats and lighting  
(Ecology)  
Condition 14 - Arboricultural  
method statement and tree  
protection plan (Tree Officer)

## Delegated

### Conditions Applications Approved

Condition 15 - Tree planting  
(Tree Officer)  
Condition 16 – Bin and Cycle  
Store  
Condition 26 - Construction  
Management Plan (Highways)  
Condition 28 – Highway works  
Condition 29 – Cycle way  
Condition 32 – Parking and Cycle  
Storage (Highways)  
Condition 35 – Parking  
Condition 36 – Fire Service  
Access  
Condition 37 – Phasing Plan  
- relating to application -  
R23/0491 - Proposed  
construction of 25 no. residential  
dwellings.

R24/0894  
Conditions  
Approval  
07/11/2024

ELLESMERE, SOUTHAM  
ROAD, DUNCHURCH, RUGBY,  
CV22 6NW

Discharge of Conditions 11,12,  
13 & 14 imposed on planning  
permission R22/1073 -  
Construction of two new  
dwellings fronting Sandford Way  
in the rear gardens of Ellesmere,  
Lang Dale and The White House,  
Southam Road, Dunchurch,  
Rugby - approved 6/10/2022

R24/0959  
Conditions  
Approval

Unit 4, Symmetry Park,  
Symmetry Close, Rugby, CV23  
9GS

## Delegated

### Conditions

#### Applications Approved

07/11/2024

Condition 10: Boundary Treatment of R16/2569 (Outline application for Use Class B8 buildings with associated infrastructure) in relation to Zone C of site covered by R22/0803

R24/0699  
Conditions  
Approval  
11/11/2024

Land To Rear Of 31, Coventry Road, Pailton

Details related to Conditions 3-Materials, 8-LEMP, 10-DCMP, 11- remediation, 12-noise and 13-boundary treatments of R23/0559 (Demolition of the existing B8 storage building. - Construction of a new single storey building to contain two residential units. - Associated hard and soft landscaping works) Dated 9th November 2023

R24/1005  
Conditions  
Approval  
11/11/2024

281, LAWFORD ROAD, RUGBY, CV21 2UU

Approval of details in relation to conditions 6 Travel Plan & 7 cycle storage provision attached to R24/0067.

R24/0778  
Conditions  
Approval  
12/11/2024

LAND SOUTH EAST OF BROWNSOVER LANE, BROWNSOVER LANE, RUGBY

Approval of Condition 21 (Drainage) of R22/0449 (Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including

## Delegated

### Conditions Applications Approved

the provision of landscaping and surface water attenuation (Variation of condition 2 of R14/1941 dated 08/04/2020, to include amendment to approved House Types and Site Plan).

R24/0916  
Conditions  
Approval  
13/11/2024

LAND AT PADGE HALL FARM,  
WATLING STREET, BURBAGE

Details in relation to condition 19- public right of way attached to R24/0081 - Variation of Condition 1-plans, 14- Surface Water Drainage Scheme, 46- approved detail including drainage and 48- flood risk assessment attached to R21/0985 (Hybrid planning application comprising: Outline application (all matters reserved except for site access from the A5) for the demolition of existing structures and the erection of distribution and industrial buildings (Use Class B2 and B8) including ancillary offices and associated earthworks, infrastructure and landscaping, and highways improvements at Dodwells roundabout; a Full application for the development of a distribution building (Use Class B8), including ancillary offices with associated access, hard standing, parking, and on plot landscaping. The proposals

## Delegated

### Conditions Applications Approved

include improvements to the existing railway bridge on the A5 Watling Street including increased height clearance. This is a cross boundary application with Hinckley and Bosworth Borough Council and Nuneaton and Bedworth Borough Council (EIA development.)

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### Discharge of Conditions Applications Approved

R22/0804                      GE Energy Power Conversion  
UK Ltd, Broughton Road, Rugby,  
CV21 1BU

30/10/2024

Prior approval under Part 11 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the demolition of a building

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R22/0449                      LAND SOUTH EAST OF  
BROWNSOVER LANE,  
BROWNSOVER LANE, RUGBY

12/11/2024

Erection of 14 dwelling houses, together with the creation of new vehicular and pedestrian access, including the provision of landscaping and surface water attenuation (Variation of condition 2 of R14/1941 dated 08/04/2020, to include amendment to approved House Types and Site Plan).

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## Delegated

### Listed Building Consent Applications

#### Applications Approved

R24/0767 27 29, THE OLD FORGE, MAIN  
Listed Building Consent STREET, STRETTON UNDER  
Approval FOSSE, RUGBY, CV23 0PF  
24/10/2024

Listed Building Consent for conversion of existing outbuilding into an annexed living accommodation with minor internal and external alterations to the existing structure within the existing footprint.

R24/0895 PARK FARM, SPRING ROAD,  
Listed Building Consent BARNACLE, COVENTRY, CV7  
Approval 9LG  
01/11/2024

Replacement windows, installation of new conservation rooflight, new entrance door and re-opening infilled window openings.

R24/0709 66, Clare Cottage, The Heath,  
Listed Building Consent Dunchurch, Rugby, CV22 6RJ  
Approval  
06/11/2024

Proposed structural works to curtilage listed outbuilding

R24/0410 5, ARNOLD VILLAS, RUGBY,  
Listed Building Consent CV21 3AX  
Approval  
08/11/2024

Listed Building Consent for Proposed Internal Wall Removal & Demolition and Rebuilding of Boundary Wall to an Existing Residential Building

### Prior Approval Applications

## Delegated

### Prior Approval Applications

#### Prior Approval Applications

R24/0912 Agriculture Prior Approval Not Required 18/10/2024	MANOR FARM, COALPIT LANE, LAWFORD HEATH, RUGBY, CV23 9HH	Prior approval for side extension to existing agricultural building.
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R24/0953 Agriculture Prior Approval Not Required 25/10/2024	SHELFORD COTTAGE FARM, LUTTERWORTH ROAD, WOLVEY, HINCKLEY, LE10 3HN	Cattle building steel construction to match existing surrounding sheds
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R24/0853 Non-domestic solar prior approval Not Required 05/11/2024	Unit 1, Haynes Way, Cosford, Rugby, CV21 1HG	Prior approval for rooftop solar panel system (Part 14, Class J).
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R24/0956 Prior Approval Extension Withdrawn by Applicant/Agent 12/11/2024	12, RAINSBROOK AVENUE, RUGBY, CV22 5HB	Prior-approval for a single storey rear extension measuring 5m long, 3.5m high and 3m height at eaves.
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