

4 August 2017

## **PLANNING COMMITTEE - 16 AUGUST 2017**

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 16 August 2017 in the Council Chamber at the Town Hall, Rugby.

Adam Norburn  
Executive Director

***Note: Members are reminded that, when declaring interests, they should declare the existence and nature of their interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a pecuniary interest, the Member must withdraw from the room unless one of the exceptions applies.***

***Membership of Warwickshire County Council or any Parish Council is classed as a non-pecuniary interest under the Code of Conduct. A Member does not need to declare this interest unless the Member chooses to speak on a matter relating to their membership. If the Member does not wish to speak on the matter, the Member may still vote on the matter without making a declaration.***

### **A G E N D A**

#### **PART 1 – PUBLIC BUSINESS**

1. Minutes.  
To confirm the minutes of the meeting held on 26 July 2017.
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. Planning Appeals Update.
6. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.
7. Delegated Decisions – 29 June – 19 July 2017.

## **PART 2 – EXEMPT INFORMATION**

There is no business involving exempt information to be considered.

Any additional papers for this meeting can be accessed via the website.

The Reports of Officers (Ref. PLN 2017/18 – 6) are attached.

### **Membership of the Committee:**

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Butlin, Cranham, Ellis, Gillias, Miss Lawrence, Lewis, Mistry, Sandison and Srivastava.

***If you have any general queries with regard to this agenda please contact Claire Waleczek, Senior Democratic Services Officer (01788 533524 or e-mail [claire.waleczek@rugby.gov.uk](mailto:claire.waleczek@rugby.gov.uk)). Any specific queries concerning reports should be directed to the listed contact officer.***

*If you wish to attend the meeting and have any special requirements for access please contact the Democratic Services Officer named above.  
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 – 16 August 2017**

**Report of the Head of Growth and Investment**

**Applications for Consideration**

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

- Applications recommended for refusal with the reason(s) for refusal (pink pages)
- Applications recommended for approval with suggested conditions (yellow pages)

**Recommendation**

The applications be considered and determined.

## APPLICATIONS FOR CONSIDERATION – INDEX

### Recommendations for refusal

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	R17/1096	Wolds Lane, Wolvey, LE10 3LL Outline planning permission – All matters reserved for the change of use of land and erection of 3 no. holiday lodges on land north of Wolvey House Farm	3

### Recommendations for approval

There are no applications recommended for approval to be considered.

**Reference number: R17/1096**

**Site address: Wolds Lane, Wolvey, LE10 3LL**

**Description: Outline planning permission – All matters reserved for the change of use of land and erection of 3 no. holiday lodges on land north of Wolvey House Farm**

**Case Officer Name & Number: Nigel Reeves 01788 533489**

## **Introduction**

This application is to be determined by members of the planning committee as more than 15 letters of objection have been received.

## **Description of Site**

The application site is located on a small field located immediately to the north of Wolvey House Farm and to the east of Wolds Lane. The site is located within an area of countryside designed as Green Belt, which forms part of the wider West Midlands Green Belt. The overall site extends to an area of approximately 0.26ha, and is currently used as a paddock in connection with the adjoining wooden stables.

The paddock connects to the wider area of farmland to the east and access off Wolds Lane is shared with that serving the stables. A public footpath (R20y) runs within the northern boundary of the site, following the hedgerow running along this boundary, linking Wolvey to the surrounding countryside.

The immediate context and surroundings of the site can be defined as open agricultural grassland. To the west of the site is the village of Wolvey, which is classed as a Main Rural Settlement in the Core Strategy (2011). There is a paddock on the opposite side of Wolds Lane, that separates the majority of the site from the built up extents of the village. Wolvey Cemetery lies immediately to the north of the site.

## **Description of Proposal**

The proposal has been submitted in an outline form with all matters reserved for consideration at a later date. Therefore the submitted plans in terms of layout, scale and appearance are indicative only.

The proposal seeks approval for the following:

- The change of use of land and erection of up to 3 holiday lodges on land to the north of Wolvey House Farm.

The application is supported by the following:

- Application Form
- Site Location Plan
- Site Layout Plan
- Design, Access & Planning Statement

The site layout plan has been supplied for indicative purposes only and shows the position of 3 similar sized plots, with the lodges placed fairly centrally, running from north to south across the site.

## **Relevant Planning History**

None relevant

## **Third Party Comments**

**Neighbours** 24 comments received raising the following concerns:

- Impact on village amenities
- Impact on Character of the Area
- Loss of privacy
- Traffic Danger close to sharp bend
- Lanes and Footpaths used by families and young children

- No footpaths currently along this part of Wolds Lane
- Land is Green Belt and the development is inappropriate
- Loss of Countryside Views
- Impact on Public Right of Way
- Holiday Lodges inappropriate in the village
- Loss of Hedgerow to create access
- Impact on Cemetery and its position would be disrespectful to users
- Would result in additional noise and nuisance
- Wolvey already has a holiday caravan and camping site and is not a tourist destination
- Area cannot be compared with National Forest as a tourist attraction
- No evidence of need for this facility provided
- Impact on wildlife
- Site has previously been considered for housing development, and rejected by officers in the preparation of the new Rugby Local Plan
- Proposal does not comply with the existing development plan
- Minimal detail has been submitted.
- No consultation with members of the local community about this proposal.

1 comment in support of the proposal has been received claiming that the proposal will be a welcome addition to Wolvey and would supply additional employment and additional income for local shops and pubs.

Wolvey Parish Council objects on the following grounds:

- The development severely compromises the open aspect of the Green Belt
- During the process of identifying site allocations for the Wolvey Neighbourhood Plan, RBC had opposed development in this area on the grounds of impact on the open aspect and the character of the Green Belt
- RBC has previously been very stringent in controlling development in the locality – if this development is approved it would have a negative effect
- Wolds lane is not suitable for further development

NB. Wolvey Parish Council has submitted an application to Rugby Borough Council for the designation of the parish as a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012.

The application to designate the parish of Wolvey as a Neighbourhood Area was approved on 21 June 2016, and the parish council intends to prepare a Neighbourhood Plan to help shape the future development of the village. This plan is currently in preparation.

Rugby Ramblers Association object until the exact line of the footpath is established and adequate provision is made to protect the path during construction

### **Technical Consultee Responses**

#### WCC Highways

No objection.

#### WCC Right of Way Team

Comment:

- Public footpath R20y was diverted onto its current alignment along the northern site boundary
- Whilst enclosing public rights of way is not desirable, there would be no objection if confirmation that an enclosed width of 3.0m is retained
- Recommend advisory note

#### WCC Ecology Unit

No objection subject to conditions relating to Bats and Lighting and to protect the existing hedgerow during construction plus advisory notes

## Assessment of Proposal

### 1. Principle of development

Core Strategy Policy CS1 sets a settlement hierarchy for locations within the Borough and seek to locate development sustainably within this hierarchy based on a sequential preference. CS1 states “It must be demonstrated that the most sustainable locations are considered ahead of those further down the hierarchy.” The site is located within an area of the Borough designed as Green Belt, and Policy CS1 states that only where National Policy allows will development be permitted. National Planning Policy pertaining to Green Belt is contained within the NPPF. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in Very Special Circumstances (VSCs) (NPPF Para 87).

Para 89 of the NPPF states that LPAs should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this (as stated in the D&A) include the following:

*Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.*

It is considered that the introduction of built structures (i.e. holiday lodges) into what is currently an open rural field, would clearly not preserve the openness of the Green Belt. It would also conflict with the third of the five purposes of the Green Belt (set out in para 80 of the NPPF) – ‘to assist in safeguarding the countryside from encroachment’ – which clearly the introduction of built holiday lodge development and accompanying activities (car parking, hardstanding, new access) would result in.

The proposal therefore fails to comply with guidance in Paras 80 and 89 in the NPPF.

As a result the application should be judged against Paras 87 and 88 of the NPPF. Para 88 states that:

*When considering any planning applications, LPAs should ensure that substantial weight is given to any harm to the Green Belt. VSC’s will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.*

Within the Principle of Development section of the applicants Design & Access Statement, it alludes to VSCs by referring to the following to support the proposal:

- Support for economic growth in rural areas to support jobs and prosperity
- Support for sustainable rural tourism and leisure development
- Location close to Wolvey Village
- The example of the increase in visitor numbers in the National Forest.

All of the above are basically statements of future intent and no evidence of a need for additional holiday accommodation in Wolvey or the surrounding area has been provided. There has been no evidence supplied to demonstrate why these facilities are appropriate in this location and to what functional relationship to a sport or recreation at hand it performs, to support or facilitate the pursuance of an outdoor activity. There is also an existing camping/caravan site at Wolvey Caravan Park, which may already account for any need in the locality.

It is therefore considered that these do not amount to appropriate VCSs to override the serious harm to the Green Belt that this proposal would cause, to which substantial weight should be attributed in the decision.

This impact will be assessed as part of the overall planning balance to be undertaken at the end of this report.

## 2. Landscape and Visual Impact Assessment

Existing vegetation associated with the site is predominantly confined to the northern and western site boundaries and consists of established hedgerows which are remnants of the former network of agricultural field boundaries. The eastern site boundary remains relatively open, with the land falling gently downhill to the River Anker. Buildings, in the form of wooden stables and an open 'menage' are located to the south of the site, with a group of houses (Wolvey House Farm) further to the south.

A public footpath (R20y) runs across the northern edge of site. It enters the site off Wolds Lane (via a stile) and then runs through the northern edge of an open field. Entering this field, it is apparent that you have left the village and are now in open countryside.

The Warwickshire County Council's Landscape Assessment of the Borough of Rugby 2006 identified the site as falling within the High Cross Plateau Village Farmlands(LCA). A draft Landscape Character Assessment 2016 has also been prepared to support the preparation of the new Rugby Local Plan, and which builds on the WCC Landscape Assessment.

A Landscape and Visual Impact Assessment has not been supplied with the application.

The proposal is considered to have the following adverse impacts on landscape character:

- The break in the existing hedgerow on Wolds Lane, to provide a new site access, would impact on the existing rural character of this side of the lane
- Users of the public footpath would lose some existing open views, entering the field from Wolds Lane, and the route would now be enclosed by new boundaries and the introduction of new holiday lodges would also be very apparent for the users, when previously the character was more rural.
- The introduction of the holiday lodges and accompanying development would urbanise this side of Wolds Lane, and cause the extent of built development to sprawl further out from the existing built up limits of the village. This would be particularly apparent when the site is viewed from the footpath within the open countryside looking westwards back towards the village.

The application site (Ref: S16005) was also assessed by the RBC Planning Policy Team, as part of the assessment of the 'Call for Sites' for housing, as part of the preparation of the new Rugby Local Plan. The assessment concluded that on landscape grounds:

- *The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel WV\_10. To the east of Wolds Lane the zone is open and visually prominent due to being on higher ground. The parcel comprises small to medium scale pastoral farmland on undulating ground on the south eastern edge of the settlement. It contains small pockets of farmland nestled between new and refurbished development of clustered residential properties that include barn conversions along a narrow winding rural lane. These dwellings read as a separate unit from the settlement.*
- *It concludes that the parcel has a medium / high sensitivity to new development and that site S16005 would not be appropriate for development as it would create a continuous line of development along Wolds Lane, thus impacting on the rural character in this area.*

The site was therefore excluded from the list of sites potentially suitable to be allocated for residential development in the new Local Plan.

It is therefore considered that the proposed development would adversely impact upon the local landscape character and visual amenity of the area, and would not be in accordance with policy CS16, which should be given substantial weight.

This impact will be assessed as part of the overall planning balance to be undertaken at the end of this report.

### **3. Biodiversity**

Policy E6 of the Local Plan seeks to ensure that development proposals do not have an adverse impact upon protected habitats and species. It also sets out that development should retain and protect natural habitats and provide mitigation and compensation measures where this would be lost. This policy is consistent with one of the core planning principles outlined within paragraph 17 of the NPPF which sets out the need for planning to 'contribute to conserving and enhancing the natural environment'. The NPPF further outlines a need to minimise the impact of proposed developments on biodiversity as well as contributing to and enhancing this where possible (paragraphs 109, 113, 114, 117 and 118). It particularly highlights the need to consider the impact on ecological networks, protected wildlife, priority species and priority habitats.

WCC Ecologists have assessed the application and raised no objection subject to conditions relating to the protection and safeguarding of bats and the protection of existing hedgerows.

### **4. Access, Parking Provision, Traffic Flows and Highway Safety**

One of the core principles outlined within paragraph 17 of the NPPF sets out the need for planning to 'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'. This is then further expanded upon in section 4 of the NPPF which also sets out the need to consider the suitability and safety of accesses. Paragraph 32 of the NPPF is particularly important and indicates that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'. The Planning Obligations SPD expands on this and further sets out the need for transport assessments to be submitted with planning applications to assess the impact and acceptability of development proposals. Policy CS11 and policy T5 of the Local Plan also state that planning permission will only be granted for development which incorporates satisfactory parking facilities as set out within the Planning Obligations SPD.

#### **4.1 Highway**

The proposed development would create a new access off Wolds Lane into the site, approximately 23m from the bend adjacent to the cemetery entrance. No further information is provided as access is reserved for future consideration.

WCC Highways have assessed the application and raised no objection to the principle of an access point in this location.

#### **4.2 Public Right of Way**

The NPPF establishes the need for planning to protect and enhance public rights of way and access (paragraph 75).

The proposal would not directly affect the re-routed line of the existing R20y footpath, which at present follows the northern boundary of the site.

WCC Rights of Way team have assessed the application and whilst they consider that enclosing the public rights of way is not desirable, there would be no objection if confirmation that an enclosed width of 3.0m is retained. This should be included in an advisory note accompanying the decision..

#### **4.3 Parking provisions**

It is considered that the proposed development would have more than adequate space around the lodges to incorporate sufficient levels of car parking for visitors in accordance with policy T5.

## 5. Residential Amenity

The nearest neighbouring farmstead is 2 Oddfellows Cottage, situated to the east of the site. This cottage is situated approximately 36m from the application site boundary. This property is screened from the application site by an existing hedgerow along Wolds Lane, which separates the two sites.

Wolvey House Farm is located 35m to the south of the application site boundary, and separated by a stable building on the intervening land.

On the basis of the above, it is not considered that the proposed development would have an adverse impact upon the amenities of this neighbouring property in accordance with policy CS16.

## 6. Land Designation and Use

An element of the site edged red comprises of agricultural land. A proportion of the surrounding agricultural land would be lost by virtue of the proposed new buildings 12A-12D, the proposed landscaping bund and the proposed widening of the existing access road.

The application site is currently utilised as agricultural land. Paragraph 112 of the NPPF (and reference ID: 8-026-20140306 of the NPPG) is therefore relevant and outlines the need to consider the economic and other benefits of the best and most versatile agricultural land (BMV). It goes on to indicate that where significant development of agricultural land is demonstrated to be necessary, the Council should seek to use areas of poorer quality land in preference to that of a higher quality (see paragraph 109 of the NPPF). This higher quality land represents that which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non-food uses such as biomass, fibres and pharmaceuticals. In this respect agricultural land is graded on a scale of 1 to 5 where the grades are: 1 (excellent); 2 (very good); 3a (good); 3b (moderate); 4 (poor); and 5 (very poor). The best and most versatile land are classified as being grades 1 (excellent), 2 (very good) and 3a (good).

### *Approach to Agricultural Land*

The above policy position implies that a sequential approach should be considered where poorer graded land is potentially considered in advance of higher quality land. Although no sequential assessment has been undertaken by the applicant's with regard to agricultural land, the NPPF indicates that it is for Local Planning Authorities to judge the economic and other benefits of the best and most versatile agricultural land. This is consistent with the technical note produced by Natural England entitled 'Agricultural Land Classification: protecting the best and most versatile agricultural land' (2012). This note emphasises the importance of such land as a natural resource which is vital to sustainable development. However, it does note that decisions rest with planning authorities and that the agricultural land classification is not the sole consideration.

### *Agricultural Land Classification within Warwickshire and Rugby*

According to Natural England's statistics, approximately 12% of land (23,692 hectares) in Warwickshire falls in grades 1 (excellent) and 2 (very good). In Rugby Borough there is no grade 1 (excellent) land but there are 4,186 hectares of grade 2 (very good) land which equates to 11.8% of land within the Borough. The figures for grade 3 (good/moderate) land provided by Natural England do not split grades 3a (good) and 3b (moderate) but indicate that approximately 75.5% of land within the Borough (26,686 hectares) is grade 3 (good/moderate) land.

### *Land Designation and Use Conclusions*

The application site has been assessed as being grade 2 (very good) agricultural land.

The NPPF makes reference to 'significant development of agricultural land'. There is no definition of what can be construed as 'significant', and there is no defined threshold for assessing the effects of non-agricultural development on agricultural land.

The site is not of a significant size and it is considered that the loss of 0.26ha of Grade 2 land is therefore not significant in the context of paragraph 112 of the NPPF.

## **7. Planning Balance**

It is considered that the proposal would constitute a form of inappropriate development within the Green Belt. As a form of inappropriate development and taking into account the conflict with the purposes of including land within the Green Belt, through encroachment, together with the impact upon openness, it is necessary to consider whether there are any 'very special circumstances' to outweigh the harm identified.

The very special circumstances advanced of the tourism benefits of the scheme are limited and not quantified.

In addition, it is also considered that the proposed development would adversely impact upon the local landscape character and visual amenity of the area, and would not be in accordance with policy CS16, which should be given substantial weight.

Although Rugby BC does not currently have a 5 Year Housing Land Supply, when Para 14 of the NPPF is engaged, the adverse impacts of this proposal on the openness and the purpose of the Green Belt as well as the landscape character and visual amenities of the area are considered to be severe and not outweighed by the claimed tourism benefits of the proposal.

## **Recommendation**

Refusal for the reasons stated in the report.

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R17/1096

### **DATE VALID**

19/06/2017

### **ADDRESS OF DEVELOPMENT**

Wolds Lane  
WOLVEY  
LE10 3LL

### **APPLICANT/AGENT**

Simon Cheshire BA(Hons) DipTP MrtPI

Simon Cheshire Planning Ltd  
34 Stanley Road  
Market Bosworth  
Leicestershire  
CV13 0NB  
On behalf of Mr M Chilton

## **APPLICATION DESCRIPTION**

Outline application with all matters reserved for the change of use of land and erection of up to 3 holiday lodges land north of Wolvey House Farm, Wolds Lane, Wolvey, LE10 3LL.

## **CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES**

### REASON FOR REFUSAL 1:

The application site comprises an open field located within the countryside and the designated West Midlands Green Belt, where there is a presumption against inappropriate development.

It is considered that the proposed holiday lodges would detrimentally impact on the existing openness of the Green Belt by virtue of their disproportionate scale, with particular regard to their size, height and positioning. The proposal would conflict with the purpose of including land within the Green Belt by encroaching upon the countryside and would result in conspicuous and inappropriate development which is, by definition, harmful to the Green Belt and would have an adverse impact on the openness thereof.

It is the opinion of the local planning authority there are no special circumstances which would justify the granting of planning permission for these holiday lets in the face of a strong presumption against inappropriate development derived from the prevailing policies. The proposed development is therefore contrary to Policy CS1 of the Rugby Borough Core Strategy 2011 and the NPPF.

### REASON FOR REFUSAL 2:

The proposed scale, size, appearance and positioning of the proposed holiday lodges are considered to be unsympathetic to the character and appearance of the site, and if allowed could constitute prominent and incongruous features that would adversely impact upon the local landscape character and visual amenity of the area.

The proposal therefore conflicts with the elements of Policy CS16: Sustainable Design of the Rugby Borough Core Strategy 2011 that relate to character and appearance, and the principles and guidance set out in Part 7 of the NPPF.

### INFORMATIVE:

This decision relates to the following plans received by the Local Planning Authority:

- Application Form
- Site Location Plan Dwg No: 17/028/02/2
- Indicative Site Layout 1:500 Dwg No: 17/028/02/1
- Design, Access and Planning Statement.

### STATEMENT OF POSITIVE ENGAGEMENT:

In dealing with this application Rugby Borough Council does actively seek to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF. Unfortunately due to significant conflict with Green Belt policy the scheme was deemed to be unacceptable and amendments were not sought in this instance.

***AGENDA MANAGEMENT SHEET***

<b>Report Title:</b>	Planning Appeals Update
<b>Name of Committee:</b>	Planning Committee
<b>Date:</b>	16 <sup>th</sup> August 2017
<b>Report Director:</b>	Head of Growth and Investment
<b>Portfolio:</b>	
<b>Ward Relevance:</b>	All
<b>Prior Consultation:</b>	None
<b>Contact Officer:</b>	Greg Vigers Tel: Ext.3621
<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>	
<b>Statutory / Policy Background:</b>	The Planning Appeals procedure which came into effect on 6th April 2009.
<b>Summary:</b>	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 01/04/2017 to 30/06/2017.
<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>	This report has been 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 – 16<sup>th</sup> August 2017**

**Planning Appeals Update**

**Report of the Head of Growth and Investment**

**Recommendation**

The report be noted.

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.

**1.1 Appeals determined**

During the last quarter from 1<sup>st</sup> of April to 30<sup>th</sup> of June a total of 7 planning appeals were determined, of which 3 were allowed, 2 were dismissed and 1 was withdrawn. 1 appeal was partly allowed and partly dismissed. A schedule of the appeal cases determined for this period is attached for information (see Appendix A).

**1.2 Appeals outstanding/in progress**

As at 30<sup>th</sup> June 2017 there were 6 planning appeals and 2 enforcement appeals still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

Name of Meeting:  
Planning Committee

Date of Meeting:  
16<sup>th</sup> August 2017

Subject Matter:  
Planning Appeals Update

Originating Department:

## List of Background Papers

Document No.	Date	Description of Document	Officer's Reference	File Reference
1.				

\* 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:

Document No.	Relevant Paragraph of Schedule 12A
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\* There are no background papers relating to this item.

(\*Delete if not applicable)

**APPENDIX A**

**PLANNING APPEALS DETERMINED FOR THE PERIOD: 1<sup>st</sup> April 2017 – 30<sup>th</sup> June 2017**

<b>Appeal Site Location</b>	<b>Description of Development</b>	<b>Case Officer Planning Ref No. Planning Inspectorate Ref No.</b>	<b>Date of Refusal and Type of Appeal</b>	<b>Appeal Outcome</b>
Oakfield Playing Field Bilton Road Rugby CV22 7AL	Outline application with access for the erection of 50 residential dwellings (amended).	Chris Kingham R13/1528 APP/E3715/W/16/3156619	Refusal 09/03/2016 <b>Inquiry</b>	<b>Withdrawn 03/04/2017</b>
Land at Burton Lane The Chicken Ranch Burton Hastings Nuneaton CV11 6RJ	Demolition of two existing buildings (granted prior approval for the conversion of residential units under R14/2136 and R14/2177 granted 19th December 2014 and R14/1045 and R14/1047 granted 29th July 2014) and the erection of a detached bungalow.	Nisar Mogul/Chris Davies R16/1400 APP/E3715/W/17/3168003	Refusal 13/12/2016 <b>Written Reps</b>	<b>Dismissed 12/04/2017</b>
Land at Gypsy Lane Wolvey LE10 3HQ	New stables and menage (Re-submission of application R15/0334 refused on 14th May 2015).	Nathan Lowde R16/0951 APP/E3715/W/16/3156198	Refusal 13/07/2016 <b>Written Reps</b>	<b>Allowed 20/04/2017</b>
Fishpools Farm Main Street Frankton Rugby CV23 9PB	Erection of three log cabin holiday lets (to be installed in place of the three teepees approved under planning permission reference R15/2129, dated 23/12/15).	Chris Davies R16/0497 APP/E3715/W/17/3167471	Refusal 19/07/2016 <b>Written Reps</b>	<b>Dismissed 20/04/2017</b>
Garden Cottage Withybrook Road Street Ashton Monks Kirby CV23 0PJ	Erection of a rear conservatory	Nisar Mogul R16/2319 APP/E3715/D/17/3170088	Refusal 09/12/2016 <b>Householder Appeals Service (HAS)</b>	<b>Allowed 27/04/2017</b>

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal and Type of Appeal	Appeal Outcome
Spinney Farm Main Street Withybrook Rugby CV7 9LX	Erection of a new 6 bay stable with associated feed and tack rooms and creation of a menage (variation of condition 2 of approved planning application R14/0618 dated 24 April 2014)	Nathan Lowde R16/2070 APP/E3715/W/16/3164698	Refusal 10/11/2016 <b>Written Reps</b>	<b>Allowed 12/05/2017</b>
Land to the Rear of Marisburn House Parrotts Grove Coventry	Change of use of land to the stationing of caravans for 3 gypsy pitches with associated hardstanding and utility/dayrooms.	Jo Orton R16/0038  Appeal A – APP/W3710/W/16/3153818  Appeal B – APP/E3715/W/16/3153816  Appeal C – APP/E3715/C/16/3153822  Appeal D – APP/E3715/C/16/3153820	Refusal 11/05/2016 <b>Hearing</b>	<b>Appeal A allowed, costs application refused</b>  <b>Appeal B allowed, costs application allowed</b>  <b>Appeals C and D are dismissed</b>  <b>15/06/2017</b>

## APPENDIX B

PLANNING APPEALS OUTSTANDING/IN PROGRESS as at 30.06.2017

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal	Type of Appeal
Land North of Ashlawn Road Ashlawn Road Rugby CV22 5SL	Outline application for the demolition of existing buildings, erection of up to 860 dwellings, land for a potential primary school, two vehicular accesses from Ashlawn Road and the provision of a bus link control feature to Norton Leys, open space, green infrastructure, landscaping and associated infrastructure, including sustainable urban drainage features. All matters to be reserved except access points into the site.	Richard Holt and Karen McCulloch R13/2102 APP/E3715/W/16/3147448	Committee Refusal 27/01/2016	<b>Inquiry</b>
Land at Waldings Farm Barby Lane Hillmorton Rugby	Residential development of up to 107 dwellings including vehicular access from Barby Lane, open space, landscaping, surface water attenuation pond, footpaths, cycleways and associated infrastructure (all existing buildings to be demolished) (outline planning application to include access with appearance, landscaping, layout and scale reserved)	Chris Kingham R15/2039 APP/E3715/W/16/3158785	Committee Refusal 28/07/2016	<b>Written Reps</b>
Land at Clifton Lakes Farm Clifton Lakes Watling Street Clifton Upon Dunsmore CV23 0AQ	Enforcement Notice Appeal	Jo Orton MEA-3-6-109 APP/E3715/C/16/3165945		<b>Written Reps</b>
Highview Withybrook Lane Shilton CV7 9HY	Enforcement Notice Appeal	Karen McCulloch MEA-3-6-132 APP/E3715/C/17/3167963		<b>Written Reps</b>

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal	Type of Appeal
Land off Rugby Road (known as Spike Lane) Rugby Road Harborough Magna Rugby	Outline Planning Permission for the erection of 2 semi-detached houses and one bungalow, all matters reserved	Owain Williams R16/2555 APP/E3715/W/17/3171216	Delegated Refusal 20/01/2017	<b>Written Reps</b>
Land at Smeaton Lane Coombe Fields Rugby CV23 0PS	Outline planning application for the erection of a detached dwelling (all matters reserved).	Jo Orton R16/2074 APP/E3715/W/17/3170907	Delegated Refusal 02/12/2016	<b>Written Reps</b>
Land at former allotment Plott Lane Stretton on Dunsmore CV23 9HR	Erection of one new dwelling.	Jo Orton R15/2298 APP/E3715/W/17/3173316	Delegated Refusal 16/09/2016	<b>Written Reps</b>
Land to the west of A5 Watling Street LE17 6AR	Provision of a ground mounted solar PV park of up to 12MWp comprising 2 substations, electrical cabins, storage cabin, solar arrays, perimeter fencing and gates, CCTC poles and cameras, access tracks and a new highway junction.	Chris Kingham R13/1401 APP/E3715/W/17/3171976	Committee Refusal 28/09/2016	<b>Written Reps</b>

***AGENDA MANAGEMENT SHEET***

<b>Report Title:</b>	Delegated Decisions – 29 <sup>th</sup> June 2017 to 19 <sup>th</sup> July 2017
<b>Name of Committee:</b>	Planning Committee
<b>Date:</b>	16th August 2017
<b>Report Director:</b>	Head of Growth and Investment
<b>Portfolio:</b>	
<b>Ward Relevance:</b>	All
<b>Prior Consultation:</b>	None
<b>Contact Officer:</b>	Dan McGahey 3774
<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>	
<b>Statutory / Policy Background:</b>	Planning and Local Government Legislation
<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

**Legal Implications:** There are no legal implications for this report

**Equality and Diversity:** There are no equality and diversity implications for this report

**Options:**

**Recommendation:** The report be noted.

**Reasons for Recommendation:** To ensure that members are informed of decisions on planning applications that have been made by officers under delegated powers

**Planning Committee - 16th August 2017**

**Delegated Decisions – 29<sup>th</sup> June 2017 to 19<sup>th</sup> July 2017**

**Report of the Head of Growth and Investment**

**Recommendation**

The report be noted.

**1.1 BACKGROUND**

Decisions taken by the Head of Growth and Investment in exercise of powers delegated to him during the above period are set out in the Appendix attached.

Name of Meeting:  
Planning Committee

Date of Meeting:  
16th August 2017

Subject Matter:  
Delegated Decisions – 29<sup>th</sup> June 2017 to 19<sup>th</sup> July 2017

Originating Department:

## List of Background Papers

Document No.	Date	Description of Document	Officer's Reference	File Reference
1.				

\* 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:

Document No.	Relevant Paragraph of Schedule 12A
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\* There are no background papers relating to this item.

(\*Delete if not applicable)

DECISIONS TAKEN BY THE HEAD OF GROWTH AND INVESTMENT UNDER  
DELEGATED POWERS FROM 29.06.2017 TO 19.07.2017

**A. APPLICATIONS – DELEGATED**

<b>Applications Refused</b>		
<i>R17/0170 Refused 06.07.2017</i>	Land at Manor Lane Clifton upon Dunsmore Rugby CV23 0BS	Erection of a new dwelling.
<b>Applications Approved</b>		
<i>R17/0245 Approved 08.06.2017</i>	28 Timber Court Hillmorton Rugby CV22 5AZ	Erection of two storey rear extension
<i>R17/0451 Approved 27.06.2017</i>	12 Leicester Road Shilton CV7 9HT	Erection of a first floor rear extension and a single storey rear extension.
<i>R17/0022 Approved 28.06.2017</i>	Radio Station Rugby Watling Street Clifton Upon Dunsmore Rugby CV23 0AS	Outline application for an urban extension to Rugby for up to 6,200 dwellings together with up to 12,000sq.m retail (A1), up to 3,500sq.m financial services (A2) and restaurants (A3 - A5), up to 3,500sq.m for a hotel (C1), up to 2,900sq.m of community uses (D1), up to 3,100sq.m assembly and leisure uses (D2), 31 hectares (up to 106,000sq.m) of commercial and employment space (B1, B2 and B8), and ancillary facilities; a mixed use district centre and 3 subsidiary local centres including retention and re-use of the existing buildings known as 'C' Station (Grade II listed), 'A' Station and some existing agricultural buildings; a secondary school and 3 primary schools; public art; green infrastructure including formal and informal open space and amenity space; retention of existing hedgerows, areas of ridge and furrow and grassland; new woodland areas, allotments and areas for food production, wildlife corridors; supporting infrastructure (comprising utilities including gas, electricity, water, sewerage, telecommunications, and diversions as necessary); sustainable drainage systems including ponds, lakes and water courses; a

		link road connecting the development to Butlers Leap, estate roads and connections to the surrounding highway, cycleway and pedestrian network; ground remodelling; any necessary demolition and any ground works associated with the removal of any residual copper matting, with all matters reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane - Variation of conditions 5,6,7,63 64 and 81 of the outline planning permission R11/0699 dated 21/05/2014 to cover minor material changes to the approved Parameter Plans and Development Specification and to reflect approvals already granted pursuant to the outline planning permission and the latest land control position; removal of condition 73 and consequent renumbering of conditions 74 – 81 inclusive.
<i>R17/0870 Approved 29.06.2017</i>	106 Dunchurch Road Rugby CV22 6AF	Erection of single storey rear extension and porch extension together with installation of composite window frames
<i>R17/0681 Approved 30.06.2017</i>	139 Clifton Road Rugby CV21 3QN	Erection of one new dwelling
<i>R17/1009 Approved 30.06.2017</i>	Ryefield Cottage Halfway Lane Dunchurch CV22 6RD	Erection of a single storey rear extension
<i>R17/0821 Approved 30.06.2017</i>	26 Shenstone Avenue Rugby CV22 5BJ	Erection of annex to rear of No 26 Shenstone Avenue
<i>R17/1001 Approved 30.06.2017</i>	17 William Street Rugby CV21 3HA	Single Storey Side and Rear Extension
<i>R17/0765 Approved 30.06.2017</i>	Two Hoots Southam Road Kites Hardwick Leamington Hastings Rugby CV23 8AA	Modification of existing timber outbuilding to create ancillary accommodation.
<i>R17/1019 Approved</i>	143 Lawford Lane Rugby	Single storey rear extension and conversion of front garage

30.06.2017	CV22 7QS	
<i>R17/0751 Approved 30.06.2017</i>	Rose Cottage The Row Ansty CV7 9JA	Single Storey Rear Extension to Existing Garage.
<i>R17/0995 Approved 04.07.2017</i>	284 Lower Hillmorton Road Rugby CV21 4AE	Erection of single storey rear extension
<i>R17/0998 Approved 05.07.2017</i>	39 Charter Road Rugby CV22 5HX	Erection of side and rear single storey extensions
<i>R17/0963 Approved 05.07.2017</i>	60 Manor Estate Wolston CV8 3GY	Erection of a outbuilding for use as an ancillary annex to the main dwelling house (Amendment to a previously approved scheme for erection of an outbuilding for use as an ancillary annex to the main dwelling house granted under R15/0654 on 22nd May 2015)
<i>R17/0228 Approved 05.07.2017</i>	Land at Junction One Retail Park Leicester Road Rugby CV21 1RW	Variation of Conditions 2 and 11 of approval R14/2095 (Variation of Conditions 2 and 11 of approval R13/2074 (The erection of a terrace of 5 units providing 5,670sqm non-food Class A1 retail floorspace together with car parking, landscaping and associated works) dated 2nd April 2014 to allow the occupation by B&M Bargains) dated 18th August 2015 to allow the occupation of units 1 and 2 by The Food Warehouse Iceland.
<i>R17/0579 Approved 05.07.2017</i>	Tall Trees Southam Road Kites Hardwick Leamington Hastings CV23 8AA	Change of use from a grazing paddock to a menage.
<i>R17/0946 Approved 05.07.2017</i>	40 North Road Clifton Upon Dunsmore Rugby CV23 0BN	Extension to dormer window to front elevation
<i>R17/1020 Approved 06.07.2017</i>	2 Boswell Road Rugby CV22 6JD	Erection of front porch

<i>R17/1027 Approved 06.07.2017</i>	Lelleford House Coventry Road Long Lawford Rugby CV23 9DT	Conversion of existing outbuilding to a home office (retrospective).
<i>R17/0768 Approved 06.07.2017</i>	Rugby Golf Club Ltd Rugby Golf Club Clifton Road Rugby CV21 3RD	Erection of a water storage tank and pump house
<i>R16/2323 Approved 06.07.2017</i>	Unit DC1 Jaguar Land Rover Imperial Road Prologis Ryton Ryton on Dunsmore CV8 3LF	Proposed temporary storage building and waste storage area, including shipping containers
<i>R17/1014 Approved 07.07.2017</i>	37 McKinnell Crescent Rugby CV21 4AY	New utility and car port
<i>R17/1018 Approved 07.07.2017</i>	2 Meadow Cottages Main Street Grandborough CV23 8DQ	Erection of a front roof dormer
<i>R17/0437 Approved 07.07.2017</i>	27 Meadow Road Wolston CV8 3HL	Erection of a single storey side/rear extension
<i>R17/1031 Approved 07.07.2017</i>	Polish Grocery Cash and Carry Limited Ground Floor and Basement 36 North Street Rugby CV21 2XD	The retention of an ATM installed through the existing brickwork to the far left hand side of the shop front. Incorporating the ATM fascia with black bezel surround and white internally illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to the ATM surround.
<i>R17/0958 Approved 10.07.2017</i>	36 Newland Street New Bilton Rugby CV22 7BJ	Variation of condition 2 of approval R16/0226 (Conversion of existing garage/workshop to 2no.one bedroom apartments) dated 03/03/16 to allow a front extension to the building.
<i>R17/0805 Approved 10.07.2017</i>	30 School Lane Stretton on Dunsmore CV23 9ND	Change of use of outbuilding from home office to self-contained annex within existing residential curtilage.

<i>R17/0996 Approved 11.07.2017</i>	5 McKinnell Crescent Rugby CV21 4AZ	Erection of single storey rear and side extension
<i>R16/2146 Approved 11.07.2017</i>	92 Craven Avenue Binley Woods CV3 2JT	Erection of a side and rear extension with a replacement dormer roof to the front.
<i>R16/1949 Approved 11.07.2017</i>	341 Hillmorton Road Rugby CV22 5EZ	Erection of two dwellings with associated parking.
<i>R17/0461 Approved 11.07.2017</i>	1 Stacey Court Arden Close Bilton Rugby CV22 6LF	Erection of a two storey side extension and the erection of a porch and car port
<i>R17/1022 Approved 11.07.2017</i>	22 The Green Rugby CV23 9BL	Erection of a single storey external timber outbuilding
<i>R17/1010 Approved 11.07.2017</i>	18 Princes Street Rugby CV21 2LR	Proposed second storey rear extension to dwelling
<i>R17/1077 Approved 12.07.2017</i>	17 Badby Leys Rugby CV22 5RB	Erection of first floor side extension (Resubmission of previously approved R17/0742)
<i>R17/1094 Approved 12.07.2017</i>	1 Farmhurst Percival Road Rugby CV22 5JR	Proposed two storey and single storey rear extension, replacement of flat roof above garage to pitched roof and provision of a mono-pitched roof along the front elevation
<i>R16/2443 Approved 12.07.2017</i>	3 The Ryelands Lawford Heath Rugby CV23 9EN	Erection of an outbuilding, fence and porch (part retrospective)
<i>R17/0861 Approved 13.07.2017</i>	57A Stephen Street Rugby CV21 2ES	Erection of a two storey side/rear extension
<i>R17/0793 Approved 13.07.2017</i>	Manor Farm Flecknoe Road Wolfhamcote CV23 8AT	Demolition and Replacement of Existing Agricultural Store Shed.

R17/0812 Approved 17.07.2017	10 Vernon Avenue Rugby CV22 5HL	Erection of a two storey side extension and single storey rear extension
R17/1065 Approved 17.07.2017	13 Warre Close Churchover CV23 0FU	Retention of a gazebo
R17/1126 Approved 18.07.2017	The Lodge Frankton Road Birdingbury Rugby CV23 8EW	Erection of a wooden garage (Resubmission of previously approved planning application R17/0641 approved on the 16th May 2017).
R17/1050 Approved 18.07.2017	Overstone Lodge Overstone Road Withybrook CV7 9LU	Erection of a balcony and gable window
R17/1030 Approved 19.07.2017	41 Naseby Road Rugby CV22 5NH	Erection of a first floor rear extension.
R17/0979 Approved 19.07.2017	Ryton Organic Gardens Wolston Lane Ryton on Dunsmore CV8 3LG	Change of use from office building (B1) to fitness studio (D2) (retrospective).
R17/1093 Approved 19.07.2017	133 Featherbed Lane Hillmorton Rugby CV21 4LH	Erection of a single storey side extension
<b>Prior Notification</b>		
R17/0944 Prior Notification of agriculture or forestry development 01.06.2017	Grange Farm Featherbed Lane Withybrook CV7 9LY	Agricultural Prior Notification for the Erection of an Agricultural Storage Building
R17/0945 Prior Notification of agriculture or forestry development 01.06.2017	Lower Rainsbrook Farm Onley Lane Rugby CV22 5QD	Agricultural Prior Notification for the Erection of an Agricultural Building.

<i>R17/1060 Prior Notification of agriculture or forestry development 03.07.2017</i>	Calcutt Elms Farm Calcutt Lane Stockton CV23 8HY	Agricultural Prior Notification for the erection of a general purpose agricultural building.
<b>Prior Approval Applications</b>		
<i>R16/1404 Prior Approval not required 29.06.2017</i>	8 Shakespeare Gardens Rugby CV22 6HJ	Prior Approval application for a single storey rear extension projecting 4.5 metres from the original rear elevation of the dwelling, 4.0 metres width, 2.4 metres to the eaves with a maximum height to the ridge of 3.6 metres.
<b>Advertisement Consent</b>		
<i>R17/1044 Advertisement Consent 05.07.2017</i>	Unit 18 Elliotts Field Shopping Park (Phase 2) Leicester Road Rugby CV21 1SR	Advertisement consent for the installation of 2no. Fascia Signs
<i>R17/0279 Advertisement Consent 05.07.2017</i>	Land at Junction One Retail Park Leicester Road Rugby CV21 1RW	Advertisement Consent for a total of 9 signs to include high level signs to the front, side and rear elevations, transom signs to the front elevation and graphics/vinyl to front and side elevations
<i>R17/1057 Advertisement Consent 06.07.2017</i>	Unit 24 Elliotts Field Shopping Park Leicester Road Rugby CV21 1SR	Advertisement Consent for the installation of 2no. Fascia Signs
<i>R17/1006 Advertisement Consent 07.07.2017</i>	3 Regent Street Rugby CV21 2PE	Advertisement consent for 1 fascia sign and 2 illuminated hanging signs
<i>R17/1032 Advertisement Consent 07.07.2017</i>	Polish Grocery Cash and Carry Limited Ground Floor and Basement 36 North Street Rugby CV21 2XD	The retention of an ATM installed through the existing brickwork to the far left hand side of the shop front. Incorporating the ATM fascia with black bezel surround and white internally illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to the ATM surround.
<i>R17/1097 Advertisement</i>	The Air Ambulance Service	Erection of two fascia signs and one hoarding sign with two faces (retrospective)

<i>Consent</i> 13.07.2017	Blue Skies House Butlers Leap Rugby CV21 3RQ	
<i>R17/1066</i> <i>Advertisement</i> <i>Consent</i> 14.07.2017	Previously Marks & Spencer PLC 4 High Street Rugby CV21 3BG	Erection of one new advertisement.
<b>Listed Building Consent</b>		
<i>R17/0972</i> <i>Listed Building</i> <i>Consent</i> 30.06.2017	Stretton House 26 Church Hill Stretton on Dunsmore Rugby CV23 9NA	Listed Building Consent for a replacement window; to include an additional brick course level below the window frame
<b>Approval of Details/ Materials</b>		
<i>R14/1641</i> <i>Approval of Details</i> 29.06.2017	Former Ballast Pits and Railway Sidings Lower Street Hillmorton Rugby CV21 4NX	Application for Reserved Matters for 76 dwellings relating to appearance, landscaping, layout and scale against outline planning permission R11/0476 for upto 76 dwellings with associated access, roads and infrastructure.
<i>R16/2055</i> <i>Approval of reserved</i> <i>matters</i> 29.06.2017	Land at rear of 44-50 Hillmorton Road Rugby CV22 5AD	Erection of 5No. Dwellings (Reserved matters application for layout, scale, appearance and landscaping following outline planning approval under R15/1190 granted 18th September 2015).
<i>R16/1933</i> <i>Approval of Details</i> 29.06.2017	Land South of Back Lane Back Lane Long Lawford	Variation of condition 2 of R12/1188 (Erection of 112 dwellings, associated infrastructure and landscaping, demolition of existing buildings.) to make amendments to approved housetypes and garages and repositioning of plots 16-24.
<i>R15/0091</i> <i>Approval of Details</i> 14.07.2017	69 Temple Street Rugby CV21 3TB	Erection of 4 No. three bed townhouses and 3 No. two bed flats with associated parking and amenity mews courtyard
<i>R16/1933</i> <i>Approval of Details in</i> <i>relation to</i> <i>Section 106</i> <i>agreement</i>	Land South of Back Lane Back Lane Long Lawford	Variation of condition 2 of R12/1188 (Erection of 112 dwellings, associated infrastructure and landscaping, demolition of existing buildings.) to make amendments to approved housetypes and garages and repositioning of plots 16-24.

14.07.2017		
<i>R16/0443 Approval of Details 18.07.2017</i>	Rawburn Grounds Farm Sawbridge Road Sawbridge Wolfhamcote Rugby CV23 8BB	Erection of an agricultural worker's dwelling (amended design of dwelling to that approved under extant planning permission R14/1357).
<i>R16/2307 Approval of Details 19.07.2017</i>	Stepnell Ltd Lawford Road Rugby CV21 2UU	Outline planning application for the re-development of site for Use Classes B1, B2 and B8 with approval of access onto Lawford Road. All other matters reserved.
<i>R16/1020 Approval of Details 19.07.2017</i>	Agricultural Buildings at Cathiron Lane Newbold on Avon	Prior notification for the demolition of one agricultural building and change of use of another agricultural building to 1no. Residential dwelling (Use Class C3) with associated building operations - (Resubmission of a previously refused scheme for prior notification for the change of use of 2 agricultural buildings to 2 residential dwellings (Use Class C3) with associated building operations under R16/0260 refused 18th March 2016)
<i>R17/0984 Approval of reserved matters 19.07.2017</i>	Grange Farm Cottage Coventry Road Cawston Rugby CV22 7RZ	Erection of one dwelling (Plot 10). (Amendment to plot 10 approved by planning permission R16/2295). Approval of reserved matters in relation to outline planning permission R12/1947: Outline application for the erection of up to 10 dwellings including new access onto Coventry Road (all matters reserved) including the demolition of Grange Farm Cottage and outbuildings.
<b>Approval of Non Material Changes</b>		
<i>R13/2275 Approval of non-material changes 17.07.2017</i>	Barn Off Frankton Lane Highfield Frankton CV23 9PP	Proposed conversion of barns to a dwelling
<i>R16/1721 Approval of non-material changes 18.07.2017</i>	(Northern part of) Cawston Extension Site Cawston Rugby	Erection of 184 dwellings and associated infrastructure: Approval of reserved matters related to R11/0114 {Outline application for residential development (up to 600 dwellings, use class C3), new accesses to Coventry Road and Trussell Way, open space, associated infrastructure and ancillary works (access not reserved).}

<b>Withdrawn</b>		
R17/0566 Withdrawn 18.07.2017	Princethorpe Service Station Oxford Road Princethorpe Rugby CV23 9PT	Erection of a vehicle garage (Class B2 of the Town and Country Planning (Use Classes) Order 1987 as amended) to include facilities for MOT testing, servicing, repairs, tyres and exhaust station.