

22 December 2016

PLANNING COMMITTEE - 11TH JANUARY 2017

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 11th January 2017 in the Council Chamber, 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 30th November 2016.

2. Apologies.

To receive apologies for absence from the meeting.

3. Declarations of Interest.

To receive declarations of –

(a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;

(b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and

(c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

4. Applications for Consideration.
5. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.
6. Delegated Decisions – 3rd November 2016 – 30th November 2016.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information.

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

The Reports of Officers (Ref. PLN 2016/17 – 10) are attached.

Membership of the Committee:

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Brown, Butlin, Cranham, Ellis, Gillias, Lewis, Sandison, Srivastava and Helen Taylor.

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). 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).

Planning Committee – 11th January 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

There are no applications recommended for refusal to be considered.

Recommendations for approval

| Item | Application Ref Number | Location site and description | Page number |
|-------------|-------------------------------|---|--------------------|
| 1 | R16/2254 | Malt Kiln Farm Shop, Main Street, Stretton-under-Fosse Erection of replacement building for a mixed use of retail, coffee shop, and horticulture/agriculture together with the provision of a mezzanine floor for non-retail purposes (agricultural storage and ancillary office). | 3 |

Reference number: R16/2254

Site address: Malt Kiln Farm Shop, Main Street, Stretton-under-Fosse

Description: Erection of replacement building for a mixed use of retail, coffee shop, and horticulture/agriculture together with the provision of a mezzanine floor for non-retail purposes (agricultural storage and ancillary office).

Case Officer Name & Number: Nathan Lowde 01788 533725

Description of Proposal

The application is to be determined by members of the planning committee as it constitutes a major development.

The existing Malt Kiln Farm Shop was destroyed by fire and subsequently removed from site. A temporary structure has been erected on site and used as a farm shop. This proposal therefore seeks the erection of a replacement building, on relatively the same footprint as the previous building, with a similar footprint, eaves (maximum 5 metres) and ridge height (8 metres with a 10 degree pitch). The proposed ground floor would equate to 1,554sqm (4.5% increase to the previous building) which would comprise of a farm shop, coffee shop and plant growing, together with retail sales of supporting goods such as garden products, bakery, butchers, fruit and veg etc. A mezzanine area is also proposed at first floor level equating to 435sqm (11% increase to the previous building) that would be used for non-retail purposes (agricultural storage and ancillary office). The proposal would also include a children's play area which can be accessed through the proposed coffee shop.

The proposed building would incorporate renewal energy technology such as a ground source heat pump and solar panels.

As part of this proposal the existing footpath (R70u) which currently passes through the Pick Your Own field would be re-routed along the road/field hedgeline boundary.

The location of the proposed building is set at a lower ground level (92m AOD) to the highway (104m, AOD)

Description of Site

The application site sits on low lying land in the valley containing the Smite Brook. Malt Kiln farm is a large mixed farming enterprise with sheep, cattle, pigs, arable, potatoes and fruit crops where as much as possible of these foods are sold directly to customers at the Farm Shop. Prior to the building being destroyed by fire damage, Malt Kiln Farm Shop comprised of a range of buildings which is sited within the Green Belt, toward the east of Stretton under Fosse. It is formed of one former agricultural building, which was converted, through various planning consents into a farm shop, butchers and bakery, with a range of glasshouses providing an extension to the shop (plants and garden furniture/accessories) and a coffee shop.

Currently on site, there is an existing agricultural building which is sited within the cluster of buildings which provides undercover storage for agricultural machinery and equipment used for the growing of crops on land owned by the applicant. An area of 'pick your own' crops is grown to the northwest of the cluster of buildings. The site is served by an existing access road off Main Street some 220m in length leading to a car park which is sited to the southwest of the buildings. The surrounding area is predominately arable farming with grassland for sheep grazing.

Relevant Planning History

| | | |
|-------------------|---|---------------------------------------|
| R96/0798//17351/P | Use of part of farm storage building as farm products shops and formation of car park | Refused 19.2.1997 Appeal dismissed |
| R02/1109/17351/P | Use of part of existing building as farm shop including the importation and sale of farm produce and construction of car park | Approved 12.3.2003 |
| R06/0051/PALB | Erection of an extension to the existing commercial building, to include an extension to the existing farm shop, provision of a meat cutting room, and creation of a tea room and associated kitchen, as well as provision of a roof over the growing area. | Approved 7.3.2006 |
| R06/1410/PLN | Erection of an extension to the existing farm shop and use for ancillary storage purposes. | Approved 29.9.2006 |
| R10/2058 | Change of use from storage area to storage area and part bakery | Approved 9.12.2010 |
| R11/1150 | Installation of solar panels | Approved 28.7.2011 |
| R14/1856 | Extension to farm shop building to allow expansion of bakery and covered seating area for coffee shop | Approved 24.11.2014 |

Third Party Responses

Neighbours (107 letters of support)

- Much needed resource
- It provides local employment,
- A valuable asset and focal point for the village and local area
- Sells extremely high quality foods that are difficult to obtain anywhere else.
- The shop will be of great benefit to the local community and the wider area.
- Great asset
- Local businesses such as The Revel Bakery thrive from it.
- Surrounding villages no longer have shops and so Malt Kiln Farm Shop provides a much needed service and gives a boost to the rural economy
- boosts the local economy by providing local employment and selling home produced and local produce
- The coffee shop provides an opportunity for people to meet and enjoy good quality food and beverages.
- The farm shop is within easy reach and avoids those unnecessary trips to town
- Its' replacement is greatly needed for the convenience of local shoppers, the employment of local labour and as a showcase of what local agriculture can provide
- Proposed building would be keeping with the surroundings and similar to the style previously on the site whilst also incorporating renewable energy technology/initiatives
- Malt Kiln Farm Shop is vital in keeping our rural economy thriving, it also gives jobs to local people, and is an important village facility
- The business seeks to serve the wider community with people travelling some distance to visit
- The Pick Your Own is a source of education for young people
- The fire has shocked and saddened the local community
- Plenty of car parking and easy to access
- The previous building hosted local artists work adding a cultural aspect to our community
- Provide local, traceable, high quality produce
- Provides a high customer care service
- Interesting place for visit for lunch, browse and purchase interesting local food
- The proposal supports the local rural economy in an increasing challenging retail environment
- The restaurant and coffee shop is a social focus for the community
- Integral part to the local community
- The proposal would enormously enhance the offering and bring additional trade and visitors to the area

Mark Pawsey MP

Support

Malt Kiln Farm is a wonderful asset to Rugby and it was a great loss to the local community when the shop was devastated by fire in June of this year.

Like so many of my constituents I hope to see the shop up and running again, and serving the community, as soon as possible.

Stretton-under-Fosse Parish Council

Support

The parish council support the application for the building/business to be restored as promptly as possible. This is a local business that the local community supports and recognises its need within our rural community.

Monk Kirby Parish Council

Support

Malt Kiln Farm Shop is the only surviving commercially viable retail outlet for several miles in any direction. The stock covers a good range with a high proportion of fresh, locally produced goods not available elsewhere. It is consistently used by many members of the local population. It makes a major contribution to the sustainability of a significant part of Rugby Borough Council's rural area not only as a retail outlet but also by its accessibility and consequent reduction in the need for those living in the area to travel. Additionally, it provides a significant proportion of local employment in rural communities where employment is scarce.

It also responds to local social needs by providing a range of services to local communities, including a place to meet and exhibitions of local crafts etc.

Monks Kirby Parish Council notes that the replacement design, while closely comparable with burnt out building, has improved Health and Safety features including a vehicle turning space that is separate from public areas and a minor variation to a footpath route that improves both security and public safety.

Monks Kirby Parish Council recognises the importance of constraints on development in Green Belt and notes that this application is a proposal for the replacement of a building destroyed by fire, is therefore compliant with NPPF conditions, Rugby Borough Council planning policies and the proposed Rugby Local Plan. Malt Kiln Farm Shop makes vital sustainable provision that would otherwise not exist. The Farm Shop is a valuable asset to the community.

Technical Consultation Responses

| | |
|--------------------------------|-------------------------------------|
| WCC Flood Risk Management Team | no objection subject to conditions. |
| WCC Highway Authority | no objection subject to conditions. |
| WCC Ecology Unit | no objection subject to conditions. |
| WCC Rights of Way Team | no objection subject to conditions. |
| WCC Water Officer | no objection subject to conditions. |
| RBC Environmental Services | no objection subject to conditions. |

Relevant Planning Policies and Guidance

Core Strategy

| | |
|------|---|
| CS1 | Development Strategy |
| CS13 | Local Services and Community Facilities |
| CS16 | Sustainable Design |

Saved Local Plan Policies

| | |
|----|--------------------|
| E6 | Biodiversity |
| T5 | Parking Facilities |

Other Documents

Planning Obligations SPD
Sustainable Design and Construction SPD

National Policy

National Planning Policy Framework (NPPF)

Assessment of Proposals

1. Principle

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 location 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. New buildings within the Green Belt are regarded as inappropriate development within it. Exceptions to this, as outlined within paragraph 89 of the NPPF, include the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. It is judged, having regard to drawing no. 007 that the replacement building would not be materially larger than the previous building and therefore is by definition an appropriate form of development within the Green Belt.

As the proposed building would not be materially larger than the previous building and would be located on the same footprint as the previous building, it is not considered that the proposed building would not have a greater impact upon the openness of the Green Belt, nor would it conflict with the purposes of including land within it.

The principle of a farm shop within this location has already been accepted as part of the previous planning permissions, and therefore subject to conditions the proposed use is considered acceptable.

2. Design and Appearance

Policy CS16 of the Core Strategy sets out that 'All development will demonstrate high quality, inclusive and sustainable design and will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated'. Paragraph 7.4 of the Core Strategy allows for consideration of the Sustainable Design and Construction SPD which further expands on this policy. Paragraph 17 and Chapter 7 of the NPPF are also relevant and set out the importance of good design in relation to new development.

The roadside boundary to the north-west is lined by woodland and hedgerow and the motorway to the north-east is now well screened by a mature woodland belt. As a result views into the site can only be fully appreciated at the entrance access point and along the public Right of Way which runs through the application site. It is acknowledged that the visual prominence of the site is heightened when the established roadside vegetation is not in leaf.

Taking into consideration the scale and design of the building, together with its location, the proposed building would not appear unduly prominent, and would relate well to the overall agrarian landscape and surrounding buildings.

The proposed solar panels are to be positioned along the southeast elevation of the proposed building which face away from the main highway and therefore would not appear intrusive within the surrounding environment.

It is therefore considered that the proposed would not have an adverse impact upon the visual amenities of the area in accordance with policy CS16.

3. Access, Parking Provision Traffic Flow, Highway Safety and Public Right of Way

3.1 Access and Highway Safety

To proposed building would be accessed via the existing access road off Main Street. Given the minor increase in the footprint of the previous building it is unlikely that the proposed would result in a more intensive use of this existing access.

As part of the statutory consultation process, no objection has been raised by WCC Highway Authority, subject to conditions.

3.2 Public Right of Way

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

As part of this application, the applicants seek to re-route the existing Public Right of Way. It is proposed to re-route the path along the highway verge to the Malt Kiln Farm Shop entrance, then along the side of the access track until joining up with it again where it passes through the southern field boundary hedgerow. The re-alignment removes a difficult steep bank section where the foot path comes off the Main Road and enters the applicant's field. The proposed development does not directly affect the existing route of the Public Right of Way and there would not adversely impact upon this existing right of way in accordance with the NPPF.

3.3 Parking Provisions

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. The standards as contained within the Council's Planning Obligations SPD sets a maximum car parking provision for 1space/50sq.m which would equate to a maximum of 40 car parking spaces. The number of car parking spaces is to remain the same, which is 40 car parking spaces, 5 cycle spaces and 3 disability spaces. This number is the maximum specified for a development of this size so would more than adequately provide for the site, therefore complying with saved policy T5.

4. Residential amenity

The nearest neighbouring properties are located over 200m from the proposed building. Taking this distance into account, together with suggested conditions, it is not considered that the proposal would have an adverse impact upon the amenities neighbouring properties in accordance with policy CS16.

5. Flood Management and Drainage

The NPPF requires that consideration is given to the potential impact of flooding on new development whilst also ensuring that flood risk is not increased elsewhere as a result of it (paragraphs 100-103). It also sets out a sequential risk-based approach to the location of development to steer this away from the areas at highest risk. Policy CS16 of the Core Strategy and policy GP2 of the Local Plan are consistent with this and set out that sustainable drainage systems (SUDS) should be proportionality incorporated into new development where practical.

To the east of the site runs the Smithe Brook. The application site (edged red) is within a Flood Zone 1 area and therefore is not within a high risk flood zone. The site is also in an area of low surface water flood risk. As proposed, roof water which is not recycled within the building will be drained to an existing large balancing irrigation pond situated to the north of the building.

As part of the statutory consultation process, no objection has been raised by WCC Flood Risk Management team, subject to conditions.

6. Ecology

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. In addition, policy CS14 of the Core Strategy requires proposals to protect, restore and enhance green infrastructure assets within the defined Strategic Green Infrastructure Network. These policies are 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.

As part of the planning application the applicants have submitted an Ecological Appraisal. The conclusion of this appraisal is that the impact of the development on the biodiversity value of the site is localised and minimal. The proposed biodiversity enhancement would include the proposed of a 9m native hedgerow and provision of barn owl boxes.

WCC Ecology have assessed the proposed application and welcome the enhancement to the existing hedgerow by native planting, infilling gaps, and the installation of a barn owl box at a suitable location at the site, and therefore have raised no objection subject to a condition to ensure that the development is undertaken in accordance with the submitted protected species method statement for great crested newts.

7. Sustainable Design

Core Strategy policy CS17 refer to sustainable design and reducing carbon emissions. The Sustainable Design and Construction Supplementary Planning Document (SDC SPD) 2012 further expands upon this and sets out the potential to reduce carbon emissions through improving energy efficiency in construction and design. This is consistent with chapter 10 of the NPPF which supports the inclusion of renewable and low carbon energy within new development.

The proposed building would incorporate renewal energy technology such as a ground source heat pumps and solar panels in order to achieve a 10% reduction in carbon emissions.

It is therefore considered that the proposal would comply with policy CS17.

Recommendation

Approval subject to conditions

APPLICATION NUMBER

R16/2254

DATE VALID

01/11/2016

ADDRESS OF DEVELOPMENT

MALT KILN FARM SHOP
MAIN STREET
RUGBY
CV23 0PF

APPLICANT/AGENT

Mr Brian Griffin
Brian Griggin P & C C Ltd
The Cottage
Green Bottom
Little Dean
GL14 3LN
On behalf of MR Chris Lea

APPLICATION DESCRIPTION

Erection of replacement building for a mixed use of retail, coffee shop, and horticulture/agriculture together with the provision of a mezzanine floor for non-retail purposes (agricultural storage and ancillary office).

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

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

REASON:

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

CONDITION: 2

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

- Application Form dated 28/10/2016
- Design and Access Statement ref: 38ChrisLea42
- Ecological Appraisal, Biodiversity Enhancement and Landscape October 2016
- Environmental Assessment October 2016
- Boundary and Site Plan Drawing No. 001
- Proposed Site Layout and Block Plan Drawing No. 002
- Amended Proposed Floor Plan Drawing No. 003 received by the LPA on the 14/12/2016
- Amended Proposed Mezzanine Plan Drawing No. 004 received by the LPA on the 12/12/2016
- Amended Proposed Elevations Drawing No. 005 received by the LPA on the 12/12/2016
- Proposed Sections Drawing No. 006
- Proposed with Previous Building Indicated Drawing No. 007
- Proposed Drainage Plan Drawing No. 008

REASON:

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

CONDITION: 3

The facing materials to be used on the external walls and roof shall be as follows:

- Main Building Roof: Moorland Green
- Porch Roof: Burano
- Wall: Sargasso

REASON:

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

CONDITION: 4

The proposed landscaping scheme, as detailed within the Ecological Appraisal, Biodiversity Enhancement and Landscape October 2016 Section 9, shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

REASON:

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

CONDITION: 5

The use hereby permitted, shall be restricted to sales of fruit and vegetables and other locally grown agricultural and horticultural produce only, together with complimentary products as set out in Appendix B received by the LPA on the 12th December 2016 and for no other purpose within Class A1.

REASON

To define the use and ensure that the development is acceptable within this location.

CONDITION: 6

The proposed mezzanine floor shall only be used for non-retail purposes ancillary to the existing Farm Shop.

REASON:

To ensure that the proposed development is acceptable.

CONDITION: 7

The proposed coffee shop area, shall not exceed a floorspace to that shown on amended drawing no. 003 and shall remain ancillary to the use of the premises as a farm shop, and shall not be operated or used independent from it.

REASON

To ensure that the development and use is acceptable.

CONDITION: 8

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

REASON:

In the interests of fire safety.

CONDITION: 9

Within three months from the occupation of the proposed building, the existing temporary farm shop accommodation shall cease being used and removed from site.

REASON

To ensure that the proposed development is acceptable.

CONDITION: 10

The development hereby permitted shall proceed in accordance with protected species method statement for Great Crested Newts as set out in the document 'Protected Species Precautionary Method Statement for Great Crested Newts' December 2016 and received by the Local Planning Authority on 19th December 2016. The approved measures shall be implemented in full.

REASON:

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

CONDITION: 11

No development shall take place until detailed surface and foul water drainage schemes for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted and approved in writing by the Local Planning Authority (LPA) in consultation with Warwickshire County Council (WCC). The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed.

The scheme to be submitted shall:

- a) Infiltration testing, in accordance with BRE 365 guidance, to be completed and results submitted to demonstrate suitability (or otherwise) of the use of infiltration SuDS
- b) Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753
- c) Evidence that the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm has been limited to the QBAR runoff rates for all return periods
- d) Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the drainage system for a range of return periods and storms durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- e) Evidence from Seven Trent Water (STW) will be required granting approval of discharge of sewerage to their assets including discharge rate and connection points.
- f) Where relying on on-site treatment of foul flows, please provide evidence of Environment Agency approval of the proposed treatment infrastructure and the discharge of treated effluent to the existing watercourse.
- g) Demonstrate the proposed allowance for exceedance flow and associated overland flow routing

- h) Provide a Maintenance Plan to the LPA giving details on how the entire surface water and foul water systems shall be maintained and managed after completion for the life time of the development. The name of the party responsible, including contact name and details, for the maintenance of all features within the communal areas onsite (outside of individual plot boundaries) shall be provided to the LPA.

REASON

To ensure the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

CONDITION: 12

Unless otherwise agreed in writing the premises shall not be opened for business other than between the hours of 08:30 to 18:00 Monday to Saturday and 10:00 to 16:00 Sundays/ Public Holidays.

REASON:

To protect the amenity of nearby properties.

CONDITION: 13

Prior to the commencement of any works, a Construction Method Statement shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

- The control of noise and vibration emissions from construction activities including groundwork's and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the construction phase.
- The control of dust including arrangements to monitor dust emissions from the development site during the construction phase.
- Measures to reduce mud deposition offsite from vehicles leaving the site.
- Development shall be carried out in compliance with the approved Construction Method Statement, unless otherwise approved in writing by the Local Planning Authority.

REASON

In the interest of the amenity of nearby residents

CONDITION: 14

Prior to the premises being brought into use for the purpose hereby permitted, details of means to prevent grease, fat and food debris from entering the foul drainage system serving the premises shall be submitted to the Local Planning Authority for prior approval. The approved scheme shall be installed prior to the premises opening and shall thereafter be maintained in accordance with the approved details.

REASON

In the interest of amenity an the local environment

CONDITION: 15

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.

STATEMENT OF POSITIVE ENGAGEMENT:

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

INFORMATIVE: 1

ENVIROMENTAL

Prior to opening, each food business operator should register their business with the Commercial Regulation Team to comply with relevant food safety legislation. Registration forms can be downloaded directly from the Council's website at:

http://www.rugby.gov.uk/site/scripts/download_info.php?fileID=2446

or via contacting the team directly on (01788) 533882.

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

Monday - Friday 7.30 a.m. - 18.00 p.m.
Saturday 8.30 a.m. - 13.00 p.m.
NO WORK ON SUNDAYS & BANK HOLIDAYS.

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

INFORMATIVE: 2

ECOLOGY

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season lasts approximately from March to September, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

Lighting can significantly affect the behaviour of some animals such as moths, birds and mammals, even to the extent of jeopardising their survival or reducing their breeding success. We recommend that where lighting is to be installed or updated, lights should be low pressure sodium with a full cut-off lantern in order to minimise the spread of the light. We also recommend that the lights are put on a timer so that they can be switched off as soon as possible in the evening. We recommend that floodlighting is avoided wherever possible, particularly in rural areas. Where floodlighting is considered essential, operational times should be kept to a minimum.

AGENDA MANAGEMENT SHEET

| | |
|---------------------------------------|--|
| Report Title: | Delegated Decisions – 3 rd November 2016 to 30 th November 2016 |
| Name of Committee: | Planning Committee |
| Date: | 11 th January 2017 |
| Report Director: | Head of Growth and Investment |
| Portfolio: | |
| Ward Relevance: | All |
| Prior Consultation: | None |
| Contact Officer: | Dan McGahey 3774 |
| Public or Private: | Public |
| Report subject to Call-In: | Not applicable |
| Report En-Bloc: | Not applicable |
| Forward Plan: | Not applicable |
| Corporate Priorities: | |
| Statutory / Policy Background: | Planning and Local Government Legislation |
| Summary: | The report lists the decisions taken by the Head of Growth and Investment under delegated powers |
| Financial Implications: | N/A |
| Risk Management Implications: | N/A |
| Environmental Implications: | N/A |
| Legal Implications: | N/A |

Equality and Diversity:

N/A

Options:

N/A

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 – 11th January 2017

Delegated Decisions – 3rd November 2016 to 30th November 2016

Report of the Head of Growth and Investment

Recommendation

The report be noted.

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:
11th January 2017

Subject Matter:
Delegated Decisions – 3rd November 2016 to 30th November 2016

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.

* Exempt information is contained in the following documents:

| Document No. | Relevant Paragraph of Schedule 12A |
|--------------|------------------------------------|
|--------------|------------------------------------|

* 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 03.11.2016 TO 30.11.2016

A. APPLICATIONS – DELEGATED

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| Applications Refused | | |
| <i>R16/1787 Refused 07.11.2016</i> | Pailton Pastures Farm Montilo Lane Pailton Rugby | Construction of a 10mw battery storage scheme (sui generis use) within a proposed building for a period of 25 years after which the building reverts back to agricultural use. |
| <i>R16/2070 Refused 10.11.2016</i> | Spinney Farm Main Street Withybrook Rugby | 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) |
| <i>R16/0778 Refused 28.11.2016</i> | 19 Hillmorton Road Rugby | Proposed partial demolition of inner boundary wall to front elevation to facilitate access to additional hardstanding to create parking/turning area to front elevation, erection of replacement front and inner boundary wall, removal of Lime tree to side elevation and associated landscaping |
| Applications Approved | | |
| <i>R16/2051 Approved 03.11.2016</i> | 342 Hillmorton Road Rugby | Erection of a two storey front extension. |
| <i>R16/2013 Approved 04.11.2016</i> | Woodcroft Rugby Road Brandon Coventry | Erection of replacement gates to front elevation boundary wall |
| <i>R16/0806 Approved 07.11.2016</i> | Tree Tops Oxford Road Princethorpe | Use of land for the siting of a mobile home, in addition to the existing mobile home, together with the demolition of an existing outbuilding. |
| <i>R16/2004 Approved 07.11.2016</i> | Calias Farm Calias Lane Broadwell Rugby | Erection of stable block, creation of all-weather surface menage, and change of use of store room to a tack room. |
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| <i>R16/2126 Approved 07.11.2016</i> | Plot 6 Moorhen Lodge Draycote Water Rugby | Substitution of house type for plot 6 of approval R14/1910 (Demolishing of existing 5 residential properties and associated outbuildings and erection of 6 detached properties together with associated works) dated 24/07/2015. This substitution of house type includes the erection of a detached garden shed. |
| <i>R16/1833 Approved 07.11.2016</i> | 4 Bowen Road Rugby | Demolition of existing conservatory and erection of single storey rear extension |
| <i>R16/1472 Approved 08.11.2016</i> | 337 Lower Hillmorton Road Rugby | Erection of a two storey rear extension and single storey side extension. |
| <i>R16/1602 Approved 09.11.2016</i> | Foxley Barn Toft Farm Southam Road Kites Hardwick | Conversion of existing barn to form a single dwelling house, together with external alterations, extensions, and the alteration of an existing access. (resubmission of previously approved planning application ref: R14/0035 dated 30/01/2014) |
| <i>R16/1101 Approved 09.11.2016</i> | Unit 11 Europark Watling Street Rugby | Installation of a paint spraying booth (retrospective) |
| <i>R15/1676 Approved 09.11.2016</i> | 73 Oxford Street Rugby | Erection of 9no new build flats including demolition of existing workshop. |
| <i>R16/1723 Approved 10.11.2016</i> | Brickhill Farm Birdingbury Road Leamington Hastings Rugby | Conversion of brick built stables to residential dwelling including new pitched roof and single storey extension. |
| <i>R16/1944 Approved 10.11.2016</i> | Land at Tennis Courts at Rugby School Sports Centre Horton Crescent Rugby | Erection of 2 (no.) two storey buildings and associated landscaping (in association with planning application R16/1945 - Demolition of an unlisted single storey outbuilding within a conservation area). |
| <i>R16/1945 Approved 10.11.2016</i> | Land at Tennis Courts at Rugby School Sports Centre Horton Crescent Rugby | Demolition of an unlisted single storey outbuilding within a conservation area (in association with planning application R16/1944 - Erection of 2 (no.) two storey buildings and associated landscaping). |
| <i>R16/1988</i> | Courtyard Dental | Removal of Condition 3 of |

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| Approved 10.11.2016 | Practice Rear Of 4 Daventry Road Dunchurch | R05/1087/9133/PLBC - Change of Use of office (A2) and stores to dental surgery (D1)- to allow an additional surgery on the first floor |
| R16/2152 Approved 11.11.2016 | The Old School Main Street Harborough Magna Rugby | Demolition of existing Community Rooms Building and erection of a replacement building, including minor alterations to the existing Old School Building. (resubmission of an extant permission previously approved scheme for the demolition of existing Community Rooms Building and erection of a replacement building, including minor alterations to the existing Old School Building granted under planning permission reference number R13/1776 on 25th November 2013) |
| R16/1627 Approved 11.11.2016 | 6-7 High Street Rugby | Change of use of first floor and second floor of retail unit into four residential flats with associated works to include enlargement and addition of windows to first and second floors to the Southern elevation |
| R16/2092 Approved 11.11.2016 | 9 Calvert Close Brownsover Rugby | Demolition of conservatory and erection of a single storey rear extension. |
| R16/1986 Approved 11.11.2016 | Land adjacent to The Chalet Hinckley Road Wolvey Rugby | Retrospective application for retention of new stables, including access road and hardstanding (Variation of Condition 1 of planning appeal decision APP/E3715/W/15/3131299 dated 19th February 2016 to extend time period for compliance from 6 months to 12 months from the date of the appeal decision) |
| R16/2029 Approved 14.11.2016 | Kingsley Cottage 26 Bond End Rugby | Variation of condition 2 (drawing numbers) pursuant to planning permission reference R15/1189 for the erection of a low fence, extension of the existing workshop (including an increase in roof height), block paving of the front drive and parking area, erection of a low fence, replacement of the existing workshop roof, block paving of the front drive and parking area, retention of pedestrian gate and archway, erection of gates across parking area, and associated works. Granted on 24/02/2016 |
| R16/2040 Approved 14.11.2016 | 14 Church Street Rugby | Listed Building Consent for the installation of internal Wi-Fi, including additional cabling. |
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| <i>R16/2097 Approved 16.11.2016</i> | 2 Arnold Villas Rugby | Demolition and relocation and rebuild of a boundary wall to provide a parking bay. |
| <i>R16/2121 Approved 17.11.2016</i> | 27 Rupert Brooke Road Rugby | Erection of a two storey side extension. |
| <i>R16/1956 Approved 17.11.2016</i> | Willow Wren Training Nelsons Wharf Rugby Road | Use of one mooring as a residential mooring, to be occupied in association with existing business on site. |
| <i>R16/0670 Approved 17.11.2016</i> | Former Peugeot Factory Site Unit DC1 Prologis Ryton Imperial Road Ryton on Dunsmore | Partial change of use of building to include an area for the display and sale of vehicles, together with various external alterations to the building, including glazing, as well as to the parking and service yard. |
| <i>R16/2088 Approved 18.11.2016</i> | 11 Cheshire Close Bilton Rugby | Single storey extension (part retrospective) |
| <i>R16/1941 Approved 18.11.2016</i> | 49 Sodens Avenue Ryton on Dunsmore Rugby | Erection of a two storey side and rear extension. |
| <i>R16/2119 Approved 21.11.2016</i> | 24 School Street Hillmorton Rugby | Erection of single storey side and rear extension |
| <i>R16/2184 Approved 22.11.2016</i> | Meadow Cottage Hall Lane Wolvey Rugby | Erection of a single storey side extension and construction of new roof over single storey section of existing dwelling. |
| <i>R16/2189 Approved 22.11.2016</i> | 5 Montrose Road Rugby | Erection of single storey side and rear extension and proposed conversion of garage to form garden room (re-submission of R16/1464) |
| <i>R16/2201 Approved 22.11.2016</i> | Riverside Academy Newbold Road Newbold-on-Avon Rugby | Installation of ventilation equipment to kitchen roof. |
| <i>R16/1870 Approved</i> | 23 Lammas Court Wolston | Erection of a single storey rear extension |

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| 23.11.2016 | Coventry | |
| <i>R16/2198 Approved 23.11.2016</i> | 4 Coton Park Drive Rugby | Installation of dormer windows |
| <i>R16/2197 Approved 23.11.2016</i> | 243 Bilton Road Bilton Rugby | Retention of single storey extension |
| <i>R16/1927 Approved 23.11.2016</i> | Harbottle House Main Street Birdingbury Rugby | Erection of single and two storey rear extensions and alterations to existing detached dwelling |
| <i>R16/1141 Approved 23.11.2016</i> | Denchwood Farm 332 London Road Stretton on Dunsmore Rugby | Demolition of the existing single storey rear extensions including a link-detached garage and erection of a single storey replacement extension and a first floor infill flat roofed extension to the rear elevation. |
| <i>R16/2203 Approved 24.11.2016</i> | 26 Eastwood Grove Hillmorton Rugby | Installation of new pitched roof to existing single storey shed |
| <i>R16/2206 Approved 24.11.2016</i> | 217 Rugby Road Binley Woods Coventry | Extensions and alterations to dwelling previously approved under R15/0885 (part retrospective) |
| <i>R16/2204 Approved 24.11.2016</i> | Honeywood 17 Green Lane Brinklow Rugby | Erection of single storey rear extension and new pitched roof |
| <i>R16/2110 Approved 24.11.2016</i> | 34 School Lane Stretton on Dunsmore Rugby | Erection of two storey side extension and single storey side and rear extension. |
| <i>R16/1979 Approved 25.11.2016</i> | 29 Lennon Close Hillmorton Rugby | Erection of a garage |
| <i>R16/2207 Approved 25.11.2016</i> | 21 Farm grove Rugby | Erection of single storey side and rear extension |
| <i>R16/1966</i> | The Hollies | Change of use from single dwelling house (use |

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| <i>Approved</i> 25.11.2016 | Rugby Road Coventry | class C3) to a 16 bedroom residential care home (use class C2). |
| <i>R16/2095</i> <i>Approved</i> 28.11.2016 | 158 Rugby Road Binley Woods Coventry | Alterations and extensions to existing bungalow |
| <i>R16/1992</i> <i>Approved</i> 29.11.2016 | Woodford House Lower Green Woolscott Rugby | Provision of a pitched roof over an existing two storey flat roof element to provide a room in the loft and erection of a single storey side and rear extension |
| <i>R16/2217</i> <i>Approved</i> 29.11.2016 | 16 Foxglove Close Rugby | A single storey sun room rear extension (Amendment to a previously approved scheme for the erection of a single storey rear extension - approved under R16/0743 on 9th June 2016) |
| <i>R16/0970</i> <i>Approved</i> 29.11.2016 | Four Acres 14 Leicester Road Shilton Coventry | Retention of a horse shelter |
| <i>R16/2301</i> <i>Approved</i> 30.11.2016 | 136 Ashlawn Road Rugby | Erection of a first floor side and a single storey front extension |
| <i>R16/2046</i> <i>Approved</i> 30.11.2016 | 3 Windmill Cottages Windmill Lane Dunchurch Rugby | Erection of a single storey rear extension |
| <i>R16/2294</i> <i>Approved</i> 30.11.2016 | 16 Finmere Rugby | Proposed conversion of garage to habitable room |
| <i>R16/2144</i> <i>Approved</i> 30.11.2016 | Old Marton Glebe Farm Stockton Road Birdingbury Rugby | Erection of a first floor and a two storey extension. |
| <i>R16/2137</i> <i>Approved</i> 30.11.2016 | 73 Gilbert Avenue New Bilton Rugby | Erection of a single storey side extension, single storey front extension, single storey rear extension and loft conversion. |
| <i>Prior Approval Applications</i> | | |
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| <i>R16/2162 Prior Approval Not Required 11.11.2016</i> | 95 Stocks Lane Thurlaston Rugby | Prior approval for the erection of a 6m single storey rear extension. |
| <i>R16/2117 Prior Approval Required and Granted 21.11.2016</i> | 24 School Street Hillmorton Rugby | Prior notification for a proposed change of use from Gym (Class D2) to Nursery (Class D1) |
| <i>R16/2027 Prior Approval Required and Granted 23.11.2016</i> | Land Adjacent Merlin Field Farm Gibraltar Lane Rugby | Prior approval for the change of use of an agricultural building to one dwelling (Part Qa only) |
| <i>R16/2205 Prior Approval Not Required 24.11.2016</i> | 355 Newbold Road Rugby | Prior notification for the erection of a single storey rear extension projecting 5 metres from the rear elevation of the original dwelling, 2.3 metres in height to the eaves and 2.8 metres in height to the highest point of the extension |
| Listed Building Consents | | |
| <i>R16/2014 Listed Building Consent 04.11.2016</i> | Woodcroft Rugby Road Coventry | Listed Building Consent for the erection of replacement gates to front elevation boundary wall |
| <i>R16/2098 Listed Building Consent 16.11.2016</i> | 2 Arnold Villas Rugby | Listed Building Consent for the demolition and relocation and rebuild of a boundary wall to provide a parking bay. |
| <i>R16/2142 Listed Building Consent 18.11.2016</i> | 5 Rugby Road Rugby | Listed Building Consent for a replacement window |
| <i>R16/2009 Listed Building Consent 22.11.2016</i> | Former Dunchurch Post Office and Stores Coventry Road Dunchurch Rugby | Listed Building Consent for the re-opening of previous doorway. |
| Advertisement Consents | | |
| <i>R16/2071 Advertisement</i> | Unit 8 Elliotts Field Shopping Park | Installation of 2no. Fascia Signs |

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| <i>Consent</i> 03.11.2016 | Leicester Road Rugby | |
| <i>R16/2111</i> <i>Advertisement</i> <i>Consent</i> 04.11.2016 | Lisi Aerospace 32-38 Butlers Leap Rugby | Provision of 2No.internally illuminated freestanding totem signs at unit 38 and 34, retention of 1No.internally illuminated fascia sign to unit 34 and 1 no. internally illuminated replacement sign to unit 38 including 1 No. sign over the porch area are to unit 36. |
| <i>R16/1755</i> <i>Advertisement</i> <i>Consent</i> 04.11.2016 | Fanuc Zone 2 Ansty Park Airfield Drive Ansty | Erection of two internally illuminated fascia signs. |
| <i>R16/2151</i> <i>Advertisement</i> <i>Consent</i> 10.11.2016 | 385 Dunchurch Road Rugby | Erection of one amended PFS totem sign, two amended pedestrian signs, one illuminated fascia sign and three concession wall panels. |
| <i>R16/2159</i> <i>Advertisement</i> <i>Consent</i> 11.11.2016 | Great Central Way Industrial Estate Great Central Way Rugby | Advertisement consent for the display of 1 x Fascia Sign. |
| <i>R16/2171</i> <i>Advertisement</i> <i>Consent</i> 16.11.2016 | Unit 6 Former Virgin Active Health and Fitness Club Junction One Leicester Road | Advertisement consent for a replacement fascia sign and one totem sign |
| <i>R16/1455</i> <i>Advertisement</i> <i>Consent</i> 16.11.2016 | Land adjacent to North West of the junction of Newbold Road and Avon Mill Lane Rugby CV21 1HE | Display of 1no.pole mounted double sided advanced directional sign. |
| <i>Certificate of Lawful Use or Development</i> | | |
| <i>R16/2066</i> <i>Certificate of Lawful Use or Development</i> 09.11.2016 | 11A and 11B The Green Bilton Rugby | Certificate of Lawfulness for the use of the property as two independent residential flats, known as Ground Floor Flat, 11a The Green, and First Floor Flat, 11b The Green. |
| <i>R16/2108</i> <i>Certificate of Lawful Use or Development</i> 10.11.2016 | 68 Catesby Road Rugby | Certificate of Lawful Development for a hip to gable roof and rear dormer |

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| <i>R16/2030 Certificate of Lawful Use or Development 14.11.2016</i> | Kingsley Cottage 26 Bond End Rugby | Variation of condition 2 (drawing numbers) pursuant to Listed building consent reference R15/0948, for the re-roofing of the existing workshop, demolition of an existing shed and low wall, retention of 2no. Replacement sheds and a low fence, replacement and extension of the existing patio, block paving of the drive and parking area, retention of pedestrian gate and archway, erection of gates across parking area, and associated works. Granted 24/02/2016. |
| <i>R16/2336 Certificate of Lawful Use or Development 16.11.2016</i> | 36 Leamington Road Ryton on Dunsmore Coventry | Certificate of proposed lawful development for the conversion of the roof space and the erection of a dormer to the rear elevation. |
| Approval of Details/ Materials | | |
| <i>R11/0114 Approval of Details 03.11.2016</i> | Cawston Extension Site Coventry Road Cawston Rugby | 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). |
| <i>R11/0476 and R14/1641 Approval of Details 04.11.2016</i> | Former Ballast Pits and Railway Sidings Lower Street Hillmorton Rugby | 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>R16/1767 Approval of Details 04.11.2016</i> | Thornfield Barby Road Rugby | Demolition of an unlisted bungalow within a conservation area. |
| <i>R16/1769 Approval of Details 04.11.2016</i> | Thornfield Barby Road Rugby | Erection of a netball and tennis court. |
| <i>R16/1275 Approval of Details 04.11.2016</i> | Lodge Farm 301 Easenhall Road Harborough Magna Rugby | Erection of replacement garage |
| <i>R16/1347 Approval of Details 04.11.2016</i> | Old Station Yard Oxford Road Marton | Erection of live/work unit (Comprising B2 - General Industrial to ground floor and 4 bedroom dwelling to first floor) with associated garden and car parking. |

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| <i>R16/1108 Approval of Details 04.11.2016</i> | Cross in Hand Farm Lutterworth Road Monks Kirby | Installation of a 24 metre mast to support 6 No antennas, 2 no dishes and 3 no cabinets and a meter cabinet within a compound and ancillary development thereto |
| <i>R15/1549 Approval of Details 04.11.2016</i> | Casa De Tapas 69 Newbold Road Rugby | Change of use from restaurant with flat above to provide 11 residential flats. |
| <i>R16/1226 Approval of Details 04.11.2016</i> | Roof Top 9 North Street Rugby | Erection of 9 residential apartments (8 x one-bed and 1 x two-bed) (Use Class C3) |
| <i>R11/0476&R14/1641 Approval of Details 07.11.2016</i> | Former Ballast Pits and Railway Sidings Lower Street Hillmorton Rugby | Outline planning application for up to 76 dwellings together with associated access, roads and infrastructure. |
| <i>R14/1957 Approval of Details 08.11.2016</i> | Site Formerly Known as 32 The Green Bilton Rugby | Erection of 4 no. terraced town houses (as per previous unimplemented planning approval under R11/1821) |
| <i>R11/0476 & R14/1641 Approval of Details 10.11.2016</i> | Former Ballast Pits and Railway Sidings Lower Street Hillmorton Rugby | Application for Reserved Matters for 76 dwellings relating to appearance, landscaping, layout and scale against outline planning permission R11/0476 for up to 76 dwellings with associated access, roads and infrastructure. |
| <i>R15/2288 Approval of Details 15.11.2016</i> | Units 12 and 14 Tripontium Business Centre Newton Lane Newton Rugby | Change of Use from B1 (Light Industry with Associated Office Accommodation) to B8 (Regional Distribution Centre Local Depot with Associated Office Accommodation) and alterations to front elevation of building. |
| <i>R11/0476 & R14/1641 Approval of Details 17.11.2016</i> | Former Ballast Pits and Railway Sidings Lower Street Hillmorton Rugby | 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>R14/0407 & R15/2239 Approval of Details 21.11.2016</i> | Land adj Ridgeway Farm Ashlawn Road Hillmorton Rugby | Application for Reserved Matters for 96 dwellings relating to appearance, landscaping, layout and scale against outline planning permission R14/0407 for demolition of agricultural buildings and use of land for |

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| | | residential development and associated works, including access. |
| <i>R11/0476 & R14/1641 Approval of Details 23.11.2016</i> | Former Ballast Pits and Railway Sidings Lower Street Hillmorton Rugby | Application for Reserved Matters for 76 dwellings relating to appearance, landscaping, layout and scale against outline planning permission R11/0476 for up to 76 dwellings with associated access, roads and infrastructure. |
| <i>R16/1228 Approval of Details 23.11.2016</i> | Brandreth 174 Dunchurch Road Rugby | Erection of a two storey side and rear extension and a single storey rear extension |
| <i>R15/2047 & R16/1017 Approval of Details 24.11.2016</i> | Former Bilton Social Club 34 The Green Bilton Rugby | Erection of 11 dwelling houses, together with the provision of a new vehicular access and associated landscaping and works. |
| <i>R11/1521 & R16/0984 Approval of Reserved Matters 24.11.2016</i> | Land South of Coventry Road and North East of Cawston Lane Coventry Road Cawston Rugby | Erection of 250 dwellings with associated works: Approval of reserved matters in relation to outline planning application R11/1521 (development of up to 250 dwellings (Use Class C3), with means of access from Coventry Road and an emergency access from Cawston Lane, together with drainage and flood attenuation measures, the creation of public open space and hard and soft landscaping and associated infrastructure.) |
| <i>R11/0476 & R14/1641 Approval of Details 28.11.2016</i> | Former Ballast Pits and Railway Sidings Lower Street Hillmorton Rugby | Application for Reserved Matters for 76 dwellings relating to appearance, landscaping, layout and scale against outline planning permission R11/0476 for up to 76 dwellings with associated access, roads and infrastructure. |
| <i>R15/2394 Approval of Details 28.11.2016</i> | Land at Former Ballast Pits and Railway Sidings Lower Street/Moors Lane Hillmorton Rugby | Formation of new access road and associated infrastructure |
| <i>R16/0933 Approval of Details 29.11.2016</i> | Welkin Cottage Main Street Easenhall Rugby | Erection of detached dwelling and formation of new site access. |
| Approval of non-Material Changes | | |

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| <i>R15/2074 Approval of non-Material Changes 15.11.2016</i> | Land South of Technology Drive Technology Drive Rugby | Erection of 230 dwellings together with open space, earthworks, balancing pond, site remediation, structural landscaping, car parking, and other ancillary and enabling works. |
| <i>R15/2074 Approval of non-Material Changes 15.11.2016</i> | Land South of Technology Drive Technology Drive Rugby | Erection of 230 dwellings together with open space, earthworks, balancing pond, site remediation, structural landscaping, car parking, and other ancillary and enabling works. |
| <i>R15/1463 Approval of non-Material Changes 24.11.2016</i> | Unit 3 (Plot 2) Rugby Gateway Employment Waver Way Rugby | Erection of building for Class B8 - storage, warehouse and distribution use, with associated access and other works. (Approval of reserved matters relating to outline planning permission R10/1272.) |
| <i>Withdrawn/ De-registered</i> | | |
| R16/1984 Withdrawn 03.11.2016 | Land to the West of Grandborough Fields Farm Broadwell Road Grandborough | Erection of an agricultural building, slurry store and feed bins with associated access, hardstanding and attenuation ponds. |