



2 August 2024

## PLANNING COMMITTEE - 14 August 2024

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 14 August 2024 in the Council Chamber at the Town Hall, Rugby.

*Members of the public may view the meeting via the livestream from the Council's website.*

Mannie Ketley  
Chief Executive

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

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

## A G E N D A

### PART 1 – PUBLIC BUSINESS

1. Minutes.  
To confirm the minutes of the meeting held on 17 July 2024.
2. Apologies.  
To receive apologies for absence from the meeting.
3. Declarations of Interest  
To receive declarations of –
  - (a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;
  - (b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and
  - (c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

4. Applications for Consideration.
5. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.
6. Planning Appeals Update.
7. Delegated Decisions – 27 June 2024 to 24 July 2024.

**Membership of the Committee:**

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

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

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

**Planning Committee – 14 August 2024**

**Report of the Chief Officer for Growth and Investment**

**Applications for Consideration**

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

**Recommendation**

The applications be considered and determined.

## APPLICATIONS FOR CONSIDERATION – INDEX

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	R24/0388	21 Paynes Lane, Rugby, CV21 2UH Change of use of premises from B1 (Industrial) to D2 (Gym).	3

**Reference: R24/0388**

**Site Address: 21, PAYNES LANE, RUGBY, CV21 2UH**

**Description: Change of use of premises from B1 (Industrial) to D2 (Gym).**

**Web link: <https://planning.agileapplications.co.uk/rugby/application-details/39483>**

**Recommendation**

1. Planning application R24/0388 be approved subject to:
  - a. the conditions and informatives set out in the draft decision notice appended to this report.
2. The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

**1.0 Introduction**

- 1.1 This application is being reported to Planning Committee for determination in the interests of transparency because the agent is also working as a consultant planning officer for the Borough Council.

**2.0 Description of site**

- 2.1 21 Paynes Lane is a detached, single storey, gable fronted industrial unit which is currently vacant having last been occupied in November 2023 by a B1 use class (light industrial) and associated offices.
- 2.2 The site covers an area of approximately 990 sqm and is located on designated employment land to the south west of the town centre. The ground surrounding the building is hard-surfaced with the frontage open to the highway of Paynes Lane and the immediate neighbouring properties. There is a 2 m high metal gate to the north-eastern side of the building providing access to the rear of the site and a loading bay on the north-eastern elevation.

**3.0 Description of proposals**

- 3.1 This application is seeking full planning permission for the change of use of the building from B1 (Industrial) to D2 (Gym). No external alterations are proposed.
- 3.2 The supporting information submitted by the applicant's agent states that the gym would be of a Crossfit nature and would operate as a boutique-style personal training facility with pre-booked classes via a mobile app. There would be no walk-in clients with the app limiting participation to a maximum of 20 clients per class with the gym being open for clients between the hours of 06:00 to 21:00.
- 3.3 There would be 4 large group (up to 20) classes on an average day along with people attending for personal training sessions and small groups (2-3 clients). Information

submitted with the application states that the large groups would be spaced out with at least an hour in between them.

- 3.4 Due to the nature of the Cross Fit gym use and the style of exercising/workouts that are undertaken the premises need to have large floor areas due to the size of some of the equipment and space in which to use them and high ceilings, together with a structure that allows the fixing of high ropes.
- 3.5 Amended plans have been submitted through the consideration of the application which show the provision of 14 no. off-street parking spaces within the site along with swept path details to demonstrate access manoeuvres. The supporting information submitted with the application states that there would be secure storage available for cycles within the building.

### **Planning History**

None relevant.

### **Relevant Planning Policies**

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

The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Local Plan 2011-2031. The Local Plan is over 5 years old, and paragraph 33 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should be updated as necessary. The Local Plan review is underway however, this report sets out the relevant Local Plan policies and notes any NPPF inconsistencies between them or any other material consideration which could render a policy out of date.

The relevant policies are outlined below:

- GP1: Securing Sustainable Development
- GP2: Settlement Hierarchy
- GP3: Previously Developed Land and Conversions
- ED1: Protection of Rugby's Employment Land
- TC2: Retail and Town Centre
- HS5: Traffic Generation and Air Quality
- SDC1: Sustainable Design
- D1: Transport
- D2: Parking Facilities

National Planning Policy Framework, 2023 (NPPF)

- Section 2 – Achieving sustainable development
- Section 6 – Building a strong, competitive economy
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed and beautiful places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change

## Technical consultation responses

LLFA – no comment

Environment Agency – no comment

Highway Authority – following the submission of an amended proposed car parking layout and further supporting information no objection to the proposal subject to the imposition of relevant conditions.

## Third party comments

None received.

### 4.0 Assessment of proposals

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

#### 5.0 Principle of development

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

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

5.3 Policy ED1 of the Local Plan is intended to retain employment within B use classes by prohibiting changes in use away from this use class, except in instances where a site is proven to no longer be viable for such uses. The burden is on the applicant to prove unviability, and they are expected to do so with reference to six tests, which are as follows:

1. “Whether the site is allocated or designated for employment land. Such sites will be given greater protection.”

Paynes Lane Industrial Estate is designated as an Existing Strategically Significant Employment Site, and as such, should be afforded greater protection than non-designated sites. What ‘greater protection’ means in practice is left open to interpretation, but in this case, it could reasonably be interpreted as meaning that the other five tests carry added weight.

2. “Whether there is an adequate supply of employment sites of sufficient quality in the locality to cater for a range of business requirements. This would involve an assessment of vacant units or land currently being marketed.”

The applicant’s agent has submitted details of 27 B class properties that are currently available to let, are under offer or have recently been let. This is considered to be substantial evidence providing a persuasive case that there is a sufficient supply of B use

class properties available in Rugby. As such it is considered that this 2<sup>nd</sup> test is complied with.

3. “Whether the site is capable of being serviced by a catchment population of sufficient size. This may include consideration of whether there is a suitable balance between population and employment in the relevant area settlement, what the impact of employment loss on commuting patterns might be and whether there would be a detrimental impact on the local economy from loss of the employment land. This will be particularly relevant in rural locations.”

It is unlikely that the site would be determined as being incapable of being serviced by a sufficient catchment population given its proximity to residential areas. Furthermore, prior to becoming vacant the site only had six employees, and so it is probable that the detrimental impact on the local economy, and any potential impact on commuting patterns, is likely to be negligible. As such, the application can be considered to have passed this third test.

4. “Whether there is evidence of active marketing. For allocated or designated sites evidence of active marketing should be submitted. This should be for a continuous period of 24 months and should be through a commercial agent with local or sub-regional practice connected to Rugby Borough, at a price that genuinely reflects the market value in relation to use, condition, quality and location of the floor space. A professional valuation of the asking price and/or rent will be required to confirm that this is reasonable.”

The applicant has provided evidence of active marketing and cursory desktop research would suggest that the letting price is broadly in-line with the market price for sites of this nature. Whether the supporting letter from the letting agent constitutes a professional valuation could be debated, although as they are RICS certified chartered surveyors with considerable experience in the locality, it would not be unreasonable to assume that it does. However, as the site has only been marketed for around six months this fourth test is failed.

5. “Whether redevelopment of the site for employment use could be brought forward, taking account of site characteristics (including physical factors, accessibility and neighbouring uses). If employment redevelopment is not viable, whether mixed use redevelopment could be brought forward. It must be demonstrated that consideration has been given to alternative layouts and business uses, including smaller premises with short term flexible leases appropriate for SMEs.”

The site is not allocated in the Local Plan for redevelopment and is privately owned by Stepnell, who have just developed an extension to the wider site. There is no evidence that there are plans to re-develop the site for new B uses or any mixed use development.

The Existing Strategically Significant Employment Sites (ESSE) such as Paynes Lane, are historically designed for B uses (B1, 2 and 8). Over the past few years the Government has changed planning legislation and now include B1 uses in the Class E category which covers Commercial, Business and Service. Therefore, many of the units on these ESSE sites could already be converted to the vast range of new uses within Class E without requiring planning permission.



The proposal would provide 6 full-time (equivalent) employees, which is comparable with any industrial warehouse premises of 260 sq m. On this basis, there is unlikely to be any loss of employment land in this regard. The site would continue to benefit the local economy and support a growing local business, as well as looking after the health of the local people. This is further supported through para. 6.5 of the Local Plan which states: "It is important that the diverse range of industrial sectors that make-up employment provision in the Borough is protected and maintained to offer choices of employment opportunities to both employers and potential employees. The most effective way to achieve this is by protecting different types of employment land, within the context of a flexible policy that is able to deal with potentially changing economic conditions over the plan period."

It should be noted however that the subsequent paragraph, 6.6, shows that the flexibility which is being referred to specifically means the "flexible provisions for the release of employment land previously in B use class". In other words, the reference to a "flexible policy" should not act as a means to avoid the need to demonstrate unviability.

6. "Whether firms are likely to be displaced through redevelopment, whether there is a supply of alternative suitable accommodation in the locality to help support local businesses and jobs and whether this would promote or hinder sustainable communities and travel patterns."

Given that the site is currently vacant, it is not the case that any displacement is likely to occur as a direct result of this proposed change of use. Potential indirect displacement through the loss of a site for B use class purposes is already sufficiently covered by test four. As such, the application can be considered to have passed this sixth test.

- 5.4 Policy TC2 of the Local Plan relates to new retail and town centre uses. Whilst an impact assessment is not required as the floor space of the gym would be below 500sqm as per national guidance, and as outlined in the final paragraph of TC2, the Council is expected to apply a sequential approach to planning applications for main town centre uses (such as gyms) that are not in an existing centre.
- 5.5 Paragraph 91 of the NPPF states that "main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered."
- 5.6 Furthermore, paragraph 92 specifies that "when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored."
- 5.7 In this case, the applicant has provided a sequential assessment (produced by Sykes Planning Ltd) in support of their application. The assessment covers all available vacant sites within Rugby Town Centre as well edge of centre sites within a 300m buffer of the Town Centre. Flexibility is demonstrated through a willingness not to discount sites on the basis of scale as long as their floor space is within +/-10% of the proposed site. This has also been updated during the consideration of the application to address queries raised

by officers. On the basis of the updated assessment (29 July 2024) the proposal would comply with Policy TC2.

- 5.8 On balance, with the only outstanding issue being the period of time for which the premises have been marketed it is considered that refusal on these grounds only would not be justified and as such the principle of development is acceptable. Further material planning considerations relevant to the proposal are discussed below.

#### 6.0 Character of the Area and impact upon Amenity

- 6.1 Policy SDC1 of the Local Plan seeks to ensure that all new development demonstrate high quality, inclusive and sustainable design and that living conditions for existing and future neighbouring occupants are safeguarded.
- 6.2 The proposal does not include any enlargement or external alterations to the built form. There would be an increase in the number of visitors to the premises and activity over a greater number of hours in each day. On account of the industrial character of the area it is considered that the use of the building as a gym would not detract from this.
- 6.3 The increase in the number of visitors to the premises on account of the proposed use would not detract from the character of the area or result in any adverse impact upon the amenity of neighbouring occupants.
- 6.4 Overall, it is considered that the character of the area and amenity of neighbouring occupants would be maintained and as such the proposal would comply with Policy SDC1 in this regard.

#### 7.0 Highway safety and off-street parking provision

- 7.1 Policy D1 of the Local Plan states that development will be permitted where sustainable modes of transport are prioritised and measures designed to mitigate transports impacts. Policy D2, again of the Local Plan, refers to the need for adequate and satisfactory parking facilities including the need for the provision of charging points for electric/hybrid vehicles.
- 7.2 Section 9 of the NPPF at para. 115 states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."
- 7.3 During the course of the application there has been discussion regarding the nature of the use in relation to the parking standards shown at Appendix 5 of the Local Plan. If the use were to fall under "swimming pools/health clubs and gymnasia" this would require 30 no. spaces. The applicant's agent has also put forward the fact that the use could be considered as "other sports facilities" on account of the proposal's much smaller scale compared with commercial gyms such as Pure Gym or David Lloyd thus resulting in a requirement for 8 no. parking spaces.
- 7.4 The Highway Authority, following the submission of amended plans to show a revised layout for the provision of off-street parking, do not raise objection to the proposal subject to the imposition of conditions in relation to the operation of a pre-booking system for a total of 20 no. clients on the site at any time along with the provision of secure cycle parking.

7.5 The suggested conditions (5–7) from the Highway Authority are considered to be reasonable and necessary to ensure that the proposed use would not adversely impact upon access and parking on the public highway, which is also available for other units. In the interests of sustainable transport it is considered reasonable to require the installation of an electric vehicle charging point (condition 4).

7.6 On the basis of the above it is considered that the proposal would comply with Policies D1 and D2 of the Local Plan and guidance in Section 9 of the NPPF.

## 8.0 Climate Change and Sustainable Design

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

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

8.3 The proposal comprises the change of use of an existing building with no external alterations. A condition would be imposed on any planning permission granted requiring the installation of an electric vehicle charging point for use by employees or clients.

8.4 The reuse of an existing building could be seen as sustainable development and as such it is considered that the applicant has demonstrated how energy efficiency and sustainability has been incorporated within the development and therefore the development complies with Policy SDC4 in this instance.

## 9.0 Community Infrastructure Levy

9.1 The Council’s Community Infrastructure Levy (CIL) charging schedule came into effect on 1st April 2024, this is in accordance with the Planning Act 2008 and Community Infrastructure Regulations 2010.

9.2 In this case, the proposal is for the change of use a building to a gym within use class D2 and therefore is not liable for CIL.

## 10.0 Planning Balance and Conclusion

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

10.2 As stated at para. 7 of the NPPF the purpose of the planning system is to contribute to the achievement of sustainable development which includes commercial development. Achieving this means that the planning system has 3 overarching objectives, economic, social and environmental.

- 10.3 From an economic perspective the proposal would result in the occupation of a currently vacant building and the creation of the equivalent of 6 no. full time jobs. In addition, business rates generated by the development would contribute to the Borough. These factors would have a positive impact on the local economy and prosperity of the Borough which weighs in favour of the proposal. As such, the proposal would comply with the economic role of sustainable development and the economic benefits associated with the scheme hold significant weight.
- 10.4 Socially the proposal would provide, albeit a private, sports and leisure facility within the Borough at which the well-being of local residents could benefit. The re-use of the existing vacant building and the increased hours of operation would be of benefit to its neighbouring units on the basis of increased activity and natural surveillance reducing the potential for anti-social behaviour. On this basis the proposal would comply with the social role of sustainable development and add significant weight.
- 10.5 The reuse of an existing, vacant building for an alternative purpose can be seen as sustainable development benefiting the environment. As above, the reuse of this building would improve the immediate surrounding environment in terms of appearance and activity. It is therefore considered that the proposal complies with the environmental role of sustainable development.

#### **11.0 Recommendation**

1. Planning application R24/0388 be approved subject to:
  - a. conditions and informatives set out in the draft decision notice appended to this report.
2. The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

## DRAFT DECISION

**REFERENCE NO:**  
R24/0388

**DATE APPLICATION VALID:**  
03-May-2024

**APPLICANT:**

Sam German, Simple Planning Solutions Ltd Simple Planning Solutions Ltd, C/O Agent, C/O Agent, C/O Agent, C/O Agent, CV5 9NS

**AGENT:**

Michelle Hill, Simple Planning Solutions Ltd Simple Planning Solutions Ltd, 51 Allesley Hall Drive, Coventry, CV5 9NS

**ADDRESS OF DEVELOPMENT:**

21, PAYNES LANE, RUGBY, CV21 2UH

**APPLICATION DESCRIPTION:**

Change of use of premises from B1 (Industrial) to D2 (Gym).

**CONDITIONS, REASONS AND INFORMATIVES:**

**CONDITION 1:**

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

**REASON:**

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

**CONDITION 2:**

The development shall be carried out in accordance with the plans and documents detailed below:

- Site Location Plan - received 3 May 2024
- Proposed Site Plan - dwg. no. TSP/2405/D01 - received 14 June 2024
- Proposed Floor Plan - dwg. no. 3001-STP-00-ZZ-DR-A-0000-S1 - received 3 May 2024

**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 premises shall not be opened for business other than between the hours of 06:00 to 21:00 Monday to Sunday.

**REASON:**

To protect the amenity of nearby properties.

**CONDITION 4:**

Prior to the first use of the premises as a gym a passive electric vehicle charging point shall be provided for use of employees and/or clients and available for that use for the lifetime of the development.

**REASON:**

To encourage the use of electric vehicles in the interest of sustainability and to comply with Policy D2 of the Local Plan and guidance in the NPPF.

**CONDITION 5:**

Prior to the first use of the development hereby permitted the access, parking and manoeuvring areas shall have been laid out in general accordance with drawing number TSP/2405/D01 received 14 June 2024, and such areas shall be permanently retained and available for the parking and manoeuvring of vehicles.

**REASON:**

In order to ensure that satisfactory parking and access arrangements are maintained within the site in line with the requirements of Policy D2 of the Local Plan.

**CONDITION 6:**

Prior to the first use of the gym hereby permitted, full details of the siting, design and materials of the proposed secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The secure cycle storage shall then be provided, in accordance with the approved details and retained and available for that use for the lifetime of the development.

**REASON:**

In the interest of sustainable transport in line with Policy D2 of the Local Plan.

**CONDITION 7:**

The development shall operate at all times with a pre-booking system, with a maximum of 20 clients per class.

**REASON:**

In the interests of highway safety and availability of off-street parking provision in line with Policy D2 of the Local and guidance in the NPPF.

**AGENDA MANAGEMENT SHEET**

<b>Report Title:</b>	Planning Appeals Update
<b>Name of Committee:</b>	Planning Committee
<b>Date of Meeting:</b>	14 August 2024
<b>Report Director:</b>	Chief Officer - Growth and Investment
<b>Portfolio:</b>	Growth and Investment
<b>Ward Relevance:</b>	
<b>Prior Consultation:</b>	
<b>Contact Officer:</b>	Chief Officer - Growth and Investment
<b>Public or Private:</b>	Public
<b>Report Subject to Call-In:</b>	No
<b>Report En-Bloc:</b>	No
<b>Forward Plan:</b>	No
<b>Corporate Priorities:</b>	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) <a href="#">Corporate Strategy 2021-2024</a> <input type="checkbox"/> This report does not specifically relate to any Council priorities but
<b>(C) Climate</b> <b>(E) Economy</b> <b>(HC) Health and Communities</b> <b>(O) Organisation</b>	
<b>Summary:</b>	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 1 April 2024 to 30 June 2024.
<b>Financial Implications:</b>	Increases the scope for related costs claims within the Planning Appeals process.

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



**Planning Committee - 14 August 2024**

**Planning Appeals Update**

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

**Recommendation**

The report be noted.

**1. Introduction**

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

**2. Appeals determined**

During the last quarter from 1<sup>st</sup> of April 2024 to 30<sup>th</sup> of June 2024 a total of 3 planning appeals were determined, of which 1 was allowed, 2 were dismissed and 0 were withdrawn.

A total of 0 enforcement appeals were determined.

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

**3. Appeals outstanding/in progress**

As at 30 June 2024 there were 5 planning appeals and 0 enforcement appeal still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

**Name of Meeting:** Planning Committee  
**Date of Meeting:** 14 August 2024  
**Subject Matter:** Planning Appeals Update  
**Originating Department:** Growth and Investment

**DO ANY BACKGROUND PAPERS APPLY**  YES  NO

**LIST OF BACKGROUND PAPERS**

Doc No	Title of Document and Hyperlink

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

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Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

Location	Full development description	Application number	Case Officer	PINS Reference	Decision date	Decision description	Appeal Decision	Appeal Decision Date
THE GRANARY OVERSTONE COURT, OVERSTONE ROAD, COVENTRY, CV7 9LU	Single storey side extension.	R23/0153	Calum Mason	APP/E3715/D/23/3330022	30th June 2023	Refusal	Allowed	1st May 2024
5, NORTHCOTE ROAD, RUGBY, CV21 2EJ	Conversion of existing single storey building to a dwelling	R23/0281	Sophie Clark	APP/E3715/W/23/3330997	27th April 2023	Refusal	Dismissed	17th June 2024
7, NEWBOLD ROAD, RUGBY, RUGBY, CV21 2LQ	Proposed new vehicular highway access with dropped kerb and gated drive to house. This is to allow disabled vehicles to enter the site and park	R23/0902	Adam Kerr	APP/E3715/D/24/3337670	6th November 2023	Refusal	Dismissed	11th April 2024

## APPENDIX B

Location	Full development description	Application number	Case Officer	PINS Reference	Stage Description	Appeal Type	Decision date	Decision description	Decision level
BINLEY WOODS SERVICE CENTRE, & 64, RUGBY ROAD, BINLEY WOODS, COVENTRY, CV3 2AX	Demolition of the existing single and two-storey car sales, workshop and car wash premises, demolition of the existing two storey dwelling (No. 64 Rugby Road) for the residential redevelopment of the site consisting of two apartment buildings (28units) and associated external works.	R22/0207	Lucy Davison	APP/E3715/W/23/3332272	Appeal Lodged	Written Representations	24th July 2023	Refusal	Committee
LAND JUNCTION OF MILLERS LANE AND, FOSSE WAY, MONKS KIRBY	Change of use of land to use as a residential caravan site for 1no. gypsy family, static with 1no. caravan together with laying of	R23/0850	Lucy Davison	APP/E3715/W/24/3339499	Appeal Lodged	Written Representations	14th December 2023	Refusal	Delegated

## APPENDIX B

	hardstanding and erection of 1no. stable/utility building.								
15, LUTTERWORTH ROAD, PAILTON, RUGBY, CV23 0QE	Proposal to erect a new detached dwelling and associated parking to the rear of 15 Lutterworth Road, Pailton.	R23/0652	Sam Burbidge	APP/E3715/W/24/3337710	Appeal Lodged	Written Representations	6th December 2023	Refusal	Delegated
5759, MOAT FARM DRIVE, RUGBY, CV21 4HQ	Erection of an additional storage building for business use.	R23/0499	Sam Burbidge	APP/E3715/W/23/3330858	Appeal Lodged	Written Representations	10th August 2023	Refusal	Delegated
The Holgate, Wolston Grange, Rugby, CV23 9HJ	Demolition of a timber framed bungalow and construction of a larger 2-bedroom brick/blockwork bungalow.	R23/1136	Sam Burbidge	APP/E3715/W/24/3342698	Appeal Lodged	Written Representations	2nd February 2024	Refusal	Delegated

**AGENDA MANAGEMENT SHEET**

<b>Report Title:</b>	Delegated Decisions - 27 June 2024 to 24 July 2024
<b>Name of Committee:</b>	Planning Committee
<b>Date of Meeting:</b>	14 August 2024
<b>Report Director:</b>	Chief Officer - Growth and Investment
<b>Portfolio:</b>	Growth and Investment
<b>Ward Relevance:</b>	All
<b>Prior Consultation:</b>	None
<b>Contact Officer:</b>	Chief Officer - Growth and Investment
<b>Public or Private:</b>	Public
<b>Report Subject to Call-In:</b>	No
<b>Report En-Bloc:</b>	No
<b>Forward Plan:</b>	No
<b>Corporate Priorities:</b>	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) <a href="#">Corporate Strategy 2021-2024</a> <input type="checkbox"/> This report does not specifically relate to any Council priorities but
<b>(C) Climate</b> <b>(E) Economy</b> <b>(HC) Health and Communities</b> <b>(O) Organisation</b>	
<b>Summary:</b>	The report lists the decisions taken by the Head of Growth and Investment under delegated powers.
<b>Financial Implications:</b>	There are no financial implications for this report.
<b>Risk Management Implications:</b>	There are no risk management implications for this report.

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

**Planning Committee - 14 August 2024**

**Delegated Decisions - 27 June 2024 to 24 July 2024**

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

**Recommendation**

The report be noted.



**Name of Meeting:** Planning Committee

**Date of Meeting:** 14 August 2024

**Subject Matter:** Delegated Decisions - 27 June 2024 to 24 July 2024

**Originating Department:** Growth and Investment

**DO ANY BACKGROUND PAPERS APPLY**  YES  NO

**LIST OF BACKGROUND PAPERS**

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

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

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Exempt information is contained in the following documents:

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

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

Report Run From 01/04/2024 To 30/06/2024

APPENDIX 1

## Delegated

### 8 Weeks Advert

#### Applications Approved

R24/0102 165, MURRAY ROAD, RUGBY,  
8 Weeks Advert CV21 3JR  
Approval  
12/04/2024

Sign over front entrance door and on southern corner of the front elevation

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R24/0052 2 , CASTLE MOUND WAY,  
8 Weeks Advert RUGBY, WARWICKSHIRE,  
Approval CV23 0WA  
02/05/2024

Replacement of existing signage at entry to site & replacement of existing fascia signage.

---

R24/0155 UNITS 6 & 7, SWAN CENTRE,  
8 Weeks Advert CHAPEL STREET, RUGBY,  
Approval CV21 3EB  
20/05/2024

Two internally applied window vinyls

---

R24/0323 28, REGENT STREET, RUGBY,  
8 Weeks Advert CV21 2PS  
Approval  
11/06/2024

Advertisement consent at 28 Regent street, Rugby, CV21 2PS for alterations and new signage to shop front.

---

### 8 Weeks PA Applications

# Delegated

## 8 Weeks PA Applications

### Applications Refused

R24/0054 8 Weeks PA Refusal 02/04/2024	33, Wise Grove, Rugby, Warwickshire, CV21 4BA	Detached outbuilding to front of property
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R23/0635 8 Weeks PA Refusal 09/04/2024	FAIRVIEW, SMEATON LANE, RUGBY, CV23 0PS	EXCHANGE CERTIFICATE OF LAWFULNESS (REF R22/0162 FOR ONE RESIDENTIAL CARAVAN, ONE TOURING CARAVAN, TIMBER/METAL SHED & SEPTIC TANK) FOR A DWELLING WITH ECOLOGICAL ENHANCEMENTS
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R23/1230 8 Weeks PA Refusal 09/04/2024	42, HILLMORTON MANOR FARM, HIGH STREET, RUGBY, CV21 4EE	Erection of three bedroom detached dwelling, with associated parking and amended site access from Florin Place.
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R23/0847 8 Weeks PA Refusal 24/04/2024	Fairlight, Main Road, Ansty, Coventry, Warwickshire, CV7 9JA	To build a single storey extension to the side elevation of the property and a single storey extension to the rear of it.
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R24/0141 8 Weeks PA Refusal 25/04/2024	CARAVAN AT, JAX BARN, FLECKNOE ROAD, BROADWELL, RUGBY, CV23 8HS	Change of use of existing temporary dwelling (mobile home) to holiday let. The existing structure and layout will remain. New materials are proposed to
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# Delegated

## 8 Weeks PA Applications Applications Refused

the exterior of the structure.

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R24/0162  
8 Weeks PA  
Refusal  
03/05/2024

ORCHARD BARN, COPSTON  
LANE, COPSTON MAGNA,  
LUTTERWORTH, LE17 5BA

Two storey side extension

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R23/1079  
8 Weeks PA  
Refusal  
10/05/2024

MARSTON HALL FARM,  
PRIORY ROAD, WOLSTON,  
COVENTRY, CV8 3FX

CONVERSION OF  
AGRICULTURAL BUILDINGS  
TO 5 RESIDENTIAL UNITS AND  
ASSOCIATED WORKS,  
INCLUDING DEMOLITION OF  
TWO BARNs AND ERECTION  
OF NEW CARTSHED BUILDING  
FOR PARKING

---

R23/1257  
8 Weeks PA  
Refusal  
28/05/2024

MAGPIE LODGE FARM,  
LILBOURNE ROAD, CLIFTON  
UPON DUNSMORE, RUGBY,  
CV23 0BB

It is proposed to convert an  
existing garage to a residence.

---

R24/0292  
8 Weeks PA  
Refusal  
20/06/2024

7, Rotary Close, Rugby, CV23  
1ES

Retrospective application for  
Installation of Georgian style  
black steel double driveway  
gates.

# Delegated

## 8 Weeks PA Applications

### Applications Approved

R23/0179 8 Weeks PA Approval 04/04/2024	ALMSHOUSES, BIRDINGBURY ROAD, LEAMINGTON HASTINGS, CV23 8DY	Replacement casement windows
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R24/0062 8 Weeks PA Approval 04/04/2024	20, FLEET CRESCENT, RUGBY, RUGBY, CV21 4BQ	Demolition of porch, rear utility and detached garage. New porch, single storey rear and two storey side extension.
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R24/0041 8 Weeks PA Approval 05/04/2024	WINDRUSH, 13, WOOD LANE, SHILTON, COVENTRY, CV7 9JZ	Single storey rear extension and glass veranda
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R24/0118 8 Weeks PA Approval 08/04/2024	Draycote Rangers Office, Draycote Water, Kites Hardwick, Rugby, CV23 8AE	Erection of Changing Places Toilet facility.
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R24/0129 8 Weeks PA Approval 08/04/2024	15, Bowen Road, Rugby, CV22 5LF	Retrospective application for conservatory to rear.
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R24/0152 8 Weeks PA Approval	2, WILLIAM SIMMONDS CLOSE, RUGBY, CV22 7ZJ	Single storey side extension
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# Delegated

## 8 Weeks PA Applications

### Applications Approved

08/04/2024

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R23/1277 8 Weeks PA Approval 09/04/2024	Land to the rear of 10-29, Wilf Brown Close, Rugby, CV21 1NR	Proposed replacement of a failed timber log retaining wall within the boundary of the residential site.
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R24/0123 8 Weeks PA Approval 09/04/2024	17, Anson Close, Rugby, Warwickshire, CV22 7HX	Remodelling of dwelling, single storey rear extension, replacement detached garage. 2.4m fence panel to side boundary.
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R23/1022 8 Weeks PA Approval 10/04/2024	132, Lawford Lane, Bilton, Rugby, Warwickshire, CV22 7JT	Extend existing dropped kerb
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R23/1215 8 Weeks PA Approval 10/04/2024	102, Holbrook Avenue Rugby, CV21 2QQ	Change to first floor only to provide 2 no. self-contained first floor flats
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R23/1260 8 Weeks PA Approval 10/04/2024	4748, UNIT 3, CHAPEL STREET, RUGBY, CV21 3EB	Change of use from Sui genesis to Class E (Cafeteria) with external alterations
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# Delegated

## 8 Weeks PA Applications Applications Approved

R24/0068  
8 Weeks PA  
Approval  
10/04/2024

94, SOMERS ROAD, RUGBY,  
CV22 7DH

Converting flat roof into a pitched roof with a canopy on a single storey building.

---

R23/0303  
8 Weeks PA  
Approval  
11/04/2024

BOW HOUSE, BOW LANE,  
WITHYBROOK, COVENTRY,  
CV7 9LQ

The erection of a timber storage shed with a proposed floor plan of 30sq metres.

---

R24/0188  
8 Weeks PA  
Approval  
12/04/2024

8, Lancut Hill, Rugby, CV23 0JR

Replacement of soft landscaping to the front of the property with block paving (retrospective).

---

R23/1218  
8 Weeks PA  
Approval  
15/04/2024

MANOR HOUSE, 28, CHURCH HILL, STRETTON-ON-DUNSMORE, RUGBY, CV23 9NA

Erection of a new 2 metre tall timber fence

---

R24/0030  
8 Weeks PA  
Approval  
16/04/2024

WHITESTACKS, 38,  
LEICESTER ROAD, SHILTON,  
COVENTRY, CV7 9HT

Extension and alterations, to form larger kitchen and study on the ground floor and master bedroom suite on the first floor.

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9, FETHERSTON CRESCENT,

Single storey rear extension.

---

# Delegated

## 8 Weeks PA Applications Applications Approved

RYTON-ON-DUNSMORE,  
COVENTRY, CV8 3EZ

R24/0176  
8 Weeks PA  
Approval  
16/04/2024

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R24/0178  
8 Weeks PA  
Approval  
16/04/2024

2, ARKWRIGHT AVENUE,  
CHURCHOVER, RUGBY, CV23  
0FR

Single storey rear/side extension

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R23/0997  
8 Weeks PA  
Approval  
17/04/2024

430, LONDON ROAD,  
STRETTON-ON-DUNSMORE,  
RUGBY, CV23 9HN

Single storey detached annexe  
(retrospective)

---

R23/1191  
8 Weeks PA  
Approval  
17/04/2024

SOWE FIELDS FARM,  
LENTONS LANE, ALDERMANS  
GREEN, COVENTRY, CV2 1PA

Application for repair of Barn D  
including the addition of new  
timber cladding and doors along  
with the repair of the existing  
brick walls.

---

R24/0173  
8 Weeks PA  
Approval  
17/04/2024

130, ASHLAWN ROAD, RUGBY,  
CV22 5EP

Section 73 application for the  
variation of condition 2 of  
R21/0872 - Proposed 3 No. new  
build dwellings. This proposal  
seeks to provide minor changes  
including window positions and

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# Delegated

## 8 Weeks PA Applications Applications Approved

door types along with a change from 4 to 5 bed properties.

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R24/0163  
8 Weeks PA  
Approval  
18/04/2024

4 FAWSLEY LEYS, RUGBY,  
CV22 5QX

First floor front extension.

---

R24/0130  
8 Weeks PA  
Approval  
19/04/2024

Land at Everlast Gym, Webb Ellis  
Road, Rugby

Installation of height restrictor  
barrier.

---

R24/0214  
8 Weeks PA  
Approval  
19/04/2024

3, OVAL ROAD, RUGBY, CV22  
5LH

Single-Storey Rear Extension

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R23/0824  
8 Weeks PA  
Approval  
22/04/2024

NEW INN HOUSE, 3, THE  
LOCKS, RUGBY, CV21 4PP

Part demolition of existing wood  
store and original toilet block,  
construction of two storey  
extension to form ground floor  
workshop and storage and first  
floor craft room and roof terrace  
and solar panels to roof

---

13 Perkins Grove, Rugby,  
Warwickshire, CV21 4HU

Loft conversion including raised  
ridge height of existing side

# Delegated

## 8 Weeks PA Applications Applications Approved

R23/1258  
8 Weeks PA  
Approval  
22/04/2024

extension.

R23/1198  
8 Weeks PA  
Approval  
23/04/2024

31, Orchard Way, Bilton, Rugby,  
Warwickshire, CV22 7PS

Proposed single storey side and  
rear extension. Alter rear window  
to a door.

R23/1204  
8 Weeks PA  
Approval  
23/04/2024

PRINCETHORPE RETREAT  
AND CONFERENCE CENTRE,  
ALBAN HOUSE, COVENTRY  
ROAD, PRINCETHORPE,  
RUGBY, CV23 9QF

Extension and Alterations to The  
Retreat including Subdivision to 4  
Apartments with Associated  
Access and Landscaping

R24/0207  
8 Weeks PA  
Approval  
23/04/2024

40, BENN STREET, RUGBY,  
RUGBY, CV22 5LR

Conversion of a single  
dwellinghouse into two separate  
2-bedroom residential units.

R24/0222  
8 Weeks PA  
Approval  
23/04/2024

MAPLE DOWN, RUGBY ROAD,  
BRINKLOW, RUGBY, CV23 0LY

Proposed extensions and  
alterations to property.

Proposed extensions and

# Delegated

## 8 Weeks PA Applications Applications Approved

R23/1179  
8 Weeks PA  
Approval  
24/04/2024

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

alterations.

R23/1172  
8 Weeks PA  
Approval  
25/04/2024

222, Alwyn Road, Bilton, Rugby,  
Warwickshire, CV22 7RA

two storey front extension with  
internal reconfigurations

R24/0110  
8 Weeks PA  
Approval  
25/04/2024

42, COVENTRY ROAD,  
PAILTON, RUGBY, CV23 0QB

Detached double garage to rear

R23/1020  
8 Weeks PA  
Approval  
29/04/2024

50, CLIFTON ROAD, RUGBY,  
CV21 3QF

Demolition of existing garage and  
erection of a new outbuilding with  
undercover parking and home  
office / gym and erection of gates  
and railings

R23/1206  
8 Weeks PA  
Approval  
30/04/2024

3, Studland Avenue, Rugby,  
CV21 4HW

Two storey side extension and  
front porch.

Single storey front and side wrap

# Delegated

## 8 Weeks PA Applications Applications Approved

R23/1263 8 Weeks PA Approval 30/04/2024	65, Main Street, Long Lawford, Rugby, CV23 9AZ	around extension
R24/0098 8 Weeks PA Approval 30/04/2024	LAVENDER COTTAGE, COTTAGE, 3, MAIN STREET, WITHYBROOK, COVENTRY, CV7 9LW	Proposed detached garage
R24/0172 8 Weeks PA Approval 30/04/2024	94, MAIN STREET, LONG LAWFORD, RUGBY, CV23 9BB	Internal alterations, installation of 3 no. roof windows.
R24/0258 8 Weeks PA Approval 01/05/2024	51, Coton Road, Rugby, CV21 4LW	Loft conversion with front dormer.
R23/0813 8 Weeks PA Approval 02/05/2024	1B3 (STAIRCRAFT), PROSPERO ANSTY (FORMERLY ROLLS-ROYCE), ANSTY AERODROME, COMBE FIELDS ROAD, COOMBE FIELDS, COVENTRY, CV7 9JR	Change of use of existing ancillary office floorspace (Unit 1B3) from Use Class B2/B8 to Use Class E(g)(i) and associated works

# Delegated

## 8 Weeks PA Applications Applications Approved

R24/0182 8 Weeks PA Approval 02/05/2024	MOAT HOUSE, 3, BROOKSIDE, STRETTON-ON-DUNSMORE, RUGBY, CV23 9LY	Retrospective application for retention of outbuilding
R24/0212 8 Weeks PA Approval 02/05/2024	THE COTTAGE, PRIORY HILL, RUGBY ROAD, WOLSTON, COVENTRY, CV8 3FZ	First floor extension to rear, single storey extension to side of dwelling
R24/0245 8 Weeks PA Approval 02/05/2024	SHOULDER OF MUTTON INN, BROOKSIDE, STRETTON-ON- DUNSMORE, RUGBY, CV23 9LY	Minor alterations to soft and hard landscaping areas from those previously approved under R20/0341 - removal of side porch, proposed crossover and off-street parking bay accessed from Manor Drive.
R24/0002 8 Weeks PA Approval 03/05/2024	JD Gyms, 90 Newbold Road, Rugby, CV21 1DH	Variation of Condition 7 for R15/1465 to allow JD Gyms to operate at the premises 24 hours a day, seven days a week.
R24/0235 8 Weeks PA Approval 03/05/2024	LINDON, RUGBY ROAD, LONG LAWFORD, RUGBY, CV23 9DN	Single storey rear extension

# Delegated

## 8 Weeks PA Applications Applications Approved

R24/0223  
8 Weeks PA  
Approval  
07/05/2024

59, Fisher Avenue, Rugby,  
Warwickshire, CV22 5HW

Single storey side and rear  
extension and external alterations

R24/0219  
8 Weeks PA  
Approval  
08/05/2024

PIERCES BARN, MONTILO  
LANE, HARBOROUGH MAGNA,  
RUGBY, CV23 0HE

Single storey extension,  
conversion of outbuildings to form  
a boot room, 3 new windows and  
solar panels.

R23/1264  
8 Weeks PA  
Approval  
09/05/2024

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

Proposed Enclosed Slurry Store  
and Silage Feed Clamp

R24/0032  
8 Weeks PA  
Approval  
10/05/2024

52, PERCIVAL ROAD, RUGBY,  
CV22 5JT

Proposed single storey rear  
extension and proposed first floor  
side extension to build over  
existing ground floor side  
extension.

R24/0302  
8 Weeks PA  
Approval  
10/05/2024

46 HAMPDEN WAY, BILTON,  
RUGBY, CV22 7NW

Ground floor rear extension.

# Delegated

## 8 Weeks PA Applications Applications Approved

R23/0512 8 Weeks PA Approval 13/05/2024	APPLETREE FARM, FARM LANE, EASENHALL, RUGBY, CV23 0JB	Erection of a timber stable
R24/0170 8 Weeks PA Approval 13/05/2024	1, Glebe Crescent, New Bilton, Rugby, Warwickshire, CV21 2HG	Single storey side and rear extension
R23/1173 8 Weeks PA Approval 14/05/2024	RYTON FIELDS FARM, WOLSTON LANE, RYTON-ON- DUNSMORE, COVENTRY, CV8 3ES	PROPOSED SIDE EXTENSION TO EXISTING ANNEX LARGER PORCH TO THE FRONT
R24/0247 8 Weeks PA Approval 14/05/2024	56, Derwent Close, Rugby, Warwickshire, CV21 1JX	Single storey rear extension
R24/0260 8 Weeks PA Approval 14/05/2024	37, SCHOOL STREET, RUGBY, CV21 4BW	Proposed dropped kerb.
	23 HILLARY ROAD, OVERSLADE, RUGBY, CV22	

# Delegated

## 8 Weeks PA Applications Applications Approved

6EU

R24/0288  
8 Weeks PA  
Approval  
14/05/2024

PROPOSED SECOND FLOOR  
EXTENSION TO SIDE OF  
DWELLING. NEW CANOPY  
ABOVE FRONT DOOR WITH  
OAK POST AND BRICK BASE.

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R22/1259  
8 Weeks PA  
Approval  
16/05/2024

34, LIME TREE AVENUE,  
RUGBY, CV22 7QT

Single storey detached garage to  
the front of the property

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R24/0104  
8 Weeks PA  
Approval  
16/05/2024

STRETTON HOUSE, FOSSE  
WAY, STRETTON-ON-  
DUNSMORE, RUGBY, CV23 9JF

The proposed redevelopment of  
a stable block into a residential  
dwelling (variation of approved  
planning application reference  
R20/0357).

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R24/0167  
8 Weeks PA  
Approval  
16/05/2024

24 CAMPION WAY,  
BROWNSOVER, RUGBY, CV23  
0UR

Heat pump installation

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R23/0913  
8 Weeks PA  
Approval  
17/05/2024

NAVIGATION FARM,  
LONGDOWN LANE,  
WILLOUGHBY, RUGBY, CV23  
8AG

Construction of an Agricultural  
Building

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# Delegated

## 8 Weeks PA Applications Applications Approved

R23/0914 8 Weeks PA Approval 17/05/2024	NAVIGATION FARM, LONGDOWN LANE, WILLOUGHBY, RUGBY, CV23 8AG	Construction of an Agricultural Building
R23/0959 8 Weeks PA Approval 17/05/2024	WARREN FARM HOUSE, HIGH STREET, RYTON-ON- DUNSMORE, COVENTRY, CV8 3FH	Erection of a 3 bedroom link- detached 2 storey dwelling (retrospective)
R24/0187 8 Weeks PA Approval 17/05/2024	49, Wordsworth Road, Rugby, Warwickshire, CV22 6HZ	Double storey side and single storey rear extension (retrospective resubmission of previously approved R23/0064)
R24/0263 8 Weeks PA Approval 21/05/2024	59 , Monks Road, Binley Woods, Warwickshire, CV3 2BQ	Single storey side and rear extension, new pitched roof, porch extension.
R24/0096 8 Weeks PA Approval 22/05/2024	22, WATLING CRESCENT, NEWTON, RUGBY, CV23 0AH	Construction of new rear dormer.
		Single storey side and rear

# Delegated

## 8 Weeks PA Applications Applications Approved

R24/0021 8 Weeks PA Approval 23/05/2024	3, Iris Cottage, Main Street, Monks Kirby, Rugby, Warwickshire, CV23 0QX	extensions in materials to match existing house.
R23/0356 8 Weeks PA Approval 29/05/2024	1, FLEET CRESCENT, RUGBY, RUGBY, CV21 4BQ	Garage conversion and associated works
R23/1126 8 Weeks PA Approval 29/05/2024	16, Cypress Road, Rugby, Warwickshire, CV21 1SA	Air source heat pump to western side of dwelling
R24/0283 8 Weeks PA Approval 29/05/2024	Tigh'Na'Mara, Pudding Bag Lane, Thurlaston, Rugby, CV23 9JZ	Front and rear single storey extensions. Replacement garage after demolition of existing.
R24/0028 8 Weeks PA Approval 30/05/2024	24 , Dunsmore Avenue, Rugby, Warwickshire, CV22 5HD	Single storey and part two storey rear extension and loft conversion
	1 , Craven Avenue, Binley	Single Storey Side Extension

# Delegated

## 8 Weeks PA Applications Applications Approved

Woods, Warwickshire, CV3 2JJ

R24/0251  
8 Weeks PA  
Approval  
30/05/2024

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R23/1111  
8 Weeks PA  
Approval  
31/05/2024

RICHELLE, COVENTRY ROAD,  
RUGBY, CV22 7RY

Single Storey Rear and 2 Storey  
Side and Rear Extension and  
Dormer Loft Conversion

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R23/1224  
8 Weeks PA  
Approval  
03/06/2024

79, MANOR ROAD, RUGBY,  
CV21 2TQ

Variation of conditions 2, 3 and 4  
for R21/0851 - Revise the bicycle  
storage details and bin storage  
area

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R24/0209  
8 Weeks PA  
Approval  
04/06/2024

BRANDON MARSH NATURE  
CENTRE, BRANDON LANE,  
BRANDON, COVENTRY, CV3  
3GW

Installation of three air source  
heat pumps

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R24/0305  
8 Weeks PA  
Approval  
04/06/2024

MABAPA, CHURCH STREET,  
CHURCHOVER, RUGBY, CV23  
0EW

First floor front/rear extension,  
single storey rear extension and  
internal alterations.

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R24/0244  
8 Weeks PA

Elliot's Field Shopping Park,  
LEICESTER ROAD, RUGBY

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# Delegated

## 8 Weeks PA Applications Applications Approved

Approval  
05/06/2024

Retrospective application for temporary consent (3 years) for the erection of a single-storey structure within the existing car park for use as a clothes recycling facility

---

R24/0353  
8 Weeks PA  
Approval  
05/06/2024

46, Linnell Road, Rugby,  
Warwickshire, CV21 4AW

First floor extension over existing side garage. Replace conservatory with with single storey rear extension.

---

R24/0404  
8 Weeks PA  
Approval  
05/06/2024

The Stables, Burton Lane, Burton  
Hastings, CV11 6RJ

Variation of Condition 6 of R23/0540 (Extension of existing equestrian building and change of use to forge) to remove the requirement for a bat worker to be present during the destructive works to the building.  
(Retrospective)

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R24/0168  
8 Weeks PA  
Approval  
07/06/2024

GARDEN MANOR, LEICESTER  
ROAD, WOLVEY, HINCKLEY,  
LE10 3HJ

Relocation of existing access (driveway) east of the current access. New dropped kerb associated with new access point. New driveway to join with the existing driveway. New boundary wall to include the

---

# Delegated

## 8 Weeks PA Applications Applications Approved

relocation of the existing automated vehicular gates and a new pedestrian access / gate.

---

R24/0322  
8 Weeks PA  
Approval  
11/06/2024

28, REGENT STREET, RUGBY,  
CV21 2PS

Change of use from vacant Class E to mixed-use Class E for a nail and beauty salon on the ground floor and C3 for a flat across 1st and 2nd floors; exterior alterations to provide a separate entrance for the flat and signage for the nail and beauty salon.

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R23/1139  
8 Weeks PA  
Approval  
12/06/2024

PRIMROSE HILL, DRAYCOTE  
ROAD, DRAYCOTE, RUGBY,  
CV23 9RB

Proposed two-storey extensions throughout and external alterations to existing dwelling to provide a first-floor element across the dwelling.

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R24/0294  
8 Weeks PA  
Approval  
13/06/2024

SHELFORD COTTAGE FARM,  
LUTTERWORTH ROAD,  
WOLVEY, HINCKLEY, LE10  
3HN

Single storey side extension.

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R24/0336  
8 Weeks PA  
Approval  
14/06/2024

SOUTH EASTERN PART OF  
ZONE D - LAND NORTH OF  
COVENTRY ROAD,  
THURLASTON

The creation of a Multi Use Games Area, including fencing and lighting and the provision of sports equipment

---

# Delegated

## 8 Weeks PA Applications Applications Approved

R24/0362 8 Weeks PA Approval 18/06/2024	67, Holly Drive, Coventry, CV8 3QA	Garage conversion.
R24/0365 8 Weeks PA Approval 18/06/2024	15, Old Farm Close, Rugby, Warwickshire, CV22 7NY	Single storey rear extension including external flue for wood burner to side elevation.
R24/0122 8 Weeks PA Approval 19/06/2024	46, WHEATFIELD ROAD, RUGBY, CV22 7LN	Erection of garden room to be used as a nail technician business.
R24/0020 8 Weeks PA Approval 20/06/2024	15, DEWAR GROVE, RUGBY, CV21 4AT	Proposed two storey side and single storey rear extensions with render to all external surfaces.
R24/0354 8 Weeks PA Approval 20/06/2024	24, Brookside Cottage, Brookside, Stretton-On- Dunsmore, Rugby, CV23 9LY	Front Porch Extension.
R24/0379 8 Weeks PA	10 SYCAMORE GROVE, RUGBY, CV21 2QY	

# Delegated

## 8 Weeks PA Applications Applications Approved

Approval  
20/06/2024

Ground floor and first floor rear extension to create an additional single bedroom to the first floor and an open-plan living space on the ground floor.

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R24/0343  
8 Weeks PA  
Approval  
24/06/2024

30, Harebell Way, Rugby, CV23  
0TT

Conversion of existing garage to a study.

---

R24/0375  
8 Weeks PA  
Approval  
24/06/2024

20, CHURCH HILL, STRETTON-  
ON-DUNSMORE, RUGBY, CV23  
9NA

Ground Floor Side Extension and erection of pitched roof.

---

R24/0385  
8 Weeks PA  
Approval  
25/06/2024

3, WRENS MOUNT,  
DUNSMORE HEATH,  
DUNCHURCH, RUGBY, CV22  
6TR

Proposed garden room.

---

R23/0858  
8 Weeks PA  
Approval of Reserved  
Matters  
26/06/2024

OPEN SPACE, KEY PHASE 2,  
RUGBY RADIO STATION  
(HOULTON), WATLING  
STREET, CLIFTON UPON  
DUNSMORE, RUGBY, CV23  
0AS

Application for reserved matters approval of access, appearance, landscape, layout and scale, in respect of open space and associated works within Key Phase 2 of the Radio Station

# Delegated

## 8 Weeks PA Applications Applications Approved

Rugby development pursuant to outline planning permission R17/0022: comprising of a local equipped area of play (LEAP), outdoor gym equipment, fencing, new planting of trees, hard and soft landscaping, pedestrian access and connections, any necessary drainage and utilities works

---

R24/0307  
8 Weeks PA  
Approval  
26/06/2024

16, FOXWOOD DRIVE,  
COVENTRY, CV3 2SP

Rear extension with a canopy,  
new side access point, a  
remodeled entrance canopy.

---

R24/0040  
8 Weeks PA  
Approval  
27/06/2024

33, Craven Avenue, Binley  
Woods, Coventry, CV3 2JJ

Proposed extension to front  
porch and outbuilding (partially  
retrospective)

---

R24/0380  
8 Weeks PA  
Approval  
27/06/2024

Spring Cottage, 14 , Main Street,  
Withybrook, Warwickshire, CV7  
9LT

Extension to provide Attached  
Garage.

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R24/0261  
8 Weeks PA  
Approval

248, Lower Hillmorton Road,  
Rugby, Warwickshire, CV21 4AF



# Delegated

## 8 Weeks PA Applications

### Applications Approved

28/06/2024

First floor extension to front elevation, demolish existing garage and construct new garage to rear of property.

---

## Certificate of Lawfulness Applications

### Applications Refused

R24/0282                      89 , King Edward Road, Rugby,  
Certificate of                      Warwickshire, CV21 2TE  
Lawfulness  
Refusal  
16/05/2024

Lawful Development Certificate (Proposed) - Single storey rear extension and flat roof dormer extension

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## Applications Approved

R24/0124                      The Pines, Leamington Road,  
Certificate of                      Princethorpe, CV23 9PU  
Lawfulness  
Approval  
03/04/2024

Lawful development certificate for a proposed single storey rear extension

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R24/0093                      16, Whittle Close, Bilton, Rugby,  
Certificate of                      Warwickshire, CV22 6JR  
Lawfulness  
Approval  
08/04/2024

Change from current gas boiler central heating system to an Air Source Heat Pump.

---

# Delegated

## Certificate of Lawfulness Applications Applications Approved

R24/0143 Certificate of Lawfulness Approval 09/04/2024	430, LONDON ROAD, STRETTON-ON-DUNSMORE, RUGBY, CV23 9HN	Lawful development certificate for existing use of land as residential curtilage
R24/0316 Certificate of Lawfulness Approval 17/04/2024	24, Portland Road, Rugby, CV21 3RX	Construction of single storey side extension
R24/0070 Certificate of Lawfulness Approval 18/04/2024	193, NORTON LEYS, RUGBY, CV22 5RY	Rear loft dormer conversion to main roof of house, under Class B Permitted Development - additions to the roof of the dwelling house.
R24/0133 Certificate of Lawfulness Approval 18/04/2024	120, MURRAY ROAD, RUGBY, CV21 3JR	Lawful Development Certificate (proposed) - change of use of existing C3 dwellinghouse to a maximum six occupant C4 house in multiple occupation (HMO), erection of a single storey rear extension, erection of a rear dormer, installation of rooflights and external alterations

# Delegated

## Certificate of Lawfulness Applications Applications Approved

80, Oliver Street, Rugby,  
Warwickshire, CV21 2LE

R24/0208  
Certificate of  
Lawfulness  
Approval  
18/04/2024

Lawful development certificate for  
a proposed single storey rear  
extension

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R24/0315  
Certificate of  
Lawfulness  
Approval  
18/04/2024

42 Southey Road, Rugby, CV22  
6HF

Certificate of lawfulness for a roof  
extension and roof lights

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R24/0318  
Certificate of  
Lawfulness  
Approval  
22/04/2024

52, Claremont Road, Rugby,  
Warwickshire, CV21 3LX

Loft conversion

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R24/0317  
Certificate of  
Lawfulness  
Approval  
30/04/2024

6, Brockhurst Lane, Monks Kirby,  
Warwickshire, CV23 0RA

Demolition of existing  
conservatory and erection of a  
single storey rear extension

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R24/0266  
Certificate of  
Lawfulness

16, William Street, Rugby, CV21  
3HA

Proposed Certificate of  
Lawfulness: C3 Dwellinghouse to  
C4 HMO

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# Delegated

## Certificate of Lawfulness Applications

### Applications Approved

Approval  
09/05/2024

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R24/0249  
Certificate of  
Lawfulness  
Approval  
13/05/2024

15 , Great Balance, Brinklow,  
Warwickshire, CV23 0NL

Proposed single storey rear  
extension

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R24/0329  
Certificate of  
Lawfulness  
Approval  
16/05/2024

IVY BARN, LOWER STREET,  
WILLOUGHBY, RUGBY, CV23  
8BX

Certificate of lawfulness for  
proposed outbuilding

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R24/0211  
Certificate of  
Lawfulness  
Approval  
05/06/2024

7, St Denis View, Pailton, Rugby,  
Warwickshire, CV23 0QS

Certificate of Lawfulness for  
Existing Use or Development to  
regularise the existing use of land  
as residential garden land  
ancillary to 7 St Denis View  
Pailton Rugby CV23 0QS.

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R24/0331  
Certificate of  
Lawfulness  
Approval  
05/06/2024

The Old Post Office, Flecknoe  
Village Road, Flecknoe,  
Warwickshire, CV23 8AT

Construction of a dormer loft  
extension to the rear roof slope.

---

# Delegated

## Certificate of Lawfulness Applications Applications Approved

LAND NORTH OF STOCKS  
LANE, STOCKS LANE,  
THURLASTON

R24/0341  
Certificate of  
Lawfulness  
Approval  
06/06/2024

Lawful development certificate  
(existing building works) –  
Erection of 1 dwellinghouse  
granted outline planning  
permission R18/0873 and  
reserved matters approval  
R21/0944

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R24/0255  
Certificate of  
Lawfulness  
Approval  
13/06/2024

BOW HOUSE, BOW LANE,  
WITHYBROOK, COVENTRY,  
CV7 9LQ

Lawful Development Certificate -  
To define land as a garden area  
of Bow House, Bow lane,  
Withybrook, CV7 9LQ

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## Conditions Applications Approved

R23/0543  
Conditions  
Approval  
02/04/2024

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

Application for approval of details  
relating to conditions 9 (part e)  
(PV Panels), 9 (part h) (Feature  
Gabion Wall with Trailing  
Planting), 15 (M6 Junction 2  
Mitigation Scheme), 16 (Combe  
Fields Road Access and Signal)  
and 22 (External Lighting) of  
R21/0525 (Plot 5, Prospero  
Ansty) for the erection of a

---

# Delegated

## Conditions Applications Approved

building and use for Class B8  
(Storage and Distribution)

---

R24/0077  
Conditions  
Approval  
02/04/2024

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

Application for approval of details relating to conditions 15 (habitat mitigation and enhancement measures) of R22/0485 (Plot 3, Prospero Ansty) for the erection of one commercial unit for flexible use within Use Classes B2 (General Industrial) and B8 (Storage and Distribution)

---

R23/1266  
Conditions  
Approval  
04/04/2024

THE SARAH MANSFIELD, MAIN  
STREET, WILLEY, RUGBY,  
CV23 0SH

Approval of details in relation to conditions 3 (Materials), 6 (Construction Method Statement), 7 (contamination) 8 (noise assessment) 9 (bat and bird boxes) attached to R22/0012 - Use of first floor of public house as letting bedrooms and erection of two dwellings in rear car park.

---

R24/0158  
Conditions  
Approval  
15/04/2024

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

Approval of Conditions 5 (LEMP) and 6 (Community Use Agreement) of R23/0829 (Installation of an all-weather sports pitch and mesh fencing. Construction of 2 metre wide asphalt spectator hardstanding

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# Delegated

## Conditions Applications Approved

and tarmac access path)

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R24/0326 Conditions Approval 22/04/2024	205, LIME KILN FARM, LONDON ROAD, STRETTON- ON-DUNSMORE, RUGBY, CV23 9JB	Approval of details in relation to conditions 3 (roof lights), 4 (door), 5 (internal works) attached to R23/1153 - Listed Building Consent for the conversion of an attached outbuilding into a habitable space
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R24/0271 Conditions Approval 30/04/2024	LAND ADJACENT TO 341, HILLMORTON ROAD, RUGBY	Erection of a dwelling house
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R23/1253 Conditions Approval 01/05/2024	Parkfield Business Park, Rugby Western Relief Road, Rugby, Warwickshire, CV21 1QJ	Approval of details in relation to conditions 3- materials, 5- Drainage, 9- vehicular manoeuvrability, 12- floor levels, 14- construction management plan & 17- construction environmental management plan attached to R23/0454 .
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R24/0119 Conditions Approval 08/05/2024	48, North Road, Clifton Upon Dunsmore, Rugby, CV23 0BN	Approval of details in relation to conditions 3 (external surfaces materials), 4 (hard surfaces), 6 (air quality) and 8 (LEMP) attached to R23/0778 -
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# Delegated

## Conditions Applications Approved

Replacement dwelling and  
associated works

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R24/0401  
Conditions  
Approval  
09/05/2024

St Gabriels C Of E Academy,  
HOULTON WAY, RUGBY, CV23  
1AN

Approval of Condition 5  
(Landscape Materials Schedule)  
of R16/0860. (Application for  
reserved matters approval for  
construction of a 3 form entry  
primary school in Key Phase 1 of  
the Radio Station Rugby  
development with associated  
(vehicular, cycle and pedestrian)  
access, hard and soft  
landscaping and lighting, laying  
out and grading of playing fields  
including associated drainage  
works, boundary treatments, car  
and cycle parking provision and  
engineering works, including  
provision of drainage and utilities  
infrastructure including  
construction of substation, and  
ground re-modelling.)

---

R23/0761  
Conditions  
Approval  
14/05/2024

6, Beresford House, Regent  
Place, Rugby, CV21 2PN

Approval of details in relation to  
conditions 3, 4, 5, 6, 8, 9  
attached to R23/0017 -  
Conversion/ extension of  
buildings from a mixed use of  
residential office space to use as  
four residential flats ( Use Class  
C3)

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# Delegated

## Conditions

### Applications Approved

SHERWOOD FARM, RUGBY  
ROAD, BINLEY WOODS,  
COVENTRY, CV3 2BE

R24/0210  
Conditions  
Approval  
14/05/2024

Application for Discharge of  
Conditions 4, 5, 9, 13, 14, 15, 16,  
17 and 25 imposed on planning  
permission ref: R21/1020 for 'S73  
application for the  
variation/removal of conditions 2  
and 22 of planning permission  
R18/2076- Demolition of existing  
buildings, change of use of  
pasture land to domestic  
residential curtilage to serve  
Sherwood Farm and the erection  
of 80 dwellings with associated  
access, infrastructure works and  
public open space' approved  
30/11/2021

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R24/0254  
Conditions  
Approval  
14/05/2024

DUNCHURCH METHODIST  
CHURCH, CAWSTON LANE,  
DUNCHURCH, RUGBY, CV22  
6QE

Approval of details in relation to  
condition 3 (new door) attached  
to R23/0174 - Change of use  
from Church to a Montessori  
Nursery, including alteration of 1  
no. south-west windows to doors.  
Creation of external activity area  
and associated parking and bin  
storage.

---

R24/0381  
Conditions

LARBRECK, COVENTRY ROAD,  
RUGBY, CV22 7RY

# Delegated

## Conditions

### Applications Approved

Approval  
14/05/2024

Approval of details in relation to condition 4 (materials) attached to R23/0504 - Demolition of existing bungalow and construction of two-storey detached house.

---

R24/0201  
Conditions  
Approval  
15/05/2024

Rainsbrook Crematorium and Cemetery, Ashlawn Road, Rugby, CV22 5QQ

Approval of details in relation to conditions 6 (archaeology), 8 (drainage), 9 (groundwater and surface water monitoring scheme and a shallow land drainage scheme), 13 (ecological method statement for construction), 14 (habitat management plan), 18 (construction management plan) and 20 (hard and soft landscaping) attached to R11/0330 predominantly for the revised burial areas.

---

R24/0137  
Conditions  
Approval  
23/05/2024

CAWSTON HOUSE,  
THURLASTON DRIVE, RUGBY,  
RUGBY, CV22 7SE

Approval of details: Condition 18 - refrigeration and air handling plant, Condition 20 - Contamination, Condition 24 - Carbon emissions reduction and Condition 26 - Electric Vehicle Charging Points - relating to application - R22/0616 - Variation of Condition 2: amendment to

---

# Delegated

## Conditions Applications Approved

approved plans (reference E665)  
- Extension to Lime Tree Village to form CCRC including 30 bed care home, 47 extra care cottages (Use Class C2) 12 extra care apartments (use class C2) associated communal facilities, open space, and car parking - Substitution of 10 approved extra care cottages with 10 extra care cottages with changed design and layout.

---

R23/0336  
Conditions  
Approval  
30/05/2024

CORN DRIER, FLECKNOE  
STATION ROAD, FLECKNOE  
CV23 8AY

Approval of conditions 4 (Archaeology), 5 (Ecology) and 10 (Highways drainage) of R22/0556 (Demolition of existing Corn Drier tower and construction of 3 bedroomed house)

---

R24/0199  
Conditions  
Approval  
30/05/2024

Land Adjacent to 341, Hillmorton  
Road, RUGBY

Approval of Condition 4 (Ecology) of R21/1259 (Erection of a dwelling house)

---

R24/0232  
Conditions  
Approval  
30/05/2024

FOSSE FARM, FOSSE WAY,  
MONKS KIRBY, COVENTRY,  
CV7 9LR

Approval of Condition 3 (Materials), 9 (Ecology) and 10 (Landscaping) of R23/1103 (Demolition of existing dwelling. Construction of replacement

# Delegated

## Conditions Applications Approved

dwelling, with car parking and amenity space).

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R24/0334  
Conditions  
Approval  
30/05/2024

Land south of Millers Lane, West  
of Denbigh Arms, Rugby, Monks  
Kirby, CV23 0RJ

Demolition of existing structure  
and erection of new field shelter

---

R24/0220  
Conditions  
Approval  
03/06/2024

STREET RECORD, BIART  
PLACE, RUGBY

Approval of details:  
Condition 8 - Air Source Heat  
Pump - Noise Report  
Condition 13 - Drainage  
Maintenance Plan  
- relating to application R23/0282  
- Erection of 100no. dwellings  
with associated access, roads,  
car parking, and landscaping.

---

R24/0279  
Conditions  
Approval  
03/06/2024

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

Application for approval of details  
relating to condition 14 (Soft  
Landscape Works Maintenance  
and Management Plan) of  
R21/0525 (Plot 5, Prospero  
Ansty) for the erection of a  
building and use for Class B8  
(Storage and Distribution)

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BRANDON GRANGE FARM,  
BRETTFORD ROAD, BRANDON,

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# Delegated

## Conditions Applications Approved

COVENTRY, CV8 3GE

R24/0357  
Conditions  
Approval  
06/06/2024

Approval of details in relation to conditions 3 - surfacing, 4 - fencing & gates, and 6 - Construction Management Plan of R23/0525 - Reinstatement and alteration to existing vehicular access including the demolition of outbuilding.

---

R24/0421  
Conditions  
Approval  
06/06/2024

LAND NORTH OF TRITIAX SITE  
- LAND NORTH OF COVENTRY  
ROAD, COVENTRY ROAD,  
THURLASTON

Details in relation to condition 6 - screen fence details, of R23/0399 - (Amended landscape mound and screen fence)

---

R24/0454  
Conditions  
Approval  
06/06/2024

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

Revised details for condition 16: Carbon Emissions Reduction of R13/2102 (Outline permission for Ashlawn Road development) in relation to part of site covered by application R20/0124 only.

---

R24/0371  
Conditions  
Approval  
13/06/2024

LAND AT PADGE HALL FARM,  
WATLING STREET, BURBAGE

Details in relation to condition 4-archaeology of R21/0985 (Hybrid planning application comprising: Outline application (all matters reserved except for site access from the A5) for the demolition of existing structures and the erection of distribution and

---

# Delegated

## Conditions Applications Approved

industrial buildings (Use Class B2 and B8) including ancillary offices and associated earthworks, infrastructure and landscaping, and highways improvements at Dodwells roundabout; a Full application for the development of a distribution building (Use Class B8), including ancillary offices with associated access, hard standing, parking, and on plot landscaping. The proposals include improvements to the existing railway bridge on the A5 Watling Street including increased height clearance. This is a cross boundary application with Hinckley and Bosworth Borough Council and Nuneaton and Bedworth Borough Council (EIA development))

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R23/1015  
Conditions  
Approval  
17/06/2024

HILLMORTON YARD, THE  
LOCKS, RUGBY, RUGBY, CV21  
4PP

Approval of conditions 3, 4, 5, 6,  
7, 8, 9, 12, 13, 17 and 18 from  
R22/0828.

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R24/0025  
Conditions  
Approval  
17/06/2024

363, DUNCHURCH ROAD,  
RUGBY, CV22 6HU

Approval of details in relation to  
condition 3 (noise assessment)  
attached to planning permission  
R23/1089 for Multi Split Air/Air  
Heat Pump HVAC

# Delegated

## Conditions

### Applications Approved

R24/0351

Conditions

Approval

18/06/2024

DUNCHURCH METHODIST  
CHURCH, CAWSTON LANE,  
DUNCHURCH, RUGBY, CV22  
6QE

Approval of details in relation to conditions 4 (fences and gates), 5 (ecological and landscaping scheme) and 9 (noise assessment) attached to R23/0174 - Change of use from Church to a Montessori Nursery, including alteration of 1 no. south-west windows to doors. Creation of external activity area and associated parking and bin storage.

R23/1221

Conditions

Approval

24/06/2024

ROLLS ROYCE, ANSTY  
AERODROME, COMBE FIELDS  
ROAD, COOMBE FIELDS,  
COVENTRY, CV7 9JR

Application for approval of details relating to conditions 5(e) (Woodland and Structural Planting), 5(f) (Ecology Mitigation and Management Works), 11 (Woodland and Structural Landscaping Plan) and 12 (Biodiversity Management Plan) of R19/1540 (Rolls Royce, Ansty Aerodrome) for a new employment area (Prospero Ansty) comprising B1a, B1b, B1c & B2 floorspace (up to 160,000 m<sup>2</sup>, of which no more than 20,000 m<sup>2</sup> is for B1a and/or B1b), hotel (C1) (up to 4,500 m<sup>2</sup>) and retail

# Delegated

## Conditions Applications Approved

(A1/A3) (up to 250 m²)

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### Discharge of Conditions

R24/0327                      Site Of Fromer Inwoods House,  
Ashlawn Road, Dunchurch

24/04/2024

Approval of details:  
Condition 3 - Materials  
Condition 4 - Broadband  
Condition 5 – Water Limit 110  
Litres  
Condition 6 - Electric vehicle  
charging point  
Condition 7 - Written Scheme of  
Investigation (WSI)  
(archaeological)  
Condition 9 - Construction  
Management Plan (EH)  
Condition 10 – Contaminated  
Land (EH)  
Condition 11 - Construction  
Environmental Management Plan  
(Ecology)  
Condition 12 - Landscape and  
Ecological Management Plan  
(Ecology)  
Condition 13 - Bats and lighting  
(Ecology)  
Condition 14 - Arboricultural  
method statement and tree  
protection plan (Tree Officer)  
Condition 15 - Tree planting



# Delegated

## Discharge of Conditions

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

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R24/0327                      Site Of Fromer Inwoods House,  
Ashlawn Road, Dunchurch

08/05/2024

Approval of details:  
Condition 3 - Materials  
Condition 4 - Broadband  
Condition 5 – Water Limit 110 Litres  
Condition 6 - Electric vehicle charging point  
Condition 7 - Written Scheme of Investigation (WSI) (archaeological)  
Condition 9 - Construction Management Plan (EH)  
Condition 10 – Contaminated Land (EH)  
Condition 11 - Construction

# Delegated

## Discharge of Conditions

Environmental Management Plan  
(Ecology)  
Condition 12 - Landscape and  
Ecological Management Plan  
(Ecology)  
Condition 13 - Bats and lighting  
(Ecology)  
Condition 14 - Arboricultural  
method statement and tree  
protection plan (Tree Officer)  
Condition 15 - Tree planting  
(Tree Officer)  
Condition 16 – Bin and Cycle  
Store  
Condition 26 - Construction  
Management Plan (Highways)  
Condition 28 – Highway works  
Condition 29 – Cycle way  
Condition 32 – Parking and Cycle  
Storage (Highways)  
Condition 35 – Parking  
Condition 36 – Fire Service  
Access  
Condition 37 – Phasing Plan  
- relating to application -  
R23/0491 - Proposed  
construction of 25 no. residential  
dwellings.

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R24/0327

Site Of Fromer Inwoods House,  
Ashlawn Road, Dunchurch

13/05/2024

Approval of details:  
Condition 3 - Materials  
Condition 4 - Broadband  
Condition 5 – Water Limit 110

# Delegated

## Discharge of Conditions

Litres

Condition 6 - Electric vehicle charging point

Condition 7 - Written Scheme of Investigation (WSI) (archaeological)

Condition 9 - Construction Management Plan (EH)

Condition 10 – Contaminated Land (EH)

Condition 11 - Construction Environmental Management Plan (Ecology)

Condition 12 - Landscape and Ecological Management Plan (Ecology)

Condition 13 - Bats and lighting (Ecology)

Condition 14 - Arboricultural method statement and tree protection plan (Tree Officer)

Condition 15 - Tree planting (Tree Officer)

Condition 16 – Bin and Cycle Store

Condition 26 - Construction Management Plan (Highways)

Condition 28 – Highway works

Condition 29 – Cycle way

Condition 32 – Parking and Cycle Storage (Highways)

Condition 35 – Parking

Condition 36 – Fire Service

Access

# Delegated

## Discharge of Conditions

Condition 37 – Phasing Plan  
- relating to application -  
R23/0491 - Proposed  
construction of 25 no. residential  
dwellings.

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R24/0327                      Site Of Fromer Inwoods House,  
Ashlawn Road, Dunchurch

03/06/2024

Approval of details:  
Condition 3 - Materials  
Condition 4 - Broadband  
Condition 5 – Water Limit 110  
Litres  
Condition 6 - Electric vehicle  
charging point  
Condition 7 - Written Scheme of  
Investigation (WSI)  
(archaeological)  
Condition 9 - Construction  
Management Plan (EH)  
Condition 10 – Contaminated  
Land (EH)  
Condition 11 - Construction  
Environmental Management Plan  
(Ecology)  
Condition 12 - Landscape and  
Ecological Management Plan  
(Ecology)  
Condition 13 - Bats and lighting  
(Ecology)  
Condition 14 - Arboricultural  
method statement and tree  
protection plan (Tree Officer)  
Condition 15 - Tree planting  
(Tree Officer)

# Delegated

## Discharge of Conditions

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

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R24/0327                      Site Of Former Inwoods House,  
Ashlawn Road, Dunchurch

06/06/2024

Approval of details:  
Condition 3 - Materials  
Condition 4 - Broadband  
Condition 5 – Water Limit 110 Litres  
Condition 6 - Electric vehicle charging point  
Condition 7 - Written Scheme of Investigation (WSI) (archaeological)  
Condition 9 - Construction Management Plan (EH)  
Condition 10 – Contaminated Land (EH)  
Condition 11 - Construction Environmental Management Plan

# Delegated

## Discharge of Conditions

(Ecology)  
Condition 12 - Landscape and Ecological Management Plan (Ecology)  
Condition 13 - Bats and lighting (Ecology)  
Condition 14 - Arboricultural method statement and tree protection plan (Tree Officer)  
Condition 15 - Tree planting (Tree Officer)  
Condition 16 – Bin and Cycle Store  
Condition 26 - Construction Management Plan (Highways)  
Condition 28 – Highway works  
Condition 29 – Cycle way  
Condition 32 – Parking and Cycle Storage (Highways)  
Condition 35 – Parking  
Condition 36 – Fire Service Access  
Condition 37 – Phasing Plan - relating to application - R23/0491 - Proposed construction of 25 no. residential dwellings.

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### Applications Approved

R23/1266 THE SARAH MANSFIELD, MAIN STREET, WILLEY, RUGBY, CV23 0SH

# Delegated

## Discharge of Conditions Applications Approved

04/04/2024

Approval of details in relation to conditions 3 (Materials), 6 (Construction Method Statement), 7 (contamination) 8 (noise assessment) 9 (bat and bird boxes) attached to R22/0012 - Use of first floor of public house as letting bedrooms and erection of two dwellings in rear car park.

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R23/0829 Rugby Borough Football Club,  
KILSBY LANE, RUGBY, CV21  
4PN  
15/04/2024

Installation of an all-weather sports pitch and mesh fencing. Construction of 2 metre wide asphalt spectator hardstanding and tarmac access path

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R22/0556 CORN DRIER, FLECKNOE  
STATION ROAD, FLECKNOE  
CV23 8AY  
19/04/2024

Demolition of existing Corn Drier tower and construction of 3 bedroom dwelling

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R23/0336 CORN DRIER, FLECKNOE  
STATION ROAD, FLECKNOE  
CV23 8AY  
19/04/2024

Approval of conditions 4 (Archaeology), 5 (Ecology) and 10 (Highways drainage) of R22/0556 (Demolition of existing Corn Drier tower and construction of 3 bedroomed house)

# Delegated

## Discharge of Conditions Applications Approved

R23/1153	205, LIME KILN FARM, LONDON ROAD, STRETTON- ON-DUNSMORE, RUGBY, CV23 9JB	Listed Building Consent for the conversion of an attached outbuilding into a habitable space
22/04/2024		

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R24/0326	205, LIME KILN FARM, LONDON ROAD, STRETTON- ON-DUNSMORE, RUGBY, CV23 9JB	Approval of details in relation to conditions 3 (roof lights), 4 (door), 5 (internal works) attached to R23/1153 - Listed Building Consent for the conversion of an attached outbuilding into a habitable space
22/04/2024		

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R23/1103	Fosse Farm, Fosse Way, Monks Kirby, COVENTRY, CV7 9LR	Demolition of existing dwelling. Construction of replacement dwelling, with car parking and amenity space
30/05/2024		

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R23/0399	LAND NORTH OF TRITAX SITE - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON	Amended landscape mound & screen fence to that approved under planning permission R20/1026 on northern boundary of Zone D Parameters Plan.
06/06/2024		

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Brandon Grange Farm, Bretford  
Road, Brandon, Coventry CV8

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# Delegated

## Discharge of Conditions Applications Approved

3GE

R23/0525

Reinstatement and alteration to existing vehicular access including the demolition of outbuilding

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06/06/2024

## Listed Building Consent Applications Applications Approved

R24/0179  
Listed Building Consent Approval  
17/04/2024  
2729, THE OLD FORGE, MAIN STREET, STRETTON UNDER FOSSE, RUGBY, CV23 0PF

Listed building consent to re-plaster internal walls

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R24/0044  
Listed Building Consent Approval  
24/04/2024  
CLOCK HOUSE, FRANKTON ROAD, BIRDINGBURY, RUGBY, CV23 8EW

This application seeks Listed Building Consent for the replacement of the front door and door surround (sidelights and overlight) on the southern aspect, and the replacement of a casement window on the northern aspect of Clock House, a Grade II listed building. The door and door surround are not original features (the building was originally a stable block) but date to the late twentieth century. The door is referred to in the listing as a "late C20 six-panelled door". The door and surround handle

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# Delegated

## Listed Building Consent Applications Applications Approved

damp weather and rain poorly, swelling and sticking and, in some circumstances, not shutting or being capable of being secured (the locks do not align, causing a safety and security hazard). Furthermore, there is ingress of rain under the door, when the rain is heavy, soaking the mat on the inside. The door surround is in places rotten and the single glazing in the sidelights and overlights offer poor insulation, leading to loss of heat from the door. The proposal will reduce heat loss from the property and improve its sustainability, as well as making it possible to secure the property in inclement weather. The casement window frame is in places rotten and the window is single glazed and offers poor insulation. The proposal will bring the insulating standard of the window up to a more acceptable level, thereby contributing to a reduction in the leakage of heat from the property, enabling it to become more energy efficient and reducing its carbon footprint and negative impact on the climate.

# Delegated

## Listed Building Consent Applications

### Applications Approved

ANSTY HALL HOTEL, MAIN  
ROAD, Ansty, COVENTRY, CV7  
9HZ

R23/1222  
Listed Building Consent  
Approval  
20/05/2024

Listed Building consent for  
internal ground floor alteration  
works to Ansty Hall Hotel (part  
retrospective).

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R24/0391                      19, BILTON ROAD, RUGBY,  
Listed Building Consent CV22 7AG  
Approval  
24/06/2024

Installation of  
telecommunications cable and  
box

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## Major Applications

### Applications Refused

R23/0535                      41, KING EDWARD ROAD,  
Major Application                      RUGBY, CV21 2TA  
Refusal  
25/06/2024

Variation of condition 2 for  
R18/1153 - Demolition of the  
existing building and construction  
of 10 no. 1 bed apartments.

---

### Applications Approved

R24/0164                      Construction Compound For A46,  
Major Application                      Brinklow Road, Binley Woods,  
Approval                      Land off Brinklow Road,  
13/05/2024                      Coventry, Binley

Variation of Condition 3  
(Temporary Permission) relating  
to planning permission R20/0462  
- Change of use and the erection  
of a temporary construction

---

# Delegated

## Major Applications Applications Approved

compound on fallow agricultural land (to serve the A46 Coventry Junctions improvements (Binley) and (Walsgrave) schemes).

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## Prior Approval Applications Prior Approval Applications

R24/0071 SOWE FIELDS FARM,  
Prior Approval change LENTONS LANE, ALDERMANS  
of use GREEN, COVENTRY, CV2 1PA  
Required and Approved  
02/04/2024

CLASS Q PRIOR APPROVAL  
FOR THE CONVERSION OF  
AGRICULTURAL BARNs TO 4  
NO. RESIDENTIAL  
DWELLINGHOUSES (CLASS  
C3).

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R24/0183 Moto Hospitality Ltd, Rugby  
Non-domestic solar Motorway Services Junction 1  
prior approval M6, Leicester Road, Churchover  
Not Required  
15/04/2024

Application under Part 14, Class  
J of the Town and Country  
Planning (General Permitted  
Development) (England) Order  
2015 for the Installation of 926  
roof mounted solar panels and  
associated equipment.

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R24/0227 Calcutt House Farm, Calcutt  
Agriculture Prior Lane, Lower Shuckburgh,  
Approval Warwickshire, NN11 6EA  
Not Required  
22/04/2024

Application to determine if prior  
approval is required for a  
proposed: Erection, Extension or  
Alteration of a Building for  
Agricultural or Forestry use

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# Delegated

## Prior Approval Applications

### Prior Approval Applications

R24/0293  
Agriculture Prior  
Approval  
Not Required  
22/04/2024

HIGHWOOD FARM, COVENTRY  
ROAD, BRINKLOW, RUGBY,  
CV23 0NJ

Prior approval for circular pre-  
fabricated agricultural digestate  
slurry store.

R24/0272  
Telecoms Prior  
Approval  
Withdrawn by  
Applicant/Agent  
30/04/2024

OLD LAURENTIAN RFC,  
FENLEY FIELD, LIME TREE  
AVENUE, RUGBY, BILTON,  
CV22 7QT

Prior Approval: Development for  
electronic communications  
network

R24/0273  
Telecoms Prior  
Approval  
Required and Approved  
02/05/2024

Land North of Withybrook Road,  
Withybrook Road, Bedworth,  
CV12 9JW

The installation of a new 25m-  
high telecommunications lattice  
tower supporting 2no.  
headframes to accommodate  
antennas and transmission  
dishes, plus ground-based  
equipment cabinets within a  
secure, fenced compound

R24/0339  
Agriculture Prior  
Approval  
Not Required  
09/05/2024

Land situated to the north of Main  
Street, Home Farm, Main Street,  
Broadwell, Rugby, CV23 8HB

Prior Approval: Building for  
agricultural/forestry use

# Delegated

## Prior Approval Applications

### Prior Approval Applications

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

R24/0252  
Prior Approval change  
of use  
Required and Approved  
13/05/2024

Prior Approval: Change of use –  
commercial/business/service to  
dwellinghouses under Schedule  
2, Part 3, Class MA Town and  
Country Planning (General  
Permitted Development)  
(England) Order 2015 (as  
amended).

R24/0359  
Prior Approval  
Extension  
Not Required  
17/05/2024

48, Fleet Crescent, Rugby, CV21  
4BG

Prior approval for erection of  
single storey rear extension  
projecting 4.5metres from the  
original rear elevation of the  
dwelling, 2.9metres to the eaves  
height, with a maximum height of  
2.9metres.

R24/0439  
Agriculture Prior  
Approval  
Not Required  
22/05/2024

Land at Hydes Pasture, Watling  
Street, Burbage, Hinckley, LE10  
3ED

Agricultural prior approval for  
alteration to an existing track

R24/0298  
Prior Approval change  
of use

5 REGENT STREET,  
RUGBY,  
CV212PE

# Delegated

## Prior Approval Applications

### Prior Approval Applications

Required and Approved  
23/05/2024

Prior Approval: Change of use of first and second floor offices to dwelling houses under Schedule 2, Part 3, Class MA Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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R24/0426  
Prior Approval  
Extension  
Returned by Planning  
Dept  
23/05/2024

18, SHAKESPEARE GARDENS,  
RUGBY, CV22 6HH

Proposed single storey rear extension measuring: rear 4m, height 3m, height to eaves 2.7m.

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R24/0299  
Prior Approval change  
of use  
Required and Approved  
28/05/2024

1 REGENT STREET,  
RUGBY  
,  
CV21 2PE

Prior approval application for change of use of first and second floor offices to dwelling houses (resubmission of previously approved application R19/0079).

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R24/0518  
Agriculture Prior  
Approval  
Not Required  
11/06/2024

Rawburn Grounds Farm,  
Sawbridge Road, Sawbridge,  
Rugby, CV23 8BB

Prior approval for construction of a general purpose agricultural building

# Delegated

## Prior Approval Applications

## Prior Approval Applications

R24/0451  
Agriculture Prior  
Approval  
Not Required  
13/06/2024

APPROX 910m EAST OF  
FOSSE FARM, FOSSE WAY,  
MONKS KIRBY, COVENTRY,  
CV7 9LR

Prior Approval for a Circular pre-fabricated agricultural digestate storage tank 35m diameter.

R24/0427  
Prior Approval  
Extension  
Not Required  
18/06/2024

9, FELLOWS WAY, RUGBY,  
CV21 4JP

Proposed single storey rear extension measuring: rear 5.5m, height 3.70m, height to eaves 2.60m. Demolition of existing conservatory.

R24/0417  
Agriculture Prior  
Approval  
Not Required  
19/06/2024

MANOR FARM, GREEN LANE,  
WIBTOFT, LUTTERWORTH,  
LE17 5BB

Prior Approval for an agricultural general purpose building.

R24/0424  
Prior Approval  
Extension  
Not Required  
21/06/2024

75, Addison Road, Rugby, CV22  
7DA

Proposed single storey rear extension measuring 3.72m, height 3.70m, height to eaves 2.50m.

R24/0411  
Telecoms Prior

Water Tower, Ashlawn Road,  
Dunchurch



# Delegated

## Prior Approval Applications

### Prior Approval Applications

Approval  
Required and Refused  
26/06/2024

Prior Approval application for installation of new 30m lattice mast, including installation of 7no. cabinets, 12no. antennas on 2no. headframes, 2.4m high palisade fencing and ancillary development.

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R24/0438 Little Leys, Moor Lane,  
Prior Approval change Willoughby, Rugby, CV23 8BT  
of use  
Required and Refused  
26/06/2024

Prior approval change of use of existing redundant agricultural building to 1no. 2/3 bedroom single storey dwelling house.

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R24/0471 2, CENTRAL PARK DRIVE,  
Demolition Prior RUGBY, CV23 0WE  
Approval  
Not Required  
27/06/2024

Prior Approval for demolition of Unit 2, Central Park Drive, Rugby, CV23 0WE and associated buildings/structures to allow for future re-development of site.

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## Withdrawn Applications

### Applications Withdrawn

R23/0857 117, NEWBOLD ROAD, RUGBY,  
8 Weeks PA CV21 2NZ

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# Delegated

## Withdrawn Applications

### Applications Withdrawn

Withdrawn by  
Applicant/Agent  
26/04/2024

Construction at lower ground level of 9no. residential units and site layout alterations to serve apartments approved by planning permission R19/0902 (Variation of Condition 2 of Planning Application R17/2113(Approved Plans)- Residential development comprising part-3/part-4 and part-5 storey building incorporating 98no. apartments, reconfiguration of existing access, provision of 61 parking spaces, cycle and refuse provision planting and landscaping) and subsequent application R19/1496 - The extension of the approved scheme at 117 Newbold Road, Rugby from 98 apartments to 122 apartments including the provision of 73 parking spaces, secure cycle and refuse storage and new planting and landscaping