

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions - 27 July to 23 August 2023
Name of Committee:	Planning Committee
Date of Meeting:	13 September 2023
Report Director:	Chief Officer - Growth and Investment
Portfolio:	Growth and Investment
Ward Relevance:	All
Prior Consultation:	None
Contact Officer:	Nicola Smith Chief Officer - Growth and Investment nicola.smith@rugby.gov.uk
Public or Private:	Public
Report Subject to Call-In:	No
Report En-Bloc:	No
Forward Plan:	No
Corporate Priorities:	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) Corporate Strategy 2021-2024 <input type="checkbox"/> This report does not specifically relate to any Council priorities but
Summary:	The report lists the decisions taken by the Chief Officer for Growth and Investment under delegated powers.
Financial Implications:	There are no financial implications for this report.

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

Planning Committee - 13 September 2023

Delegated Decisions - 27 July to 23 August 2023

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

Name of Meeting: Planning Committee

Date of Meeting: 13 September 2023

Subject Matter: Delegated Decisions - 27 July to 23 August 2023

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

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

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

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

Report Run From 27/07/2023 To 23/08/2023

APPENDIX

Delegated

8 Weeks Advert

Applications Approved

R23/0506 8 Weeks Advert Approval 02/08/2023	THE FRIENDLY INN, MAIN STREET, FRANKTON, RUGBY, CV23 9NY	Advertisement consent for the installation of signage to the Friendly Inn Public house.
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R23/0572 8 Weeks Advert Approval 03/08/2023	28, Flat, The Bull, Sheep Street, Rugby, CV21 3BX	Advertisement consent for the installation of new signage and lighting to The Bull Public House (Retrospective).
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8 Weeks PA Applications

Applications Refused

R23/0704 8 Weeks PA Refusal 08/08/2023	VORRINGSFOSS, HAYWAY LANE, BROADWELL, RUGBY, CV23 8HH	Single storey side and rear extensions to dwellinghouse and new pitched roof to existing garage.
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R23/0499 8 Weeks PA Refusal 10/08/2023	5759, MOAT FARM DRIVE, RUGBY, CV21 4HQ	Erection of an additional storage building for business use.
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Delegated

8 Weeks PA Applications

Applications Approved

R23/0510 8, Windmill Close, Rugby, CV21
8 Weeks PA 4EJ
Approval
27/07/2023

New window to replace garage door

R23/0468 COOMBE ABBEY HOTEL,
8 Weeks PA BRINKLOW ROAD, COOMBE
Approval FIELDS, ANSTY, CV3 2AB
28/07/2023

Application for a further period of temporary planning permission for the events marquee approved under planning permission R16/0968

R23/0537 The Nook, THE SQUARE,
8 Weeks PA DUNCHURCH, RUGBY, CV22
Approval 6NU
28/07/2023

PROPOSED SINGLE STOREY REAR/SIDE EXTENSION TO DWELLING

R23/0475 13, MARKET PLACE, RUGBY,
8 Weeks PA CV21 3DU
Approval
31/07/2023

Change of use of first and second floor accommodation from Class E commercial to C3 residential use to provide new dwelling.

R23/0487 2 HEATH WAY, RUGBY, CV22
8 Weeks PA 5JA
Approval
31/07/2023

Garage conversion and introduction of opening obscured glazed window to primary elevation at first floor level and new window at ground floor in rear living area.

Delegated

8 Weeks PA Applications Applications Approved

R23/0621 8 Weeks PA Approval 01/08/2023	11, Elder Avenue, Rugby, CV21 1TE	Loft conversion to form two bedrooms and shower room
R23/0419 8 Weeks PA Approval 02/08/2023	DARU HOUSE, NORTHAMPTON LANE, DUNCHURCH, RUGBY, CV22 6PR	Proposed two storey side extension to existing dwelling.
R23/0690 8 Weeks PA Approval 02/08/2023	47, THE BEECHES, MAIN STREET, WOLSTON, COVENTRY, CV8 3HH	Erection of greenhouse
R23/0460 8 Weeks PA Approval 03/08/2023	4, DAVENTRY ROAD, DUNCHURCH, RUGBY, CV22 6NS	Change of Use of existing First Floor to Living Accommodation with Parking and Access Mezzanine
R22/1127 8 Weeks PA Approval 04/08/2023	424, FORMER RIVERSIDE CANTONESE, LONDON ROAD, STRETTON-ON-DUNSMORE	Demolition of former Goji restaurant building and erection of 7 detached new dwellings including blocking up existing site access points, re-establishment of existing redundant site access with associated external works

Delegated

8 Weeks PA Applications Applications Approved

and landscaping.

R23/0121
8 Weeks PA
Approval
04/08/2023

24, WILLOUGHBY PLACE,
RUGBY, CV22 5JE

Retrospective application for amended design for a garden room approved under R18/1414

R23/0385
8 Weeks PA
Approval
04/08/2023

22, Crackthorne Drive, Rugby,
CV23 0GL

Erection of a single storey rear extension. Increase height of detached garage and construction of a front dormer to enable conversion of roof space to form an office. Increase height of brick boundary wall. Regrade garden. Replace rear garden fence with new concrete post and panel fence.

R23/0634
8 Weeks PA
Approval
04/08/2023

4, Church Street, Clifton Upon
Dunsmore, Rugby, CV23 0BP

Erection of single storey side extension

R23/0167
8 Weeks PA
Approval
07/08/2023

43, MILLFIELDS AVENUE,
RUGBY, CV21 4HJ

Single storey side and rear extensions and single storey detached annexe in rear garden

Delegated

8 Weeks PA Applications Applications Approved

R23/0651 8 Weeks PA Approval 08/08/2023	16 TWO PIKE LEYS, RUGBY, CV23 0GS	A single storey rear extension (replicating the footprint of an existing conservatory) and associated internal alterations.
R23/0743 8 Weeks PA Approval 10/08/2023	33, HILLARY ROAD, RUGBY, CV22 6EU	Demolition of existing garage & erection of single storey side and rear extension
R23/0470 8 Weeks PA Approval 14/08/2023	4, Cave Close, Rugby, CV22 7GL	Demolition of existing conservatory, erection of a single storey rear extension and conversion of part of the integral double garage
R23/0186 8 Weeks PA Approval 16/08/2023	HALL FARM, HIGH STREET, MARTON, RUGBY, CV23 9RR	PROPOSED SINGLE STOREY SIDE EXTENSION PLUS ADDING INSULATED RENDER TO THE SIDE, REPLACEMENT WINDOWS THROUGHOUT, REMOVAL OF ONE EXISTING CHIMNEY AND LOWERING OF 2 EXISTING CHIMNEYS
	CAWSTON OLD FARM HOUSE, WHITEFRIARS DRIVE, RUGBY,	New Front Gate to Driveway with side fence

Delegated

8 Weeks PA Applications Applications Approved

CV22 7QR

R23/0716
8 Weeks PA
Approval
16/08/2023

R22/1337
8 Weeks PA
Approval
17/08/2023

Land to the rear of 1 and 3 Bilton
Lane, Edmondson Close,
Dunchurch

Erection of two new detached
dwelling, vehicular/pedestrian
access, associated parking and
works.

R23/0542
8 Weeks PA
Approval
17/08/2023

THE PASTURES, SOUTHAM
ROAD, KITES HARDWICK,
RUGBY, CV23 8AA

Erection of single storey rear
extension with rooflight.

R23/0643
8 Weeks PA
Approval
21/08/2023

36, Beswick Gardens, Rugby,
CV22 7PP

Removal of garage and construct
single storey side extension and
front porch

R23/0661
8 Weeks PA
Approval
22/08/2023

45 , Wolsey Road, Bilton, Rugby,
Warwickshire, CV22 6LW

single storey rear and first floor
side extension

Proposed two-storey front, rear
and side extension to existing

Delegated

8 Weeks PA Applications Applications Approved

R23/0368 8 Weeks PA Approval 23/08/2023	45 , North Road, Clifton Upon Dunsmore, Warwickshire, CV23 0BN	dwelling
R23/0619 8 Weeks PA Approval 23/08/2023	2, SPICER PLACE, RUGBY, CV22 7EA	Two storey rear extension and lean to canopy port to side elevation to property.
R23/0641 8 Weeks PA Approval 23/08/2023	15, Edyvean Close, Rugby, Warwickshire, CV22 6LD	Demolition of existing conservatory and erection of a single storey rear extension, part conversion of existing garage and erection of a single storey front extension to form new garage and porch

Certificate of Lawfulness Applications Applications Approved

R23/0598 Certificate of Lawfulness Approval 04/08/2023	Wolvey Lodge Business Centre, Cloudsley Bush Lane, Wolvey Heath, Hinckley, LE10 3HB	Erection of an extension to an existing commercial building.
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Delegated

Certificate of Lawfulness Applications Applications Approved

109, Bath Street, Rugby, CV21
3JA

R23/0627
Certificate of
Lawfulness
Approval
08/08/2023

Lawful Development Certificate
(proposed) - change of use of
existing C3 dwellinghouse to a
C4 house in multiple occupation.

Conditions Applications Approved

R22/1148
Conditions
Approval
31/07/2023

30, Alma Court, ALBERT
STREET, RUGBY, CV21 2RS

Discharge conditions 3
(materials), 4 (cycle parking) and
5 (noise assessment) imposed on
planning permission ref:
R19/0048 'Change of use from
hotel to 8 residential units'
approved 22nd May 2019

R23/0659
Conditions
Approval
01/08/2023

HOSPITAL OF ST CROSS,
BARBY ROAD, RUGBY, CV22
5PX

Application for discharge of
condition 7 (noise) imposed on
planning permission for 2 storey
endoscopy facility complete with
new pedestrian crossing and
hard landscaping on existing
vacant land, approved 13th
February 2023

Caravan On Land Adj 31, Wood

Delegated

Conditions Applications Approved

R23/0171 Conditions Approval 03/08/2023	Lane, Shilton	Discharge of conditions from application R19/1495 Outline approval for 2 dwellings.
R23/0533 Conditions Approval 03/08/2023	DAVID LLOYD CLUBS, KEY PHASE 1, RUGBY RADIO STATION (HOULTON), WATLING STREET, CLIFTON UPON DUNSMORE, RUGBY, CV23 0AS	Application for approval of details relating to conditions 9 (Contamination), 13 (Odour and Fumes) and 14 (Carbon Reduction) of R19/1391 (David Lloyd Clubs) for the erection of a health, fitness and racquets club.
R23/0429 Conditions Approval 04/08/2023	26, LAND ADJACENT TO, THE GREEN, LONG LAWFORD, RUGBY, CV23 9BL	Discharge of Condition 13b and 13c for R22/1117 for Erection of new dwelling with associated parking
R23/0485 Conditions Approval 04/08/2023	WESTERN PART OF ZONE D (Unit 7) - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON	Conditions 8: Levels and 33: Lighting Strategy for Biodiversity of R16/2569 (Outline application for Use Class B8 buildings with associated infrastructure) in relation to Western part of Zone D of site covered by R23/0397 (Unit 7).
R23/0486		

Delegated

Conditions

Applications Approved

Conditions
Approval
04/08/2023

CENTRAL & EASTERN PARTS
OF ZONE D (Units 5 & 6) - LAND
NORTH OF COVENTRY ROAD,
COVENTRY ROAD,
THURLASTON

Conditions 8: Levels & 33:
Lighting Strategy for Biodiversity
of R16/2569 (Outline application
Use Class B8 buildings with
associated infrastructure) in
relation to the Central & Eastern
parts of Zone D of site covered
by R23/0398 (Units 5 & 6).

R22/0809
Conditions
Approval
07/08/2023

WOLVEY CAMPUS, LEICESTER
ROAD, WOLVEY, HINCKLEY,
LE10 3HL

Approval of details related to
Condition 8 - Great Crested Newt
Mitigation - R20/0968 - Outline
application with all matters
reserved except access for the
demolition of existing buildings
and the erection of residential
dwellings (Use Class
C3), including the retention and
amendment of the existing
vehicular access off Leicester
Road and associated
infrastructure, public open space
and landscaping.

R23/0244
Conditions
Approval
08/08/2023

PARCEL D (MULBERRY
HOMES), KEY PHASE 3,
RUGBY RADIO STATION,
WATLING STREET, CLIFTON
UPON DUNSMORE, RUGBY,

Delegated

Conditions Applications Approved

CV23 0AS

Application for approval of details relating to conditions 2 (surface water systems maintenance plan) and 19 (water supplies and fire hydrants) of R21/0873 (Parcel D, Key Phase 3) for the erection of 147 dwellings

R23/0655
Conditions
Approval
08/08/2023

FLAT, MIDAS LOUNGE, 49,
CHURCH STREET, RUGBY,
RUGBY, CV21 3PT

Approval of details in relation to condition 6 attached to R22/0702 - Noise Assessment

R23/0656
Conditions
Approval
09/08/2023

GIBBETT CROSS SERVICE
STATION, WATLING STREET,
CHURCHOVER,
LUTTERWORTH, LE17 6AR

Approval of details in relation to conditions 3 (materials), 6 (drainage) and 7 (Construction Traffic Management Plan) attached to R22/1340 – Removal of hand car wash facility and replacement with food-to-go building and associated car parking and forecourt alterations.

R23/0668
Conditions
Approval
11/08/2023

7, ST MATTHEWS STREET,
RUGBY, CV21 3BY

Approval of details in relation to conditions 3- materials, 4- CMP, 5- air quality and 6- water of R20/1092 (Conversion of existing building to 5 apartments and extension to form 2 further

Delegated

Conditions Applications Approved

apartments)

R23/0683 Conditions Approval 14/08/2023	GRANGE FARM, LONDON ROAD, RYTON-ON- DUNSMORE, COVENTRY, CV8 3EW	Approval of Condition 12 (WSI) of R22/1030 (Change of use of Agricultural barn to 4 no. dwellings and associated parking and landscaping.)
R23/0611 Conditions Approval 15/08/2023	LAND NORTH EAST OF CASTLE MOUND WAY, CASTLE MOUND WAY, RUGBY	Approval of details related to: Condition 9 - Local Employment Strategy - relating to application - R22/0551 - Application for full planning permission for storage and distribution floorspace (Class B8 use), with ancillary offices, gatehouse, associated car parking, HGV parking, landscaping and infrastructure.
R23/0713 Conditions Approval 16/08/2023	UNITS 1 & 2 LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON	Details in relation to condition 9: External plant or storage of R20/1026 (Erection of 2 logistics units with associated infrastructure) to provide: transformer plant to the south east of unit 1, high voltage ring main unit to the south of unit 1 & substation (including transformer plant and metering) to the east of unit 2 (increased in size).

Delegated

Conditions

Applications Approved

R23/0391
 Conditions
 Approval
 18/08/2023

WESTERN PART OF ZONE D
 (Unit 7) - LAND NORTH OF
 COVENTRY ROAD, COVENTRY
 ROAD, THURLASTON

Conditions 9: Materials, 10:
 Boundary Treatment, 11: Bin &
 Cycle Stores, 12: External Plant,
 14: Access Details, 15: HGV
 routing strategy, 20: Construction
 Traffic Management Plan, 30:
 Landscape Ecology Management
 Plan , 31: Construction
 Environment Management Plan,
 32: Protected Species mitigation
 strategy, 35: Tree Protection
 Plan, 38: Noise Assessment, 39:
 Noise Assessment (reversing
 alarms) and 41: Construction
 Method Statement of R16/2569
 (Outline application for Use Class
 B8 buildings with associated
 infrastructure) in relation to
 Western part of Zone D of site
 covered by R23/0397 (Unit 7).

Discharge of Conditions

Applications Approved

R22/1340

Delegated

Discharge of Conditions

Applications Approved

09/08/2023	GIBBETT CROSS SERVICE STATION, WATLING STREET, CHURCHOVER, LUTTERWORTH, LE17 6AR	Removal of hand car wash facility and replacement with food-to-go building and associated car parking and forecourt alterations.
R22/1030 14/08/2023	GRANGE FARM, LONDON ROAD, RYTON-ON-DUNSMORE, COVENTRY, CV8 3EW	Change of use of Agricultural barn to 4 no. dwellings and associated parking and landscaping
R23/0683 14/08/2023	GRANGE FARM, LONDON ROAD, RYTON-ON-DUNSMORE, COVENTRY, CV8 3EW	Approval of Condition 12 (WSI) of R22/1030 (Change of use of Agricultural barn to 4 no. dwellings and associated parking and landscaping.)

Committee

Discharge of Conditions

Applications Approved

R20/1026 16/08/2023	UNITS 1 & 2 TRITAX SYMMETRY SITE - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON	Full planning application for the erection of 2 logistics units development comprising a total of 30,435 sqm (327,599 sq.ft.) (measured GEA) of Class B8 floorspace of which 1,817.2 sq.m
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Discharge of Conditions Applications Approved

(measured GIA) (19,560 sq. ft.)
comprises Class E(g)(i) ancillary
office floorspace (measured GIA)
with associated infrastructure
including lorry parking,
landscaping including permanent
landscaped mounds, sustainable
drainage details, sprinkler tank
pump houses, gas and electricity
substations, temporary
construction access from
Coventry Road, temporary
marketing suite and temporary
stockpile area for additional soil
disposal.

R22/1144 BILTON GRANGE, RUGBY
ROAD, DUNCHURCH, RUGBY,
CV22 6QU

16/08/2023

The erection of a two, three and
four storey boarding house to
provide, bed spaces for eighty
pupils, accommodation for five
family residential units and
associated ancillary spaces
including landscape within the
grounds of Bilton Grange
Preparatory School.

Delegated

Listed Building Consent Applications Applications Approved

GWENARTH, MAIN STREET,

Listed Building Consent Applications

Applications Approved

EASENHALL, RUGBY, CV23
0JA

R23/0422
Listed Building Consent
Approval
28/07/2023

Proposed roofing works including reusing existing tiles from the rear to replace broken tiles to the front and new replacement tiles to the rear of the property.

R23/0476 13, MARKET PLACE, RUGBY,
Listed Building Consent CV21 3DU
Approval
31/07/2023

Alterations in association with change of use of first and second floor accommodation from Class E commercial to C3 residential use to provide new dwelling.

R23/0626 SCHOOL HOUSE, LAWRENCE
Listed Building Consent SHERIFF STREET, RUGBY,
Approval CV22 5EQ
10/08/2023

Listed Building Consent for a proposed handrail to front entrance

Major Applications

Applications Approved

R23/0397 WESTERN PART OF ZONE D
Major Application (Unit 7) - LAND NORTH OF
Approval of Reserved COVENTRY ROAD, COVENTRY
Matters ROAD, THURLASTON
02/08/2023

Erection of one building within Use Class B8 with ancillary office; ancillary structures including gatehouses; with associated access roads; servicing yards; car parking and cycle shelters; external plant and access; landscaping details; security fencing. Approval of

Major Applications Applications Approved

reserved matters access,
appearance, layout, scale and
landscaping, relating to r16/2569.
(Unit 7)

R23/0398
Major Application
Approval of Reserved
Matters
02/08/2023

CENTRAL & EASTERN PARTS
OF ZONE D (Units 5 & 6) - LAND
NORTH OF COVENTRY ROAD,
COVENTRY ROAD,
THURLASTON

Erection of two buildings within
Use Class B8 with ancillary
office; ancillary structures
including gatehouses; with
associated access roads;
servicing yards; car parking and
cycle shelters; external plant and
access; landscaping details;
security fencing. Approval of
reserved matters access,
appearance, layout, scale and
landscaping, relating to
R16/2569.' (Units 5 and 6)

Non Material Amendment Applications Applications Approved

R16/1721
Non-Material
Amendment agreed
11/08/2023

(Northern part of) CAWSTON
EXTENSION SITE, COVENTRY
ROAD, CAWSTON, RUGBY,

Erection of 184 dwellings and
associated infrastructure:
Approval of reserved matters
related to R11/0114 {Outline
application for residential
development (up to 600
dwellings, use class C3), new
accesses to Coventry Road and
Trussell Way, open space,
associated infrastructure and
ancillary works (access not

Non Material Amendment Applications Applications Approved

reserved).}

Prior Approval Applications

Prior Approval Applications

R23/0734 Demolition Prior Approval Not Required 27/07/2023	SOWE FIELDS FARM, LENTONS LANE, ALDERMANS GREEN, COVENTRY, CV2 1PA	Prior Notification for the demolition of buildings at Sowe Fields Farm. The structures are identified on Demolition Site plan ref: A-P10-002 as 'C' and 'G'.
R23/0673 Prior Approval Extension Not Required 31/07/2023	1, LAWFORD LODGE FARM COTTAGE, CORONATION ROAD, CHURCH LAWFORD, RUGBY, CV23 9ER	Removal of Existing Conservatory and Replaced with Single Storey Rear Extension
R23/0721 Prior Approval Extension Not Required 11/08/2023	22, Eastlands Road, Rugby, CV21 3RP	Single storey extension to extend beyond the rear wall of the original property by 4.5m with a maximum height of 3.85m and an eaves height of 2.3m (Larger Home Extension Prior Approval)