

PLANNING COMMITTEE

15 April 2026

Amendment/Correction List after publication of Agenda

Additional Information for Councillors

Agenda Item 4 (Applications for Consideration)

Item 1 - Coal Pit Lane, Lutterworth, Rugby, CV23 0RT

Application Reference R25/0623

1. Third party comments

Further representations from two local residents have been received in response to the publication of the committee report, however these representations do not raise any new material planning considerations.

2. Technical consultation responses

Since the publication of the report, the holding objection issued by National Gas Transmission (NGT) referred to within the report has been removed as a result of discussions between NGT, the applicant and the council's case officer.

NGT removed its objection on the basis of minor amendments which have been made to the internal access and on the basis that a condition is applied requiring the pre-commencement submission and approval of an Asset Protection Plan including a track crossing assessment and an electrical impact assessment to ensure an acceptable impact on its pipeline. The proposed condition and related informatives are set out below.

Given the minor change to the access arrangements, the case officer has consulted with the Local Highways Authority which is content that the changes do not affect highway safety.

3. Recommendation

As the holding objection has now been removed, it is no longer necessary for committee to delegate authority to approve once the NGT holding objection has been removed. Instead, the recommendation of officers is that committee approve the application, as set out in detail below.

As well as the additional condition required by NGT, the minor amendments require an update to the plans in condition 2 of the permission. A small amendment is also proposed to condition 6 to clarify that it relates to on-site cable routing.

The revised recommendation as well as the additional and amended conditions are set out below.

RECOMMENDATION

It is recommended to committee that:

1. Planning application R25/0623 be approved, subject to:
 - a. the conditions and informatives set out in the draft decision notice appended to this report as amended by the additional and amended conditions and informatives set out on the Amendment/Correction List; and,
 - b. the completion of a legal agreement to secure the necessary financial contributions and/or planning obligations as indicatively outlined in the heads of terms within the report.
2. The Strategic Director for Place be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice as amended by the additional and amended conditions set out on the Amendment/Correction List.
3. The Strategic Director for Place (in consultation with the Planning Committee Chair) be given delegated authority to add, vary or remove any of the financial contributions and/or planning obligations outlined in the heads of terms within this report

Amended conditions (changes in bold)

CONDITION 2:

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

ENV00161-11-SiteLocation – Rev B – Site Location Plan
ENV00161-02-PlanningLayout – Rev K – Planning Layout
ENV00161-06-ArraySections – Rev D – Array Section Views
ENV00161-07-CustSubSections – Rev B – Customer Substation Section Views
ENV00161-08-DNOSubSections – Rev B – DNO Substation Section Views
ENV00161-09-FenceSections – Rev B – Fence Section Views
ENV00161-10-TXStationSections – Rev B – Transformer Station Section Views
ENV00161-13-CCTVSections – Rev A – CCTV Section Views
2411048-02 - Rev C - Visibility Splays at Site Access
2411048-03 – Rev C – Proposed Site Access with Topo Detail
13054-FPCR-XX-XX-DR-L-0001 - Rev P05 - Landscape Strategy Plan
CPL-BWB-ZZ-XX-T-EE-0001_Arboricultural Survey – Rev P01 – Arboricultural Survey
CPL-BWB-ZZ-XX-T-EE-0003_Arboricultural Impact Assessment – Rev P04 - AIA
244297_BWB-ZZ-XX-T-W-0002_DS – Rev P05 – Drainage Statement
244297-BWB-ZZ-XX-T-W-0001_FRA – Rev P04 – Flood Risk Assessment
Landscape and Visual Appraisal – May 2025 – FPCR
Solar Photovoltaic Glint and Glare Study - 13552A Issue 3 – PagerPower
Agricultural Quality of Land report - 2384/1 – 29 October 2024 – Land Research Associates
Ecological Impact Assessment - B24046 – 8 December 2025 – The Landscape Partnership
Habitat Survey Report for BNG – 17 December 2025 – The Landscape Partnership

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

CONDITION 6:

No development shall commence until details of the routing of **on-site** cabling and any other underground services have been submitted to and approved in writing by the Local Planning Authority. Details shall include a plan of the cable routing, a cross-section plan of the trench and describe the method by which the cable will be laid and covered. The development shall not be carried out other than in accordance with the approved details.

REASON: To ensure that the associated cabling is appropriately routed avoiding any tree roots and biodiversity features.

Additional condition

CONDITION 20:

No development (including site clearance, preparatory works, or delivery of materials) shall commence until an Asset Protection Plan including a Track Crossing Assessment and an Electrical Impact Assessment in respect of the gas transmission pipeline on site has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the approved plan and any protection measures shall be installed and maintained in accordance with the approved plan.

Additional informative

INFORMATIVE 7: National Gas Transmission (NGT)

The Track Crossing Assessment required by condition 20 shall:

1. Identify the precise location, depth, and alignment of the gas transmission pipeline within and adjacent to the site;
2. Assess the suitability of the existing or proposed track crossing (temporary or permanent) for use by all anticipated construction vehicles and equipment;
3. Include a geotechnical survey, load-bearing analysis in line with NGT requirements, and any necessary protective works to safeguard the pipeline;
4. Be completed in accordance with NGT's technical requirements and safety guidance; and
5. Include a timetable for the implementation of any identified protection or strengthening measures prior to construction traffic using the crossing and the period for which it must be maintained.

The Electrical Impact Assessment required by condition 20 shall include, but not be limited to:

1. Details of the proposed installation, proposed earthing system, cable routing and configuration.
2. A detailed analysis of electrical impact on the existing NGT infrastructure, under both normal and fault conditions, taking into account soil resistivity surrounding the pipeline, and where appropriate AC harmonics and filtering.

3. Calculations to demonstrate the separation distances for cables and earthing system will not cause unacceptable levels of AC/DC interference to NGT infrastructure.
4. Electrical risk assessment which confirms the touch and step potentials under normal and fault conditions remain within acceptable limits.
5. Mitigation measures where necessary to address any unacceptable impacts. This shall include installation of additional monitoring equipment or redesign of the earthing arrangement of the installation where necessary.
6. Confirmation from NGT the assessment is satisfactory and complies with all relevant standards and specifications, and that any required mitigation has been agreed.

Item 2 - Lentons Lane Solar Farm, Lentons Lane, Aldermans Green

Application Reference - R25/0883

1. Third Party Comments

One further objection letter has been received (total 37 objections from 30 households) raising the following concerns:

- Site is not grey belt
- Land would be removed for the Green Belt and no very special circumstances exist
- Loss of openness
- Details of locations of inverter cabins not shown
- Disagrees with LVIA that screening will mitigate against any remaining views
- Landscaping details not yet provided
- No regard given to nearby solar schemes in site selection
- Only full output of 25 MW for full site given
- Concerns over feasibility of grid connection and deliverability
- Solar panels insufficient without battery storage
- Loss of livelihood of tenant farmer
- Impact on food production and best and most versatile land (BMV)
- Impact on ecology
- County Highways refer to Coventry City Council Highways regarding highways impact
- Concern has also been raised regarding improper public consultation and consideration by Coventry City Council.

The additional objection does not raise any additional matters to that which has already been summarised and assessed within the original report.

2. Recommendation

The recommendation is the same as per the main report with a change to part 1.b. below only, to take account of the updated draft decision notice as shown further below, due to the key details at the top of the decision notice from the reference number to the application description now being updated to reflect the details of the current 2025 submission. **Conditions and informatives remain unchanged from the draft decision notice appended to the committee report.**

RECOMMENDATION

1. Planning application R25/0883 be approved subject to:

- a. Referral to the Planning Casework Unit;
- b. The conditions and informatives set out in the updated draft decision with the addendum to the Reference no, Valid Date, Applicant, agent and Address as set out within this late items report;**
- c. The completion of a legal agreement to secure the necessary financial contributions and planning obligations as indicatively outlined in the heads of terms within this report. The Strategic Director for Place be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice. The Strategic Director for Place (in consultation with the Planning Committee Chair) be given delegated authority to add, vary or remove any of the financial contributions and/or planning obligations outlined in the heads of terms within this report.

UPDATED DRAFT DECISION

REFERENCE NO:
R25/0883

DATE APPLICATION VALID:
03-Oct-2025

APPLICANT:
E. On UK Heat Limited

AGENT:
Mr Grant Young, Young Planning, Suite 29, 196 Rose Street, Edinburgh, EH2 4AT

ADDRESS OF DEVELOPMENT:
Lentons Lane Solar Farm, Lentons Lane, Aldermans Green

APPLICATION DESCRIPTION:
Solar Farm Development including solar arrays, control buildings and associated infrastructure, internal access roads including landscaping and associated development.

Item 3 - 25, CAVE CLOSE, RUGBY, CV22 7GL

Application Reference - R25/1073

1. Third Party Comments

One further objection from a previous objector has been received (totalling 38 letters from 15 households within the locality) raising procedural concerns and incorrect statements made in the report. These will be taken in turn below.

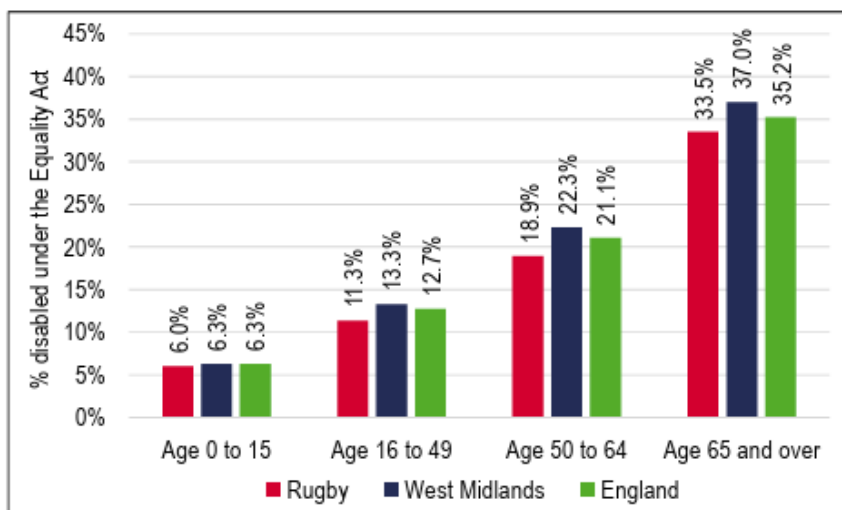
The objection refers to the following incorrect statements:

1. **Improper use of HEDNA Report (Policy H6) to justify need** - the section relied upon concerns older people and adults with disabilities. It contains no evidence of need for a children's home, no support for expanding C2 institutional uses of this kind and makes no mention of looked-after children.

Section 5 of the committee report comments on need and the HEDNA (2022). It is acknowledged that the main needs discussed under the *Housing needs for Older People and those with disabilities* sections in both the HEDNA 2022 and the Updated Housing

Needs 2025 document (sections 14 and 7 respectively in those) largely refer to older peoples housing needs and that of the ageing population (65+ generally). However, it is clear that they are two groups of people which are linked but also separate. Both reports acknowledge that there are people with disabilities of all ages (from 0 to 65+), and both documents include the assessment of both groups. It would therefore be remiss not to mention these documents within any assessment.

Figure 14.3 within the HEDNA (2022) shows the different age groups from 0-65+ years with Long-Term Health Problem or Disability and Figure 7.2 of the Updated Housing Needs Study (2025) updates the date and shows the below population of disability by age:



Source: 2021 Census

The Updated Housing Needs Study (2025) provides the following text in association with the above figure.

'7.1 This section studies the characteristics and housing needs of the older person population and the population with some form of disability.'

7.8 As noted, it is likely that the age profile will impact upon the numbers of people with a disability, as older people tend to be more likely to have a disability. The figure below shows the age bands of people with a disability. It is clear from this a analysis that those people in the oldest age bands are more likely to have a disability.'

It is clear that a correlation is widely found here between age and disability but the documents do not discount younger people with disabilities within the assessment.

Section 7 in the Updated Housing Needs Report 2025 Report concludes the need for 515 housing in care, showing that while it mainly refers to older people, other disabilities are not excluded from this. There is a further section entitled "Looked after Children" which has a few paragraphs referring specifically to the need for the C2 residential homes for looked after children, notably including 8.23 and 8.26 as follows:

'8.23 Based on the Strategy and engagement with WCC, we understand that there is high demand for children's homes, particularly for children with disabilities, mainly those with learning difficulties who make up the main proportion of beds.'

8.26 Children's homes do not have to be delivered though new-build development with conversion of existing C3 properties providing a key source of supply... Suitable locations typically include suburban areas and particularly those with lower crime levels.'

These paragraphs further support the position already established within section 5 of the main report for not only people with specialist needs apart from age as referred to in Policy H6 but also specifically deals with the need for C2 homes for looked after children. There is therefore a need for this type of development which is a material consideration for this planning application.

2. **Parking assessment is factually incorrect and misleading** - The planning officer's parking assumptions are demonstrably false and not based on any evidence. If 5 cars are parked on the driveway it is physically impossible to enter and exit in a forward and safe manner.

Parking requirements of the proposal have been calculated and assessed within section 8 of the main report. Paragraph 8.5 of the report states the requirements for a residential institution (C2) as follows:

- 1 parking space per resident staff member
- 0.5 spaces per non-resident staff member
- 0.5 spaces per client for visitor spaces.

Hence the number of 5 spaces is required, which remains correct.

The driveway is indeed generous and does have space for 5 cars even if in tandem as stated in the committee report, regardless of the positions of cars shown on the site plan, already having discounted the car shown to the front edge of the site where the bay window is as being left open and unobstructed for manoeuvring, even while it is within the red line site. The below site plan illustrates this area outlined in green. This green area is all within the ownership of the applicant with no rights of way or access across the land.



Therefore, the green outlined area shown above is also what has been considered within the committee report assessment as being the parking area where 5 cars can be accommodated, having already taken this into account from previous neighbour comments.

It is also noted that a further 2 garage parking spaces are available on this site if needed and are to be conditioned to remain as a garage for the use of motor vehicles in perpetuity.

The objection states there is a turning area within the applicant's driveway which would no longer be in use if the driveway was full, however the driveway could be full as part of the current use and this would not represent a change upon the existing situation, and how this would impact upon manoeuvring for site users or neighbours. It is also arguably unreasonable to expect the current or future owner of the application site to leave their driveway unused for this purpose especially when there is no right of access as this is not part of the private drive with any rights across it. Land ownership and rights are a civil matter.

Furthermore, as highways have not objected the application on highways safety grounds, it cannot be asserted in planning terms that a severe highway impact exists.

- 3. Parking assessment is factually incorrect and misleading** - The parking layout forces reversing movements on a narrow private driveway, where visibility is restricted, and containing a blind bend. It is a shared use driveway with no footpath and regularly used by small children. In such circumstances, national safety guidance is clear that reversing should be designed out - yet this proposal builds it in as an unavoidable feature of daily operation. Parking 5 cars makes the property's turning circle obsolete and the consequence is that a car would have to reverse 40 meters past three properties before being able to turn around.

Firstly, the large driveway space meeting the official requirement for this scale of operation, and then additional 2 spaces within the garage will always be available for use. Therefore, it is unlikely that parking should spill out onto the Close and the turning circle will be available for use.

Secondly, all driveways in the Close have their own turning areas in which they can turn in and out of to exit in a forward gear, including the immediate neighbour.

- 4. Privacy impact is inaccurately assessed and downplayed** - Objection disagrees with the officer assessment that "the front windows are public facing ...[so views are] ...no more than could usually be expected by residential users accessing the site currently" but rather states that "Our front windows are not public facing. They overlook our private property, and council woodland. This is essentially our front garden, with associated amenity value" and that more unknown and transient users than already well-known neighbours would disrupt this.

It is acknowledged that the street is a fairly private in its character, surroundings, heavy screening and significant distance from any other properties to its frontage. However, the road itself still has open and free access to anybody either wishing or needing to visit any of the properties in this part of the close, such as visitors, postal services and deliveries, emergency services, and given the need for the Close to remain open and unobstructed for access, the road cannot be physically closed off to prevent any other general access or rights of way across this land.

The objection refers to the following procedural concerns:

- 5. The existing residential amenity and character has not been assessed** - The proposed C2 use introduces a degree of change in activity, intensity, comings and

goings, and operational behaviour that is materially different from the established residential character.

The impact upon residential amenity has been assessed within section 7 of the committee report and character has been assessed within section 6 of the committee report. As set out within the assessment, it is necessary to compare the current use and scale of the property, for which reasonable examples have already been given in the main report and are still considered to be, in order to then realistically compare the potential difference of the proposed use, which has also been transparently set out within the main officer report.

It has clearly been stated in the main report what level and type of comings and goings could come to the site and that they could not be controlled, but that this would also be the case with a family dwelling, particularly given its large size with 5 bedrooms and an unusually large driveway capacity, and how it could operate at full capacity. As only three children are proposed to use the house (with associated adults for care) it is not over and above what could be expected from a normal dwelling of this size.

6. **Contradictions with the HEDNA** - Contradicted by the HEDNA report which the officer references which shows that 95.5% of homes with 4 or more bedrooms are under-utilised.

While it is accepted that this can often be the case, not only locally but nationally, this does not represent the true potential capacity of the site which is a material consideration for the application.

7. **Other Evidence Documents** - Rugby Borough Council has not considered the guidance documents for Fylde Council on Home Guidance nor Melton Borough Council on Children's Homes, which show that increased comings and goings would occur.

While it is acknowledged that these Council's have their own published Guidance documents on this topic, each area has different demographics and therefore has to consider particular topics differently. Neither Council specified is within Warwickshire or is comparable to Rugby. The evidence the Council must rely on in this instance is the HEDNA (2022) and the Updated Housing Needs Study 2025).

8. **Highway safety has not been appropriately considered or addressed** - The highways response of no objection does not equate to no issues in Cave Close or this specific location. Without this evidence it is not clear how the planning officer has assessed the practicality of access and if it is safe and suitable for all users.

As WCC Highways have not raised an objection to the impact on Trussel Way, Planning Officer's have used their professional planning judgement to assess the material differences between the potential current and proposed situations as already set out. Section 8 of the committee report sets out the highway safety assessment.

9. **Inconsistency in applying planning principles** - with that of Redwood Road, on that a number of the concerns are similar concerning 24/7 staffing, private drives, increased comings and goings, neighbour amenity concerns, tight knit communities in residential estates, Redwood Road requiring less staff.

The Redwood Road site referred to was for **3 short term families to occupy before being transferred to more permanent accommodation** which is a different proposal to this application in respect of character and impact of the use as well as the expected turnover of occupants and also associated staff. There was also no clear limit shown on what size these families could be, whereas the occupiers of this application is capped at three children maximum. Also, staff shifts for Redwood road were 12 hour shifts, whereas for this application, the regular staff team who would changeover three times a week, within a week has been set out.

While short term placements could be placed at the application site, this is not the main thrust or intention of it, where long-term placements are intended to be prioritised where possible, which is different from Redwood Road which was exclusively short term placements of 12 weeks per placement. Lastly, parking was considered insufficient in the Redwood Road case, whereas parking is sufficient here.

It is acknowledged that there are some similarities between the two applications however they are not the same application. In any case each application is to be assessed on its own merits, which is determined by the specific circumstances and location of the case.

2. Recommendation

As per the main committee report.