

5th February 2016

PLANNING COMMITTEE - 17TH FEBRUARY 2016

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 27th January 2016 in the Council Chamber, Town Hall, Rugby.

Adam Norburn
Executive Director

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

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

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Minutes.

To confirm the minutes of the meeting held on 27th January 2016.

2. Apologies.

To receive apologies for absence from the meeting.

3. Declarations of Interest.

To receive declarations of –

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

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

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

4. Applications for Consideration.
5. Planning Appeals Update.
6. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.
7. Delegated Decisions – 31st December 2015 to 20th January 2016
8. Motion to Exclude the Public under Section 100(A)(4) of the Local Government Act 1972

To consider passing the following resolution:

“under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item on the grounds that it involves the likely disclosure of information defined in paragraphs 1, 2 and 3 of Schedule 12A of the Act.”

PART 2 – EXEMPT INFORMATION

1. Enforcement.

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

The Reports of Officers (Ref. PLN 2015/16 – 13) are attached.

Membership of the Committee:

Councillors Ms Robbins (Chairman), Mrs Avis, H Avis, Butlin, Cade, Gillias, Miss Lawrence, Lewis, Sandison, Mrs Simpson-Vince, Srivastava and Ms Watson-Merret.

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

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

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

Planning Committee – 17th February 2016

Report of the Head of Planning and Recreation

Applications for Consideration

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

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

Recommendation

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Recommendations for refusal

There are no applications recommended for refusal to be considered.

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
1	R15/1689	Land 1km to the north west of Stretton under Fosse Erection of two slurry stores	3

Reference number: R15/1689

Site address: Land 1km to the north west of Stretton under Fosse

Description: Erection of two slurry stores

Case Officer Name & Number: Jo Orton – 01788 533549

Introduction

This application is being reported to Planning Committee in accordance with the Scheme of Delegation, as the application constitutes major development and has also been called in by Councillor Heather Timms.

The Site and Surrounding Area

The site is located within the open countryside to the north west of Stretton Under Fosse; the site is accessed by a farm track off Fosse Way. The land comprises of approximately 413 acres of land with a further 92 acres at Withybrook and operates as an arable crop growing business. There are currently no other farm buildings in situ within the application site with the slurry lagoon to be located on land which is currently a grassed field and adjoins a Site of Special Scientific Interest (SSSI).

There are residential properties unrelated to the farm located approximately 320 metres to the east of the slurry lagoon along Fosse Way.

Application Proposal

This application seeks full planning permission for the construction of a lagoon for the storage of farm slurry on land at Fosse Way, Stretton Under Fosse. The slurry stores are to be built on a concrete base pad with a hard core turning area leading from the existing track to the stores. Each slurry store has a diameter of 34.13 metres with a base area of 915 metres squared and would have a volume of 5112 metres cubed creating a combined total of 1830 metres squared and 10224 metres cubed.

A supporting document has been submitted with the application states that the accompanying topographical survey demonstrates that the height of the proposed tanks at 5.6 metres high would be 97 metres above sea level with the height of the road being 107.5 metres high. The existing terrain provided by the bank which is 103 metres and approximately half a metre higher than the top of the existing tank. Following consultation responses from Warwickshire County Council (Highways) and Rugby Borough Council (Environmental Health) additional information has been requested and received concerning odour potential and vehicular movements.

There is no relevant planning history on this site.

Technical Responses

No objections have been received from:

English Heritage

Rugby Borough Council (Tree Officer)

Environment Agency

Warwickshire County Council (Ecology)

Rugby Borough Council (Environmental Health)

Warwickshire County Council (Highways)

Third Party Responses

Stretton under Fosse Parish Council has commented on the proposal and have raised no objections subject to obtaining assurances regarding:

- The odour which tends to emanate from slurry storage
- The potential for the increase of heavy lorries passing through the village
- The risk of contamination to the local watercourse
- Only the content that the applicants say is going to be placed in the tanks will be there
- Vehicles servicing the site will use the Fosse Way for access and avoid passing through Stretton under Fosse village
- If possible tanks should be covered

A site notice has been posted and no letters of representation have been received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (2012)

Section 3: Supporting a Prosperous Rural Economy

Section 11: Conserving and Enhancing the Natural Environment

Core Strategy (2011)

Policy CS1: Development Strategy

Policy CS16: Sustainable Design

Saved Local Plan Policies (2011)

Policy E6: Biodiversity

Determining Considerations

The main considerations in respect of this application are the principle of development, the impact on the character and appearance of the countryside, the environment and biodiversity and the amenities of neighbouring residential properties.

Principle of Development

Policy CS1 of the Core Strategy states that development must comply with the settlement hierarchy and that it must be demonstrated that the most sustainable locations are considered ahead of those further down the hierarchy. As the application site is located with the open countryside it is therefore considered the most unsuitable location for development and only where national policy on countryside locations allows will development be permitted. The NPPF states within Policy 3 that policies should support economic growth in rural areas through promoting the development and diversification of agricultural and other land-based rural businesses.

The proposed slurry lagoons are required in connection with the agricultural operations of the farm and to allow the business to move away from artificial fertilisers onto organic based liquid material. The proposed tanks are required so that the material can be brought to the site in a couple tanker fills a day and stored before spreading the material. Having the store allows for the spreading of manure to be delivered over a short time frame of two weeks and the location of the store within the site will reduce the volume of traffic per day over the two week period.

The proposed development is therefore important to the viability of the arable farm operations and could not reasonable be expected to be located within or adjacent to a settlement boundary. It is therefore considered that the application is in accordance with Policy CS1 of the Core Strategy and Section 3 of the NPPF.

Impact on Character and Appearance of the Countryside

Policy CS16 of the Core Strategy states that all development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities character and amenity of the areas in which they are situated.

Whilst the slurry stores are not located within the existing farm complex they are sited within the agricultural fields where the use will be required allowing for the slurry to be spread directly from the tanks. Whilst the slurry store will have a surface area of 10,210 cubic metres, the topography of the site will enable the stores to be obscured from public visibility. The position of the proposed tanks at 5.6 metres high would be 97 metres above sea level with the height of the road being 107.5 metres high. Given the existing terrain provided by the bank which is 103 metres and approximately half a metre higher than the top of the existing tank.

To limit the impact on the character and appearance of the countryside an existing and proposed layout/section plan was submitted which created a bund which would be planted with trees and shrubs to obscure the view from the Fosse Way Road. There is also natural screening provided through the mature trees adjacent to the SSSI this combined with the colour of the slurry stores will ensure that they blend into the natural environment.

It is therefore considered that the applications has minimal adverse impact on the character and appearance of the countryside and therefore complies with Policy CS16 of the Core Strategy.

Impact on the Environment and Biodiversity

Saved Policy E6 of the Local Plan states that the Borough Council will seek to safeguard, maintain and enhance features of ecological importance, in particular priority habitats and species of conservation concern. Section 11 of the NPPF also states that new development should be prevented which contributes to putting an unacceptable risk from, or being adversely affected by unacceptable soil levels, air, water or noise pollution.

As the application site is located within the close vicinity of a SSSI Historic England and Warwickshire County Council (Ecology) have been consulted on the application. The Environment Agency have raised no concerns subject to compliance with The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). Historic England has confirmed that they have no comments to make on the application.

Although no trees will be directly affected by the proposal due to the proximity of the SSSI there is potential for wildlife habitats to be located within the vicinity. The applicant has indicated a willingness to provide some landscaping within the site to mitigate any impact of the slurry store on, and enhance the visual appearance of, the landscape. Warwickshire County Council (Ecology) has recommended that advice is taken for the protection of the mature trees during the construction period and that a night to application is included concerns the importance of protected birds and other species.

The Local Authorities Tree Officer has confirmed that there are no objections in relation to the trees which are located within close proximity of the site.

This application is therefore considered to be in accordance with Policy E6 of the Saved Local Plan.

Impact on Residential Amenity

Policy CS16 also states that development will ensure that the amenities of existing and future neighbouring occupiers are safeguarded.

The nearest residential dwellings are sited at least 300 metres away from the application dwelling however concerns have been raised regarding the smell generated from the proposed storing of agricultural slurry.

Additional information which has been submitted detailing both the type of manure the farmer is using and improved delivery method the proposed store would facilitate.

Highwood Farm has secured a supply of low odour vegetable digestate fertilizer from a nearby biogas facility which it will be using to support the growing of future crops. This material has been digested, separated for fibre and pasteurised at the producer making it not only excellent for growing crops but also low in odour but also environmentally friendly & highly sustainable.

At the time of fertilizer application the farmer wished to utilise an umbilical pipe and boom system which delivers fertilizer directly & continuously to the field from the proposed store; rather than using the current method of tractors & tankers which have to travel to and from when empty for filling with another load.

The umbilical system would not only reduce the amount of fuel required for the seasonal application, thus lowering the carbon footprint of the farm, it would also be quieter for neighbours and allow for the process to be finished quicker with less compaction to the field which maintains optimum soil structure for the farmer.

Rugby Borough Council (Environmental Health) were consulted and have not objected to the proposal subject to conditions being attached to any planning approval however have advised that it does not necessarily prevent action from being taken by the Local Authority or members of the public to secure the abatement, restriction or prohibition of statutory nuisances actionable under the Environmental Protection Act 1990 or any other statutory provisions.

This application is therefore considered to be in accordance with Policy CS16 of the Core Strategy.

Conclusion

The proposal would respect the scale and character of the surrounding area, would not adversely affect the amenities of the occupiers of neighbouring properties, and would not impact upon highway safety. Accordingly, the application is to be considered to be in accordance with the National Planning Policy Framework and the Core Strategy and is therefore recommended for approval subject to conditions.

DRAFT DECISION

APPLICATION NUMBER

R15/1689

DATE VALID

27/08/2015

ADDRESS OF DEVELOPMENT

LAND 1KM TO THE NORTH WEST OF
STRETTON UNDER FOSSE
FOSSE WAY
RUGBY
CV23 0PS

APPLICANT/AGENT

Mr Richard Newey
Fox Bennett
Fox Bennett
6 Lewis Court, Thorpe Way
Leicester
Leicestershire
LE19 1SD
On behalf of Mr Dale Aston

APPLICATION DESCRIPTION

Erection of two slurry stores.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

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

REASON: 1

To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

CONDITION: 2

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

Stretton Store Location Plan V3

Stretton Store Site Plan V2

Stretton Store Block Plan

Storth Storage Tank Technical Drawing V2

Stretton Storage Tanks Topographical

Stretton Store Elevation Drawings

Supporting Information Slurry Store

Odour Information

Existing and Proposed Site Sections

Farmer Guidance Digestate

Stretton Store Pictures V3

Stretton Store Site Setting Photos V3

Storth Storage Tank Brochure

Stretton Store Application Supporting Document V4

REASON: 2

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

CONDITION: 3

No development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples of the facing bricks and roof tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: 3

To ensure a satisfactory external appearance and in the interests of the visual amenities of the locality.

CONDITION: 4

No development shall commence unless and until a comprehensive landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

REASON: 4

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

CONDITION: 5

Unless otherwise agreed in writing the digestate to be used within the storage vessels on the site is restricted to digestate from Anaerobic Digestion (biomass crops).

REASON: 5

In the interests of the amenities of neighbouring amenity and odour control.

CONDITION: 6

The development hereby permitted shall not be brought into use until vehicular access to the site has been improved to include the following requirements:-

- a) Hard surfaced in a bound (bituminous or concrete) material for a minimum distance of 12.0 metres from the near edge of the highway carriageway.
- b) Gates and barriers opening into the site and not being placed within the vehicular access any closer than 12.0 metres from the near edge of the highway carriageway.

REASON: 6

In the interest of highway safety.

CONDITION: 7

The development hereby permitted shall not be used before the highway (verge) crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority.

REASON: 7

In the interest of highway safety.

CONDITION: 8

During the construction period, adequate measures shall be taken to prevent deleterious matter being carried onto all nearby highways.

REASON: 8

In the interest of highway safety.

STATEMENT OF POSITIVE ENGAGEMENT:

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

INFORMATIVE: 1

Condition numbers 1 & 2 require works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must complete access crossing application forms A & B, and serve at least 28 days notice under the on the Highway Authority's Area Team.

This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184 of the Highways Act 1980. In addition, it should be noted

that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer. Forms A and B are available from the Area Team who may be contacted by telephone: (01926) 412515.

In accordance with Traffic Management Act 2004 it is necessary for all works in the

Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

INFORMATIVE: 2

Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

INFORMATIVE: 3

In the event of any odour or insect nuisance complaint being received and Substantiated by Environmental Services as being a statutory nuisance, under Section 79 of the Environmental Protection Act 1990 the applicant will be requested to take appropriate action. Appropriate action may be the total containment of both tanks.

INFORMATIVE: 4

The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations.

Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.

You must inform the Environment Agency, verbally (Tel: 03708 506 506) or in writing, of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction, and once an agreed proposal has

been constructed we will ask you to send us a completed WQE3 notification form before you start using the facility.

INFORMATIVE: 5

The applicant is advised that compliance with planning conditions does not Necessarily prevent action from being taken by RBC or members of the public to secure the abatement, restriction or prohibition of statutory nuisances actionable under the Environmental Protection Act 1990 or any other statutory provisions.

INFORMATIVE: 6

In view of the suitable habitat nearby, care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while Warwickshire County Council Ecological Services or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2010 (as amended).

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	17 th February 2016
Report Title	Planning Appeals Update
Portfolio	
Ward Relevance	All
Prior Consultation	None
Reporting Director	Head of Planning and Recreation
Contact Officer	Greg Vigars Tel: Ext.3621
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	<p>This report relates to the following priority(ies):</p> <p>Ensure all the Borough's residents are aware of our services and can access and influence them. Enable the delivery of excellent Value for Money services in line with our corporate plans.</p>
Statutory/Policy Background	The Planning Appeals procedure which came into effect on 6 th April 2009.
Summary	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 01/01/2015 to 31/03/2015.

<i>Risk Management Implications</i>	There are no risk management implications arising from this report.
<i>Financial Implications</i>	Increases the scope for related costs claims within the Planning Appeals process.
<i>Environmental Implications</i>	There are no environmental implications arising from this report.
<i>Legal Implications</i>	Advice/support with regard to Cost Claims and any subsequent Costs awards.
<i>Equality and Diversity</i>	No new or existing policy or procedure has been recommended.
<i>Options</i>	N/A
<i>Recommendation</i>	The report be noted.
<i>Reasons for Recommendation</i>	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 – 17th February 2016

Planning Appeals Update

Report of the Head of Planning and Recreation

Recommendation

The report be noted.

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

1.1 Appeals determined

During the last quarter from 1st of October to 31st of December a total of 8 planning appeals were determined, of which 2 were allowed, 6 were dismissed and 0 was withdrawn. A schedule of the appeal cases determined for this period is attached for information (see Appendix A).

1.2 Appeals outstanding/in progress

As at 31st December there were 13 planning appeals and 2 enforcement appeals still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

Name of Meeting: Planning Committee
Date of Meeting: 17th February 2016
Subject Matter: Planning Appeals
Originating Department: Head of Planning and Recreation

LIST OF BACKGROUND PAPERS

* There are no background papers relating to this item.

(*Delete if not applicable)

APPENDIX A

PLANNING APPEALS DETERMINED FOR THE PERIOD: 1st Oct 2015 - 31st December 2015

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal and Type of Appeal	Appeal Outcome
119 Lytham Road Rugby CV22 7PH	Erection of a pair of semi-detached dwellings	Jo Orton R13/2049 APP/E3715/W/15/3016540	Delegated Refusal 13/10/2014 Householder Appeals Service	Dismissed 01/10/2015
50 Hardy Close Bilton Rugby CV22 7JA	Retention of a 0.9m high fence	Brian Slater R15/0102 APP/E3715/W/15/3049250	Delegated Refusal 02/03/2015 Householder Appeals Service	Dismissed 08/10/2015
Willow Lodge Hayway Lane Broadwell CV23 8HH	Retrospective application for the erection of a log store shed in the location of a previous LPG fuel store area	Ruari McKee R15/0509 APP/E3715/D/15/3127890	Delegated Refusal 08/04/2015 Written Reps	Dismissed 08/10/2015
31 Betony Road Rugby CV23 0FB	Retrospective permission for a 1m high closed board wooden fence for a temporary period of up to 18 months (re-submission of R14/0781 refused on 22 July 2014).	Richard Redford R15/0865 APP\E3715\D\15\3129164	Delegated Refusal 15/06/2015 Householder Appeals Service	Dismissed 08/10/2015
30 Viaduct Close Rugby CV21 3FD	Erection of a replacement detached garage with storage over (resubmission of planning application reference R14/2321).	Ruari McKee R15/0938 APP/E3715/D/15/3129985	Delegated Refusal 12/06/2015 Householder Appeals Service	Dismissed 08/10/2015
Land at Former Allotment Plott Lane Stretton-on-Dunsmore	Full: New dwelling house	Lizzie Beresford R14/2164 APP/E3715/W/15/3129275	Delegated Refusal 11/12/2014 Written Reps	Dismissed 12/10/2015

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal and Type of Appeal	Appeal Outcome
CV23 9HR				
The Poppies Mile Tree Lane Bulkington Coventry CV2 1NT	Retrospective permission for the change of use of the mobile homes from traveller site to open residential	Richard Redford R14/2278 APP/E3715/W/15/3028959	Committee Refusal 20/02/2015 Hearing	Allowed 29/10/2015
Hollybank Farm Southam Road Leamington Hastings Rugby CV23 8AA	Retention of a temporary agricultural worker's dwelling (renewal of planning permission R11/2330 for a temporary dwelling for an agricultural worker in connection with the operation at Hollybank Farm, dated 10 January 2012).	Chris Davies R15/0137 APP/E3715/W/15/3095234	Delegated Refusal 13/03/2015 Hearing	Allowed 05/11/2015

APPENDIX B

PLANNING APPEALS OUTSTANDING/IN PROGRESS as at 31.12.2015

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal	Type of Appeal
Land at Cestersover Farm Lutterworth Road Churchover CV23 0QP	A wind farm comprising 4 no. wind turbines of up to 126.5m tip height. The proposed development also includes a single, permanent free-standing meteorological mast (80m), a temporary communications mast (10m), a sub-station compound containing a control building, electricity transformers, underground cabling, drainage improvements, channel crossings associated with a series of on-site tracks and turning heads, two site entrances with site access upgrades, 2 no. temporary construction compound, assist crane hard standings, and two temporary guyed meteorological/power performance masts (80m), with each wind turbine having a micro-siting tolerance of up to 50m.	Nathan Lowde R12/2009 APP/E3715/A/14/2227479	Committee Refusal 23/04/2014	Public Inquiry (02/09/2015) (Awaiting Decision to be taken by the Secretary of State on or before 18th January 2016)
Marvin House Farm Green Lane Lutterworth LE17 5BB	FULL: Change of Use from Agricultural to storage of 12 Caravans	Lizzie Beresford R15/0697 APP/E3715/W/15/3129359	Delegated Refusal 11/05/2015	Written Reps
Site Rear of Glenfern Glenfern Gardens Ryton on Dunsmore CV8 3EA	Erection of a detached bungalow with integrated garage	Nathan Lowde R15/0756 APP/E3715/W/15/3130623	Delegated Refusal 12/05/2015	Written Reps
Land at Gipsy Lane Gipsy Lane Hinckley	Retrospective application for retention of new stables and menage, including hardstanding (alterations to Approved R13/0497)	Richard Redford R15/0334 APP/E3715/W/15/3130827	Delegated Refusal 14/05/2015	Written Reps

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal	Type of Appeal
The Chalet Hinckley Road Wolvey Hinckley LE10 3HQ	Retrospective application for retention of new stables, including access road and hardstanding	Richard Redford R15/0175 APP/E3715/W/15/3131299	Delegated Refusal 14/05/2015	Written Reps
Land at Gipsy Lane Gipsy Lane Hinckley	Retrospective application for retention of new stables and menage, including hardstanding (alterations to Approved R13/0497)	Richard Redford Enforcement Notice Appeal for R13/0497 APP/E3715/C/15/3132197	Delegated Approval 01/05/2013	Written Reps
Land Adjacent The Chalet Hinckley Road Wolvey Hinckley LE10 3HQ	Retrospective application for retention of new stables, including access road and hardstanding	Richard Redford Enforcement Notice Appeal for R13/0007 APP/E3715/C/15/3132547	Delegated Approval 28/01/2013	Written Reps
Spinney Farm Main Street Withybrook Coventry CV7 9LX	Erection of a new 6 bay stable with associated feed and tack rooms and creation of a menage (amendment to previously approved application R13/2310)	Richard Redford R14/0618 APP/E3715/C/15/3132713 APP/E3715/C/15/3132714	Delegated Approval 24/04/2015	Written Reps
Church Cottage 1 Oxford Road Princethorpe Rugby CV23 9PS	Provision of a dropped kerb	Paul Varnish R15/1079 APP/E3715/W/15/3130818	Delegated Refusal 20/07/2015	Written Reps
Springfield Cawston Lane Dunchurch Rugby CV22 7RX	Erection of a new detached dwelling adjacent to the existing dwelling	Owain Williams R15/0684 APP/E3715/W/15/3135872	Delegated Refusal 11/05/2015	Written Reps
Carma Rugby Road Coventry CV8 3GJ	Erection of a single storey front extension	Paul Varnish R15/1123 APP/E3715/D/15/3135443	Delegated Refusal 01/07/2015	Householder Appeal Service
The Furniture Gallery Coventry Road CV23 9JP	Retention of change of use of B1 unit and associated storage to retail (A1) use (resubmission of R15/0566)	Ruari McKee R15/1317 APP/E3715/C/15/3139060	Committee Refusal 30/09/2015	Written Reps

Appeal Site Location	Description of Development	Case Officer Planning Ref No. Planning Inspectorate Ref No.	Date of Refusal	Type of Appeal
Glebe Farm Barn Birdingbury Road Bourton-on-Dunsmore CV23 9RA	Erection of single storey extension	Jo Orton R15/1357 APP/E3715/D/15/3139899	Committee Refusal 20/08/2015	Written Reps
The Yard Kings Newnham Lane Bretford CV23 0JU	Erection of two detached dwellings and formation of a new access.	Lizzie Beresford R15/1662 APP/E3715/W/15/3139960	Delegated Refusal 14/12/2015	Written Reps
4 Livingstone Avenue Long Lawford Rugby CV23 9BA	Erection of five dwellings (existing dwelling to be demolished) (outline application to include access with appearance, landscaping, layout and scale reserved)	Chris Kingham R15/0775 APP/E3715/W/15/3137402	Delegated Refusal 25/09/2015	Written Reps

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	17 th February 2016
Report Title	Delegated Decisions – 31 st December 2015 to 20 th January 2016
Portfolio	N/A
Ward Relevance	All
Prior Consultation	None
Contact Officer	Dan McGahey 3774
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	N/A
Statutory/Policy Background	Planning and Local Government Legislation
Summary	The report lists the decisions taken by the Head of Planning and Recreation under delegated powers
Risk Management Implications	N/A
Financial Implications	N/A

Environmental Implications N/A

Legal Implications N/A

Equality and Diversity N/A

Options N/A

Recommendation The report be noted.

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

Rugby Borough Council

Planning Committee – 17th February 2016

Delegated Decisions – 31st December 2015 to 20th January 2016

Report of the Head of Planning and Recreation

Recommendation

The report be noted.

1. BACKGROUND

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

Name of Meeting: Planning Committee
Date Of Meeting: 17th February 2016
Subject Matter: Delegated Decisions – 31st December 2015 to 20th January 2016
Originating Department: Planning and Recreation

LIST OF BACKGROUND PAPERS

There are no background papers relating to this item.

DECISIONS TAKEN BY THE HEAD OF PLANNING AND RECREATION UNDER
DELEGATED POWERS FROM 31.12.2015 TO 20.01.2016

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R15/1538 Refused 12.01.2016</i>	Land adjacent to 24 Bawnmore Road Bilton Rugby	The conversion and extension of a redundant Electrical Sub-Station for 1 No. dwelling (Re-submission of R14/1877)
<i>R15/2536 Refused 13.01.2016</i>	Glebe Farm Barn Birdingbury Road Bourton-on-Dunsmore	Erection of a single storey extension.
Applications Approved		
<i>R15/2098 Approved 23.12.2015</i>	Barn at Cathiron Farm Cathiron Lane Harborough Magna Rugby	Part retention, part conversion of a barn to form a dwelling.
<i>R15/1756 Approved 31.12.2015</i>	11 Townsend Lane Long Lawford	Retention of external cladding and alterations to existing detached garage and provision of iron gates to the front of the main property.
<i>R15/2426 Approved 31.12.2015</i>	Avon View Oxford Road Ryton on Dunsmore	Erection of detached garage.
<i>R15/2432 Approved 31.12.2015</i>	29 Durrell Drive Cawston	Erection of two storey rear extension.
<i>R15/2489 Approved 04.01.2016</i>	9 Monks Close Cawston	Enclosure and extension of existing porch (part retrospective).
<i>R15/2438 Approved 04.01.2016</i>	2 Sheridan Close Rugby	Erection of single storey side extension (re-submission of R14/2377)
<i>R15/2423</i>	Home Leas	Erection of a two storey side extension, two

<i>Approved</i> 04.01.2016	Coventry Road Cawston Rugby	storey rear extension, first floor rear extension and single storey front extension.
<i>R15/2439</i> <i>Approved</i> 04.01.2016	Pioneer Farm Stockton Road Birdingbury Rugby	Demolition of an existing dwelling and associated curtilage buildings and the erection of a replacement dwelling and siting of a temporary mobile home for the duration of the proposed construction works. (amendment to approval R15/0992 dated 6th July 2015)
<i>R15/2431</i> <i>Approved</i> 05.01.2016	Cotton House 10 Hillmorton Road Rugby	Extension and alterations to second floor; to include the provision of a mono pitch roof and the installation of four dormer windows and two Velux roof windows.
<i>R15/2446</i> <i>Approved</i> 05.01.2016	45 Heath Lane Brinklow Rugby	Erection of a single storey rear extension
<i>R15/0765</i> <i>Approved</i> 05.01.2016	105 Cornwallis Road Bilton Rugby	Erection of porch and conversion of existing garage
<i>R15/2499</i> <i>Approved</i> 05.01.2016	2 Tattlebank Cottages London Road Willoughby Rugby	Demolition of existing garage and erection of replacement double garage.
<i>R15/2359</i> <i>Approved</i> 05.01.2016	50 Hillmorton Road Rugby	Erection of a single storey side and rear extension
<i>R15/2197</i> <i>Approved</i> 06.01.2016	10 Lutterworth Road Pailton Rugby	Change of Use of the ground floor of the existing building from Class A1 (Retail) to Class C3 (residential). Resubmission of previously refused application R09/0411/PLN)
<i>R15/2435</i> <i>Approved</i> 06.01.2016	Dunchurch Boughton C of E Junior School Dew Close Dunchurch Rugby	Provision of a Multi-Use Games Area & associated works
<i>R15/2437</i> <i>Approved</i> 07.01.2016	38 Percival Road Rugby	Retention of covered seating area to rear of host dwelling

<i>R15/2090 Approved 07.01.2016</i>	38 Percival Road Rugby	Alterations to existing bungalow to form a two storey dormer dwelling and single storey rear extension.
<i>R15/2358 Approved 07.01.2016</i>	Meadow View 1 Bourton Road Frankton	Erection of a two storey side and rear extension, single storey front extension, a link detached double garage and a bedroom in the roof space. (Amendment to a previously approved scheme for the erection of a two storey side and rear extension, a single storey front extension and a detached double garage granted 9th July 2013 under planning reference number R13/0710)
<i>R15/2090 Approved 07.01.2016</i>	38 Percival Road Rugby	Alterations to existing bungalow to form a two storey dormer dwelling and single storey rear extension.
<i>R15/2503 Approved 08.01.2016</i>	Priory Cottage Priory Road Wolston Rugby	Retention of existing tack room.
<i>R13/0794 Approved 08.01.2016</i>	38-40 Warwick Road Wolston Coventry	Retention of pillars and gates at no. 38 and no. 40 Warwick Road and the provision of a dropped kerb to no. 40 Warwick Road
<i>R14/1897 Approved 08.01.2016</i>	Wolvey Hall 8 Hall Road Wolvey Hinckley	Subdivision of Wolvey Hall into 6no.apartments and 1no.mews dwelling, together with associated works.
<i>R15/2482 Approved 11.01.2016</i>	Plot 1, land rear of 263-273B Hillmorton Road 1 Silverdale Gardens Paddox Rugby	Erection of 1 detached dwelling with associated works - substitution of house type approved under R13/0901 dated 10th June 2015
<i>R15/2409 Approved 11.01.2016</i>	42 St Leonards Walk Ryton-on-Dunsmore	Erection of a part two storey, part single storey side extension.
<i>R15/2529 Approved 11.01.2016</i>	22 Sandford Way Rugby	Erection of two storey side extension and single storey front and rear extensions
<i>R15/2514 Approved 12.01.2016</i>	19 Walford Place Rugby	Erection of two storey side extension [Resubmission of R15/1296]

<i>R15/1861 Approved 12.01.2016</i>	14 Claremont Road Rugby	Change of use of property from Class C3 (residential dwelling) to Class C4 (house in multiple occupancy) of the Town and Country Planning (Use Classes) Order 2015.
<i>R13/1949 Approved 13.01.2016</i>	Waikiki 3 Kirby Close Brandon Coventry	Raising of the roof height to create first floor living accommodation.
<i>R15/2531 Approved 14.01.2016</i>	42 Dale Street Rugby	Retention of a single rear extension to form a ancillary annex to the main dwelling.
<i>R15/2523 Approved 14.01.2016</i>	5 Maple Gardens Dunchurch Road Rugby	Erection of first floor rear extension and single storey side extension
<i>R15/2502 Approved 14.01.2016</i>	48 Sidney Road Rugby	Erection of a two storey side and a single storey rear extension (Amendment to a previously approved scheme under R14/1561 for erection of a two storey side and a single storey rear extension)
<i>R15/1425 Approved 15.01.2016</i>	Sedlescombe Lodge 243 Dunchurch Road Rugby	Extension of existing car parking area and associated works.
<i>R15/2373 Approved 15.01.2016</i>	Kimblewick Frankton Manor Barns Main Street Rugby	Removal of Condition 2 of R09/0725/PLN (retention of stable) to use existing stables to provide livery and horse riding lessons
<i>R15/1544 Approved 15.01.2016</i>	The Corn Dryer Flecknoe Station Road Flecknoe	Conversion of Agricultural Corn Dryer to dwelling house. Alterations to approved schemes R13/0427 & R14/1133
<i>R15/2361 Approved 19.01.2016</i>	New Directions Rugby Limited Richmond Lodge 27 Bilton Road Rugby	Demolition of existing single-storey conservatory extension to Richmond Lodge, and erection of a 3-storey rear extension, together with alterations to existing boundary along Merttens Drive and the erection of a proposed orangery and interior refurbishments.
<i>R15/2330 Approved 19.01.2016</i>	39 Rugby Road Dunchurch Rugby	Erection of a two storey side extension.

<i>R15/2194 Approved 20.01.2016</i>	Land adjacent to London Road Ryton on Dunsmore Coventry	Retention of a stable building and formation of an access.
<i>R15/2441 Approved 20.01.2016</i>	48 Saunton Road Overslade Rugby	Erection of a two storey side, single storey front and rear extensions
<i>R15/2379 Approved 20.01.2016</i>	15 Richmond Road Rugby	Single storey rear extension.
Prior Approval Applications		
<i>R15/2417 Prior Approval Not Required 14.01.2016</i>	1 Shuckburgh Crescent Rugby	Prior Approval application for a single storey rear extension projecting 3.3 metres from the original rear elevation of the dwelling, 5.3 metres in width, 2.9 metres to the eaves with a maximum height to the ridge of 3.2 metres.
Listed Building Consents		
<i>R14/1885 Listed Building Consent 08.01.2016</i>	Wolvey Hall 8 Hall Road Wolvey Hinckley	Listed Building Consent for the subdivision of Wolvey Hall into 6no.apartments and 1no. mews dwelling.
<i>R15/2331 Listed Building Consent 13.01.2016</i>	44 The Crescent Rugby	Replacement front and rear doors.
<i>R15/2362 Listed Building Consent 19.01.2016</i>	New Directions Rugby Limited Richmond Lodge 27 Bilton Road Rugby	Listed building consent for the demolition of existing single-storey conservatory extension to Richmond Lodge, and erection of a 3-storey rear extension, together with a proposed orangery and interior refurbishments.
Advertisement Consents		
<i>R15/2461 Advertisement Consent 04.01.2016</i>	Laura Ashley Unit A Junction One Leicester Road Rugby	Advertisement consent for the replacement of two illuminated fascia signs.

R15/2390 Advertisement Consent 04.01.2016	Newbold Crown public house 2 Main Street Newbold Rugby	Display of 1no.externally illuminated fascia sign, 1no.double sided non-illuminated freestanding sign with poster frame fitted below, and 4no.non-illuminated hoarding signs.
R15/2485 Advertisement Consent 08.01.2016	Rugby Garden Centre Straight Mile Bourton on Dunsmore Rugby	Advertisement consent for the installation of 3 freestanding signs
Certificate of Lawful Use or Development		
R15/2506 Certificate of Lawful Use or Development 15.01.2016	8 Cross Street Rugby	Certificate of Lawful Development for the subdivision of a residential dwelling into two residential flats
R15/1472 Certificate of Lawful Use or Development 20.01.2016	9 Park Road Rugby	Certificate of lawful existing use for the change of use from residential to a guest house.
Approval of Details/ Materials		
R11/0432 Approval of Details 12.01.2016	133 Overslade Lane Rugby	Erection of replacement dwelling and formation of new access
R14/2238 Approval of Details 12.01.2016	White House Farm 13 Main Street Willoughby Rugby	Conversion of Barn to a residential dwelling including a first floor extension and single storey additions
R14/0755 Approval of Details 20.01.2016	Sunnycrest Rugby Road Princethorpe Rugby	Extensions and alterations to the existing dwelling house including the demolition of three outbuildings/structures, erection of new gate and wall to the front entrance and landscaping works across the site.
Approval of non-Material Changes		
R12/0217 & R15/0883 Approval of Non-Material Changes 07.01.2016	Unit DC7 Prologis Ryton Sites A and B Former Peugeot Site Oxford Road Ryton-on-Dunsmore	Application for Reserved Matters for Unit DC7 relating to appearance, landscaping, layout, and scale, including ancillary car parking, loading areas, gatehouse, sprinkler tanks and pump house (Application K), against outline

		planning permission R14/0217 (for the use of land for Class B2 (General Industry) & Class B8 (Storage, Warehouse & Distribution) employment purposes together with ancillary offices, gatehouses, car parking and associated road infrastructure and landscaping, including access).
<i>R14/1910 Approval of Non-Material Changes 08.01.2016</i>	Land at Draycote Water Entrance Southam Road Kites Hardwick	Demolishing of existing 5 residential properties and associated outbuildings and erection of 6 detached properties together with associated works.
<i>R11/0432 Approval of Non-Material Changes 12.01.2016</i>	133 Overslade Lane Rugby	Erection of replacement dwelling and formation of new access
<i>Withdrawn/ De-registered</i>		
<i>R15/0440 Withdrawn 07.01.2016</i>	15 Alfred Green Close Rugby	Prior Approval for the erection of a 4.354 m extension from the rear of the original dwelling and 2.9 m to the eaves and 4.2 m to highest point
<i>R14/2069 Withdrawn 12.01.2016</i>	Coton House Lutterworth Road Churchover Rugby	Listed Building Application for the partial demolition & rebuild and conversion of building H into a 3-bed dwelling, building J into a 2-bed dwelling and building K into a 4-bed dwelling.