

4 August 2017

## **PLANNING COMMITTEE - 16 AUGUST 2017**

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 16 August 2017 in the Council Chamber at the 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 26 July 2017.
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 – 29 June – 19 July 2017.

## **PART 2 – EXEMPT INFORMATION**

There is no business involving exempt information to be considered.

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

The Reports of Officers (Ref. PLN 2017/18 – 6) are attached.

### **Membership of the Committee:**

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Butlin, Cranham, Ellis, Gillias, Miss Lawrence, Lewis, Mistry, Sandison and Srivastava.

***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](mailto: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](http://www.rugby.gov.uk/speakingatplanning)).*

**Planning Committee – 16 August 2017**

**Report of the Head of Growth and Investment**

**Applications for Consideration**

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

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

**Recommendation**

The applications be considered and determined.

## APPLICATIONS FOR CONSIDERATION – INDEX

### Recommendations for refusal

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	R17/1096	Wolds Lane, Wolvey, LE10 3LL Outline planning permission – All matters reserved for the change of use of land and erection of 3 no. holiday lodges on land north of Wolvey House Farm	3

### Recommendations for approval

There are no applications recommended for approval to be considered.

**Reference number: R17/1096**

**Site address: Wolds Lane, Wolvey, LE10 3LL**

**Description: Outline planning permission – All matters reserved for the change of use of land and erection of 3 no. holiday lodges on land north of Wolvey House Farm**

**Case Officer Name & Number: Nigel Reeves 01788 533489**

## **Introduction**

This application is to be determined by members of the planning committee as more than 15 letters of objection have been received.

## **Description of Site**

The application site is located on a small field located immediately to the north of Wolvey House Farm and to the east of Wolds Lane. The site is located within an area of countryside designed as Green Belt, which forms part of the wider West Midlands Green Belt. The overall site extends to an area of approximately 0.26ha, and is currently used as a paddock in connection with the adjoining wooden stables.

The paddock connects to the wider area of farmland to the east and access off Wolds Lane is shared with that serving the stables. A public footpath (R20y) runs within the northern boundary of the site, following the hedgerow running along this boundary, linking Wolvey to the surrounding countryside.

The immediate context and surroundings of the site can be defined as open agricultural grassland. To the west of the site is the village of Wolvey, which is classed as a Main Rural Settlement in the Core Strategy (2011). There is a paddock on the opposite side of Wolds Lane, that separates the majority of the site from the built up extents of the village. Wolvey Cemetery lies immediately to the north of the site.

## **Description of Proposal**

The proposal has been submitted in an outline form with all matters reserved for consideration at a later date. Therefore the submitted plans in terms of layout, scale and appearance are indicative only.

The proposal seeks approval for the following:

- The change of use of land and erection of up to 3 holiday lodges on land to the north of Wolvey House Farm.

The application is supported by the following:

- Application Form
- Site Location Plan
- Site Layout Plan
- Design, Access & Planning Statement

The site layout plan has been supplied for indicative purposes only and shows the position of 3 similar sized plots, with the lodges placed fairly centrally, running from north to south across the site.

## **Relevant Planning History**

None relevant

## **Third Party Comments**

**Neighbours** 24 comments received raising the following concerns:

- Impact on village amenities
- Impact on Character of the Area
- Loss of privacy
- Traffic Danger close to sharp bend
- Lanes and Footpaths used by families and young children

- No footpaths currently along this part of Wolds Lane
- Land is Green Belt and the development is inappropriate
- Loss of Countryside Views
- Impact on Public Right of Way
- Holiday Lodges inappropriate in the village
- Loss of Hedgerow to create access
- Impact on Cemetery and its position would be disrespectful to users
- Would result in additional noise and nuisance
- Wolvey already has a holiday caravan and camping site and is not a tourist destination
- Area cannot be compared with National Forest as a tourist attraction
- No evidence of need for this facility provided
- Impact on wildlife
- Site has previously been considered for housing development, and rejected by officers in the preparation of the new Rugby Local Plan
- Proposal does not comply with the existing development plan
- Minimal detail has been submitted.
- No consultation with members of the local community about this proposal.

1 comment in support of the proposal has been received claiming that the proposal will be a welcome addition to Wolvey and would supply additional employment and additional income for local shops and pubs.

Wolvey Parish Council objects on the following grounds:

- The development severely compromises the open aspect of the Green Belt
- During the process of identifying site allocations for the Wolvey Neighbourhood Plan, RBC had opposed development in this area on the grounds of impact on the open aspect and the character of the Green Belt
- RBC has previously been very stringent in controlling development in the locality – if this development is approved it would have a negative effect
- Wolds lane is not suitable for further development

NB. Wolvey Parish Council has submitted an application to Rugby Borough Council for the designation of the parish as a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012.

The application to designate the parish of Wolvey as a Neighbourhood Area was approved on 21 June 2016, and the parish council intends to prepare a Neighbourhood Plan to help shape the future development of the village. This plan is currently in preparation.

Rugby Ramblers Association object until the exact line of the footpath is established and adequate provision is made to protect the path during construction

### **Technical Consultee Responses**

#### WCC Highways

No objection.

#### WCC Right of Way Team

Comment:

- Public footpath R20y was diverted onto its current alignment along the northern site boundary
- Whilst enclosing public rights of way is not desirable, there would be no objection if confirmation that an enclosed width of 3.0m is retained
- Recommend advisory note

#### WCC Ecology Unit

No objection subject to conditions relating to Bats and Lighting and to protect the existing hedgerow during construction plus advisory notes

## Assessment of Proposal

### 1. Principle of development

Core Strategy Policy CS1 sets a settlement hierarchy for locations within the Borough and seek to locate development sustainably within this hierarchy based on a sequential preference. CS1 states “It must be demonstrated that the most sustainable locations are considered ahead of those further down the hierarchy.” The site is located within an area of the Borough designed as Green Belt, and Policy CS1 states that only where National Policy allows will development be permitted. National Planning Policy pertaining to Green Belt is contained within the NPPF. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in Very Special Circumstances (VSCs) (NPPF Para 87).

Para 89 of the NPPF states that LPAs should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this (as stated in the D&A) include the following:

*Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.*

It is considered that the introduction of built structures (i.e. holiday lodges) into what is currently an open rural field, would clearly not preserve the openness of the Green Belt. It would also conflict with the third of the five purposes of the Green Belt (set out in para 80 of the NPPF) – ‘to assist in safeguarding the countryside from encroachment’ – which clearly the introduction of built holiday lodge development and accompanying activities (car parking, hardstanding, new access) would result in.

The proposal therefore fails to comply with guidance in Paras 80 and 89 in the NPPF.

As a result the application should be judged against Paras 87 and 88 of the NPPF. Para 88 states that:

*When considering any planning applications, LPAs should ensure that substantial weight is given to any harm to the Green Belt. VSC’s will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.*

Within the Principle of Development section of the applicants Design & Access Statement, it alludes to VSCs by referring to the following to support the proposal:

- Support for economic growth in rural areas to support jobs and prosperity
- Support for sustainable rural tourism and leisure development
- Location close to Wolvey Village
- The example of the increase in visitor numbers in the National Forest.

All of the above are basically statements of future intent and no evidence of a need for additional holiday accommodation in Wolvey or the surrounding area has been provided. There has been no evidence supplied to demonstrate why these facilities are appropriate in this location and to what functional relationship to a sport or recreation at hand it performs, to support or facilitate the pursuance of an outdoor activity. There is also an existing camping/caravan site at Wolvey Caravan Park, which may already account for any need in the locality.

It is therefore considered that these do not amount to appropriate VCSs to override the serious harm to the Green Belt that this proposal would cause, to which substantial weight should be attributed in the decision.

This impact will be assessed as part of the overall planning balance to be undertaken at the end of this report.

## 2. Landscape and Visual Impact Assessment

Existing vegetation associated with the site is predominantly confined to the northern and western site boundaries and consists of established hedgerows which are remnants of the former network of agricultural field boundaries. The eastern site boundary remains relatively open, with the land falling gently downhill to the River Anker. Buildings, in the form of wooden stables and an open 'menage' are located to the south of the site, with a group of houses (Wolvey House Farm) further to the south.

A public footpath (R20y) runs across the northern edge of site. It enters the site off Wolds Lane (via a stile) and then runs through the northern edge of an open field. Entering this field, it is apparent that you have left the village and are now in open countryside.

The Warwickshire County Council's Landscape Assessment of the Borough of Rugby 2006 identified the site as falling within the High Cross Plateau Village Farmlands(LCA). A draft Landscape Character Assessment 2016 has also been prepared to support the preparation of the new Rugby Local Plan, and which builds on the WCC Landscape Assessment.

A Landscape and Visual Impact Assessment has not been supplied with the application.

The proposal is considered to have the following adverse impacts on landscape character:

- The break in the existing hedgerow on Wolds Lane, to provide a new site access, would impact on the existing rural character of this side of the lane
- Users of the public footpath would lose some existing open views, entering the field from Wolds Lane, and the route would now be enclosed by new boundaries and the introduction of new holiday lodges would also be very apparent for the users, when previously the character was more rural.
- The introduction of the holiday lodges and accompanying development would urbanise this side of Wolds Lane, and cause the extent of built development to sprawl further out from the existing built up limits of the village. This would be particularly apparent when the site is viewed from the footpath within the open countryside looking westwards back towards the village.

The application site (Ref: S16005) was also assessed by the RBC Planning Policy Team, as part of the assessment of the 'Call for Sites' for housing, as part of the preparation of the new Rugby Local Plan. The assessment concluded that on landscape grounds:

- *The Draft Landscape Character Assessment 2016 considers the site within the context of its assessment of landscape parcel WV\_10. To the east of Wolds Lane the zone is open and visually prominent due to being on higher ground. The parcel comprises small to medium scale pastoral farmland on undulating ground on the south eastern edge of the settlement. It contains small pockets of farmland nestled between new and refurbished development of clustered residential properties that include barn conversions along a narrow winding rural lane. These dwellings read as a separate unit from the settlement.*
- *It concludes that the parcel has a medium / high sensitivity to new development and that site S16005 would not be appropriate for development as it would create a continuous line of development along Wolds Lane, thus impacting on the rural character in this area.*

The site was therefore excluded from the list of sites potentially suitable to be allocated for residential development in the new Local Plan.

It is therefore considered that the proposed development would adversely impact upon the local landscape character and visual amenity of the area, and would not be in accordance with policy CS16, which should be given substantial weight.

This impact will be assessed as part of the overall planning balance to be undertaken at the end of this report.

### **3. Biodiversity**

Policy E6 of the Local Plan seeks to ensure that development proposals do not have an adverse impact upon protected habitats and species. It also sets out that development should retain and protect natural habitats and provide mitigation and compensation measures where this would be lost. This policy is consistent with one of the core planning principles outlined within paragraph 17 of the NPPF which sets out the need for planning to 'contribute to conserving and enhancing the natural environment'. The NPPF further outlines a need to minimise the impact of proposed developments on biodiversity as well as contributing to and enhancing this where possible (paragraphs 109, 113, 114, 117 and 118). It particularly highlights the need to consider the impact on ecological networks, protected wildlife, priority species and priority habitats.

WCC Ecologists have assessed the application and raised no objection subject to conditions relating to the protection and safeguarding of bats and the protection of existing hedgerows.

### **4. Access, Parking Provision, Traffic Flows and Highway Safety**

One of the core principles outlined within paragraph 17 of the NPPF sets out the need for planning to 'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'. This is then further expanded upon in section 4 of the NPPF which also sets out the need to consider the suitability and safety of accesses. Paragraph 32 of the NPPF is particularly important and indicates that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'. The Planning Obligations SPD expands on this and further sets out the need for transport assessments to be submitted with planning applications to assess the impact and acceptability of development proposals. Policy CS11 and policy T5 of the Local Plan also state that planning permission will only be granted for development which incorporates satisfactory parking facilities as set out within the Planning Obligations SPD.

#### **4.1 Highway**

The proposed development would create a new access off Wolds Lane into the site, approximately 23m from the bend adjacent to the cemetery entrance. No further information is provided as access is reserved for future consideration.

WCC Highways have assessed the application and raised no objection to the principle of an access point in this location.

#### **4.2 Public Right of Way**

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

The proposal would not directly affect the re-routed line of the existing R20y footpath, which at present follows the northern boundary of the site.

WCC Rights of Way team have assessed the application and whilst they consider that enclosing the public rights of way is not desirable, there would be no objection if confirmation that an enclosed width of 3.0m is retained. This should be included in an advisory note accompanying the decision..

#### **4.3 Parking provisions**

It is considered that the proposed development would have more than adequate space around the lodges to incorporate sufficient levels of car parking for visitors in accordance with policy T5.

## 5. Residential Amenity

The nearest neighbouring farmstead is 2 Oddfellows Cottage, situated to the east of the site. This cottage is situated approximately 36m from the application site boundary. This property is screened from the application site by an existing hedgerow along Wolds Lane, which separates the two sites.

Wolvey House Farm is located 35m to the south of the application site boundary, and separated by a stable building on the intervening land.

On the basis of the above, it is not considered that the proposed development would have an adverse impact upon the amenities of this neighbouring property in accordance with policy CS16.

## 6. Land Designation and Use

An element of the site edged red comprises of agricultural land. A proportion of the surrounding agricultural land would be lost by virtue of the proposed new buildings 12A-12D, the proposed landscaping bund and the proposed widening of the existing access road.

The application site is currently utilised as agricultural land. Paragraph 112 of the NPPF (and reference ID: 8-026-20140306 of the NPPG) is therefore relevant and outlines the need to consider the economic and other benefits of the best and most versatile agricultural land (BMV). It goes on to indicate that where significant development of agricultural land is demonstrated to be necessary, the Council should seek to use areas of poorer quality land in preference to that of a higher quality (see paragraph 109 of the NPPF). This higher quality land represents that which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non-food uses such as biomass, fibres and pharmaceuticals. In this respect agricultural land is graded on a scale of 1 to 5 where the grades are: 1 (excellent); 2 (very good); 3a (good); 3b (moderate); 4 (poor); and 5 (very poor). The best and most versatile land are classified as being grades 1 (excellent), 2 (very good) and 3a (good).

### *Approach to Agricultural Land*

The above policy position implies that a sequential approach should be considered where poorer graded land is potentially considered in advance of higher quality land. Although no sequential assessment has been undertaken by the applicant's with regard to agricultural land, the NPPF indicates that it is for Local Planning Authorities to judge the economic and other benefits of the best and most versatile agricultural land. This is consistent with the technical note produced by Natural England entitled 'Agricultural Land Classification: protecting the best and most versatile agricultural land' (2012). This note emphasises the importance of such land as a natural resource which is vital to sustainable development. However, it does note that decisions rest with planning authorities and that the agricultural land classification is not the sole consideration.

### *Agricultural Land Classification within Warwickshire and Rugby*

According to Natural England's statistics, approximately 12% of land (23,692 hectares) in Warwickshire falls in grades 1 (excellent) and 2 (very good). In Rugby Borough there is no grade 1 (excellent) land but there are 4,186 hectares of grade 2 (very good) land which equates to 11.8% of land within the Borough. The figures for grade 3 (good/moderate) land provided by Natural England do not split grades 3a (good) and 3b (moderate) but indicate that approximately 75.5% of land within the Borough (26,686 hectares) is grade 3 (good/moderate) land.

### *Land Designation and Use Conclusions*

The application site has been assessed as being grade 2 (very good) agricultural land.

The NPPF makes reference to 'significant development of agricultural land'. There is no definition of what can be construed as 'significant', and there is no defined threshold for assessing the effects of non-agricultural development on agricultural land.

The site is not of a significant size and it is considered that the loss of 0.26ha of Grade 2 land is therefore not significant in the context of paragraph 112 of the NPPF.

## **7. Planning Balance**

It is considered that the proposal would constitute a form of inappropriate development within the Green Belt. As a form of inappropriate development and taking into account the conflict with the purposes of including land within the Green Belt, through encroachment, together with the impact upon openness, it is necessary to consider whether there are any 'very special circumstances' to outweigh the harm identified.

The very special circumstances advanced of the tourism benefits of the scheme are limited and not quantified.

In addition, it is also considered that the proposed development would adversely impact upon the local landscape character and visual amenity of the area, and would not be in accordance with policy CS16, which should be given substantial weight.

Although Rugby BC does not currently have a 5 Year Housing Land Supply, when Para 14 of the NPPF is engaged, the adverse impacts of this proposal on the openness and the purpose of the Green Belt as well as the landscape character and visual amenities of the area are considered to be severe and not outweighed by the claimed tourism benefits of the proposal.

## **Recommendation**

Refusal for the reasons stated in the report.

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R17/1096

### **DATE VALID**

19/06/2017

### **ADDRESS OF DEVELOPMENT**

Wolds Lane  
WOLVEY  
LE10 3LL

### **APPLICANT/AGENT**

Simon Cheshire BA(Hons) DipTP MrtPI

Simon Cheshire Planning Ltd  
34 Stanley Road  
Market Bosworth  
Leicestershire  
CV13 0NB  
On behalf of Mr M Chilton

## **APPLICATION DESCRIPTION**

Outline application with all matters reserved for the change of use of land and erection of up to 3 holiday lodges land north of Wolvey House Farm, Wolds Lane, Wolvey, LE10 3LL.

## **CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES**

### REASON FOR REFUSAL 1:

The application site comprises an open field located within the countryside and the designated West Midlands Green Belt, where there is a presumption against inappropriate development.

It is considered that the proposed holiday lodges would detrimentally impact on the existing openness of the Green Belt by virtue of their disproportionate scale, with particular regard to their size, height and positioning. The proposal would conflict with the purpose of including land within the Green Belt by encroaching upon the countryside and would result in conspicuous and inappropriate development which is, by definition, harmful to the Green Belt and would have an adverse impact on the openness thereof.

It is the opinion of the local planning authority there are no special circumstances which would justify the granting of planning permission for these holiday lets in the face of a strong presumption against inappropriate development derived from the prevailing policies. The proposed development is therefore contrary to Policy CS1 of the Rugby Borough Core Strategy 2011 and the NPPF.

### REASON FOR REFUSAL 2:

The proposed scale, size, appearance and positioning of the proposed holiday lodges are considered to be unsympathetic to the character and appearance of the site, and if allowed could constitute prominent and incongruous features that would adversely impact upon the local landscape character and visual amenity of the area.

The proposal therefore conflicts with the elements of Policy CS16: Sustainable Design of the Rugby Borough Core Strategy 2011 that relate to character and appearance, and the principles and guidance set out in Part 7 of the NPPF.

### INFORMATIVE:

This decision relates to the following plans received by the Local Planning Authority:

- Application Form
- Site Location Plan Dwg No: 17/028/02/2
- Indicative Site Layout 1:500 Dwg No: 17/028/02/1
- Design, Access and Planning Statement.

### STATEMENT OF POSITIVE ENGAGEMENT:

In dealing with this application Rugby Borough Council does actively seek to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF. Unfortunately due to significant conflict with Green Belt policy the scheme was deemed to be unacceptable and amendments were not sought in this instance.







































R17/0812 Approved 17.07.2017	10 Vernon Avenue Rugby CV22 5HL	Erection of a two storey side extension and single storey rear extension
R17/1065 Approved 17.07.2017	13 Warre Close Churchover CV23 0FU	Retention of a gazebo
R17/1126 Approved 18.07.2017	The Lodge Frankton Road Birdingbury Rugby CV23 8EW	Erection of a wooden garage (Resubmission of previously approved planning application R17/0641 approved on the 16th May 2017).
R17/1050 Approved 18.07.2017	Overstone Lodge Overstone Road Withybrook CV7 9LU	Erection of a balcony and gable window
R17/1030 Approved 19.07.2017	41 Naseby Road Rugby CV22 5NH	Erection of a first floor rear extension.
R17/0979 Approved 19.07.2017	Ryton Organic Gardens Wolston Lane Ryton on Dunsmore CV8 3LG	Change of use from office building (B1) to fitness studio (D2) (retrospective).
R17/1093 Approved 19.07.2017	133 Featherbed Lane Hillmorton Rugby CV21 4LH	Erection of a single storey side extension
<b>Prior Notification</b>		
R17/0944 Prior Notification of agriculture or forestry development 01.06.2017	Grange Farm Featherbed Lane Withybrook CV7 9LY	Agricultural Prior Notification for the Erection of an Agricultural Storage Building
R17/0945 Prior Notification of agriculture or forestry development 01.06.2017	Lower Rainsbrook Farm Onley Lane Rugby CV22 5QD	Agricultural Prior Notification for the Erection of an Agricultural Building.

<i>R17/1060 Prior Notification of agriculture or forestry development 03.07.2017</i>	Calcutt Elms Farm Calcutt Lane Stockton CV23 8HY	Agricultural Prior Notification for the erection of a general purpose agricultural building.
<b>Prior Approval Applications</b>		
<i>R16/1404 Prior Approval not required 29.06.2017</i>	8 Shakespeare Gardens Rugby CV22 6HJ	Prior Approval application for a single storey rear extension projecting 4.5 metres from the original rear elevation of the dwelling, 4.0 metres width, 2.4 metres to the eaves with a maximum height to the ridge of 3.6 metres.
<b>Advertisement Consent</b>		
<i>R17/1044 Advertisement Consent 05.07.2017</i>	Unit 18 Elliotts Field Shopping Park (Phase 2) Leicester Road Rugby CV21 1SR	Advertisement consent for the installation of 2no. Fascia Signs
<i>R17/0279 Advertisement Consent 05.07.2017</i>	Land at Junction One Retail Park Leicester Road Rugby CV21 1RW	Advertisement Consent for a total of 9 signs to include high level signs to the front, side and rear elevations, transom signs to the front elevation and graphics/vinyl to front and side elevations
<i>R17/1057 Advertisement Consent 06.07.2017</i>	Unit 24 Elliotts Field Shopping Park Leicester Road Rugby CV21 1SR	Advertisement Consent for the installation of 2no. Fascia Signs
<i>R17/1006 Advertisement Consent 07.07.2017</i>	3 Regent Street Rugby CV21 2PE	Advertisement consent for 1 fascia sign and 2 illuminated hanging signs
<i>R17/1032 Advertisement Consent 07.07.2017</i>	Polish Grocery Cash and Carry Limited Ground Floor and Basement 36 North Street Rugby CV21 2XD	The retention of an ATM installed through the existing brickwork to the far left hand side of the shop front. Incorporating the ATM fascia with black bezel surround and white internally illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to the ATM surround.
<i>R17/1097 Advertisement</i>	The Air Ambulance Service	Erection of two fascia signs and one hoarding sign with two faces (retrospective)

<i>Consent</i> 13.07.2017	Blue Skies House Butlers Leap Rugby CV21 3RQ	
<i>R17/1066</i> <i>Advertisement</i> <i>Consent</i> 14.07.2017	Previously Marks & Spencer PLC 4 High Street Rugby CV21 3BG	Erection of one new advertisement.
<b>Listed Building Consent</b>		
<i>R17/0972</i> <i>Listed Building</i> <i>Consent</i> 30.06.2017	Stretton House 26 Church Hill Stretton on Dunsmore Rugby CV23 9NA	Listed Building Consent for a replacement window; to include an additional brick course level below the window frame
<b>Approval of Details/ Materials</b>		
<i>R14/1641</i> <i>Approval of Details</i> 29.06.2017	Former Ballast Pits and Railway Sidings Lower Street Hillmorton Rugby CV21 4NX	Application for Reserved Matters for 76 dwellings relating to appearance, landscaping, layout and scale against outline planning permission R11/0476 for upto 76 dwellings with associated access, roads and infrastructure.
<i>R16/2055</i> <i>Approval of reserved</i> <i>matters</i> 29.06.2017	Land at rear of 44-50 Hillmorton Road Rugby CV22 5AD	Erection of 5No. Dwellings (Reserved matters application for layout, scale, appearance and landscaping following outline planning approval under R15/1190 granted 18th September 2015).
<i>R16/1933</i> <i>Approval of Details</i> 29.06.2017	Land South of Back Lane Back Lane Long Lawford	Variation of condition 2 of R12/1188 (Erection of 112 dwellings, associated infrastructure and landscaping, demolition of existing buildings.) to make amendments to approved housetypes and garages and repositioning of plots 16-24.
<i>R15/0091</i> <i>Approval of Details</i> 14.07.2017	69 Temple Street Rugby CV21 3TB	Erection of 4 No. three bed townhouses and 3 No. two bed flats with associated parking and amenity mews courtyard
<i>R16/1933</i> <i>Approval of Details in</i> <i>relation to</i> <i>Section 106</i> <i>agreement</i>	Land South of Back Lane Back Lane Long Lawford	Variation of condition 2 of R12/1188 (Erection of 112 dwellings, associated infrastructure and landscaping, demolition of existing buildings.) to make amendments to approved housetypes and garages and repositioning of plots 16-24.

14.07.2017		
<i>R16/0443 Approval of Details 18.07.2017</i>	Rawburn Grounds Farm Sawbridge Road Sawbridge Wolfhamcote Rugby CV23 8BB	Erection of an agricultural worker's dwelling (amended design of dwelling to that approved under extant planning permission R14/1357).
<i>R16/2307 Approval of Details 19.07.2017</i>	Stepnell Ltd Lawford Road Rugby CV21 2UU	Outline planning application for the re-development of site for Use Classes B1, B2 and B8 with approval of access onto Lawford Road. All other matters reserved.
<i>R16/1020 Approval of Details 19.07.2017</i>	Agricultural Buildings at Cathiron Lane Newbold on Avon	Prior notification for the demolition of one agricultural building and change of use of another agricultural building to 1no. Residential dwelling (Use Class C3) with associated building operations - (Resubmission of a previously refused scheme for prior notification for the change of use of 2 agricultural buildings to 2 residential dwellings (Use Class C3) with associated building operations under R16/0260 refused 18th March 2016)
<i>R17/0984 Approval of reserved matters 19.07.2017</i>	Grange Farm Cottage Coventry Road Cawston Rugby CV22 7RZ	Erection of one dwelling (Plot 10). (Amendment to plot 10 approved by planning permission R16/2295). Approval of reserved matters in relation to outline planning permission R12/1947: Outline application for the erection of up to 10 dwellings including new access onto Coventry Road (all matters reserved) including the demolition of Grange Farm Cottage and outbuildings.
<b>Approval of Non Material Changes</b>		
<i>R13/2275 Approval of non-material changes 17.07.2017</i>	Barn Off Frankton Lane Highfield Frankton CV23 9PP	Proposed conversion of barns to a dwelling
<i>R16/1721 Approval of non-material changes 18.07.2017</i>	(Northern part of) Cawston Extension Site 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 reserved).}

<b>Withdrawn</b>		
R17/0566 Withdrawn 18.07.2017	Princethorpe Service Station Oxford Road Princethorpe Rugby CV23 9PT	Erection of a vehicle garage (Class B2 of the Town and Country Planning (Use Classes) Order 1987 as amended) to include facilities for MOT testing, servicing, repairs, tyres and exhaust station.