

AGENDA MANAGEMENT SHEET

Report Title:	Planning Appeals Update
Name of Committee:	Planning Committee
Date of Meeting:	16 August 2023
Report Director:	Chief Officer - Growth and Investment
Portfolio:	Growth and Investment
Ward Relevance:	
Prior Consultation:	
Contact Officer:	Chief Officer - Growth and Investment
Public or Private:	Public
Report Subject to Call-In:	No
Report En-Bloc:	No
Forward Plan:	No
Corporate Priorities:	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) Corporate Strategy 2021-2024 <input type="checkbox"/> This report does not specifically relate to any Council priorities but
(C) Climate (E) Economy (HC) Health and Communities (O) Organisation	
Summary:	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 1 April to 30 June 2023.
Financial Implications:	Increases the scope for related costs claims within the Planning Appeals process.
Risk Management Implications:	There are no risk management implications arising from this report.

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

Planning Committee - 16 August 2023

Planning Appeals Update

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

1. Introduction

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

2. Appeals determined

During the last quarter from 1 April to 30 June 2023 a total of 8 planning appeal was determined, of which 3 was allowed, 5 was dismissed and 0 was withdrawn.

A total of 0 enforcement appeals was determined.

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

3. Appeals outstanding/in progress

As at 30 June 2023 there were 7 planning appeals and 0 enforcement appeal still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

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Date of Meeting: 16 August 2023
Subject Matter: Planning Appeals Update
Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

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

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

APPENDIX A

Location	Full development description	Application number	Case Officer	PINS Reference	Decision date	Decision description	Appeal Decision	Appeal Decision Date
LAND REAR OF CROSS IN HAND FARM, LUTTERWORTH ROAD, MONKS KIRBY	Redevelopment of the site to a HGV facility, including the demolition of agricultural outbuilding and formation of HGV parking spaces, fuel station, vehicle inspection station, vehicle maintenance unit, petrol filling station, electric charging points, convenience store, coffee shop, creche, overnight accommodation, ancillary car parking and associated works (Outline – Principle and Access Only)	R20/0259	Sam Green	APP/E3715/W/22/3306652	9 March 2022	Refusal	Dismissed	12 April 2023
THE SARAH MANSFIELD, MAIN STREET, WILLEY, RUGBY, CV23 0SH	Use of first floor of public house as letting bedrooms and erection of two dwellings in rear car park	R22/0012	Sam Green	APP/E3715/W/22/3307675	18 August 2022	Refusal	Allowed	15 May 2023
MARSTON HOUSE, HEATH LANE, BRINKLOW, RUGBY, CV23 0NX	Demolition of existing garage and construction of a new garage	R22/0104	Michelle Hill	APP/E3715/D/3303202	26 April 2022	Refusal	Dismissed	26 April 2023
HIGHWOOD FARM, COVENTRY ROAD, BRINKLOW, RUGBY, CV23 0NJ	Extensions and Alterations to Highwood Farm (revisions to approval R20/0142)	R22/0134	Lucy Davison	APP/E3715/D/22/3303264	19 May 2022	Refusal	Dismissed	4 May 2023
TRICKLE BROOK, SMEATON LANE, COOMBE FIELDS, RUGBY, CV23 0PS	Erection of a single storey extension to create a bedroom, ensuite and store.	R22/0159	Chris Davies	APP/E3715/D/22/3303907	3 May 2022	Refusal	Allowed	19 June 2023

APPENDIX A

HILLSIDE, MAIN STREET, FRANKTON, RUGBY, CV23 9PB	Erection of double storey rear extension to existing dwelling house.	R22/0881	Sam Burbidge	APP/E3715/D/22/3310863	18 October 2022	Refusal	Dismissed	17 April 2023
33 FAULKNER ROAD, HOULTON, RUGBY, CV23 1AD	Replacement gates (retrospective)	R22/0877	Euan Hardy	APP/E3715/D/23/3317633	14 December 2022	Refusal	Allowed	26 June 2023
3-7 BANK STREET, RUGBY, CV21 2QB	8 replacement windows to first floor with UPVC framed sliding sash windows	R22/0469	Michelle Hill	APP/E3715/W/22/3309235	18 August 2022	Refusal	Dismissed	10 May 2023

APPENDIX B

Location	Full development description	Application number	Case Officer	PINS Reference	Stage Description	Appeal Type	Decision date	Decision description	Decision level
WESTMORLANDS, HINCKLEY ROAD, WOLVEY, HINCKLEY, LE10 3HQ	Certificate of Lawfulness application for the erection of a building incidental to the enjoyment of the existing house through Schedule 2 Part 1 Class E of the General Permitted Development Order 2015 (as amended). This proposed out-building will comprise of a gym, home office and games/garden room.	R22/0505	Sam Burbidge	APP/E3715/X/22/3305073	Appeal Lodged	Written Representations	12 August 2022	Refusal	Delegated
CARAVAN AT ROSE FIELD, HINCKLEY ROAD, WOLVEY, HINKLEY, LE10 3HQ	Change of use of the land for the siting of one residential gypsy and traveller pitch	R22/0226	Lucy Davison	APP/E3715/W/22/3309858	Appeal Lodged	Written Representations	23 June 2022	Refusal	Committee
SPARROW HALL BARN, COMBE FIELDS ROAD, COOMBE FIELDS, COVENTRY, CV7 9JP	Retention of outbuilding and extension on the south elevation and change of use to form two holiday lets.	R22/0847	Chris Davies		Appeal Lodged	Written Representations	25 January 2023	Refusal	Delegated
DUNCHURCH PARK HOTEL AND CONFERENCE CENTRE, RUGBY ROAD, DUNCHURCH, RUGBY, CV22 6QW	Retrospective temporary planning application for ancillary accommodation comprising of 40 cabins for a period of 18 months.	R22/0193	Chris Davies	APP/E3715/W/23/3318322	Appeal Lodged	Hearing	10 November 2022	Refusal	Committee

APPENDIX B

COVENTRY STADIUM, RUGBY ROAD, COVENTRY, CV8 3GJ	Demolition of existing buildings and outline planning application (with matters of access, layout, scale, and appearance included) for residential development (Use Class C3) including means of access into the site from the Rugby Road, provision of open space and associated infrastructure and provision of sports pitch, erection of pavilion and formation of associated car park	R18/0186	Ella Casey	APP/E3715/W/23/3322013	Appeal Lodged	Inquiry	16 November 2022	Refusal	Committee
3 NORMAN ASHMAN COPPICE, BINLEY WOODS, COVENTRY, CV3 2BP	Single Storey Front and Side Extension	R23/0157	Euan Hardy	APP/E3715/D/23/3321203	Appeal Lodged	Householder Appeal Service	15 March 2023	Refusal	Delegated
BARN ADJACENT TO NETHERCOTE BARN, NETHERCOTE ROAD, FLECKNOE, RUGBY, CV23 8AS	Prior approval change of use of agricultural building to 1 no. dwellinghouse (Class Q)	R22/0695	Ruth James	APP/E3715/W/23/3317437	Appeal Lodged	Written Representations	1 September 2022	Required and Refused	Delegated