RYTON ON DUNSMORE PARISH COUNCIL
The Village Hall, High Street, Ryton on Dunsmore, CV8 3EY
Tel: 024 76307336 email: rytonondunsmore@btconnect.com website: www.ryton-on-dunsmore.org.uk

To all Members of the Council

You are hereby summoned to attend the meeting of Ryton on Dunsmore Parish Council to be held in the Village Hall, High Street on Wednesday 4th November 2026 at 7.00 p.m. for the purpose of transacting the following business

signed Lindsay Foster Clerk to the Parish Council 29th October 2026

AGENDA

1. Apologies for Absence
2. Declarations of interest and dispensations
   - 2.1. To receive declarations of interest from councillors (existence and nature) with regard to items on the agenda
   - 2.2. To receive written requests for dispensations for disclosable pecuniary interests (if any)
   - 2.3. To grant any requests for dispensation as appropriate
3. Reports from Police, County Councillor, Borough Councillors, Village Hall and Prologis (all for information only)
4. Public participation session WITH RESPECT TO ITEMS ON THE AGENDA, see footnote[1] This item is limited to a total of 15 minutes duration
5. To approve the minutes of the last Parish Council meeting

6. Finance
   - 6.1. To approve payments to be made (can be added to until the meeting with updated payment list presented if required)
   - 6.2 To note bank reconciliation
   - 6.3 To discuss any projects for 2027-28 budget
   - 6.4 To note half year accounts
   - 6.5 To approve purchase of printer toner £63.95

7. Planning
   - 7.1 NPPF and National scheme of delegation update
   - 7.2 R26/0930 at Land at Jarretts Farm, Chapel Lane, Ryton-On-Dunsmore for Agricultural barn for the storage of machinery, equipment and feed..

8. Correspondence
   - 8.1 none

9 Items for this meeting
   - 9.1 Play equipment report and repairs– Cllr Tetlow
   - 9.2 Ryton Water Meadow update – Cllr Smyth/Cllr Henry
   - 9.3 To discuss allotment issues- Cllr Jones
   - 9.4 Pavilion refurbishment- Cllr Witter
   - 9.5 The orchard- Cllr Henry
   - 9.6 Ryton Burial ground- Cllr Witter
   - 9.7 Recreation Ground Development project
   - 9.8 Village Hall refurb plans; ceiling, roof and main door and Sole Trustee Meetings
   - 9.9 Subway update- Cllr Henry
   - 9.10 Christmas Lighting
   - 9.11 War memorial

9.12 CCTV update
9.13 Asset inspections allocations (quarterly)

10 To receive the reports for information from representatives on other bodies

11 To receive the report of the Chairman (Note: for information only, no decisions can be made)

12 To receive reports from members (Note: for information only, no decisions can be made)

13 Motion under the Public Bodies (Admission to Meetings) Act as amended -
"That in view of the special and confidential nature of the business to be transacted, it is advisable in the public interest that the public be temporarily excluded and that they be instructed to withdraw"

14 Confidential items for this meeting

15 Date of the next Parish Council meeting 2nd December 2026.

(Deadline for input to the agenda is close of play 24/11/2026)

Reporting and recording of the meeting is permitted in accordance with the Parish Council's policy
Councillors are reminded of their duty to consider all aspects of equal opportunities, crime prevention, unlawful discrimination, and other best practice when making decisions at the meeting

1 Note for Public Participation - With the Council hearing first from councillors with pecuniary interests who must leave the room immediately after they have made their representations, answered questions or given evidence i.e. they cannot remain in the room to hear the representations of others. After the close of the public participation session, when a parish council reaches any item of business which councillors have a pecuniary interest in, those councillors would need to leave the meeting room whenever it becomes apparent that the business is being considered at that meeting whether or not they had made representations etc in respect of it within the public participation session.

The Civil Parish of Ryton on Dunsmore

Minutes of the meeting held on Wednesday 7th October 2026 at The Village Hall at 7.00pm

At 7.05pm the Chair opened the meeting.

Present:
Councillors: Steve Witter, Marcus Henry, Bob Jones, Kam Bahra, Paul Elden, Rinesh Pankhania
Borough Cllr:
County Cllr:
Public: 3
Ian Castledine
Village hall: 2 representatives
Ms Lindsay Foster (Clerk)

153/ 26-27 Apologies
Cllr Miller, Cllr Smyth, Cllr Johnson, Cllr Tetlow, Cllr J Keeling, Cllr D Keeling, Cllr Mistry

154/ 26-27 Declarations of interests with regard to items on the agenda
None

155/ 26-27 Police Report
Concerns about parking in the village when events are held at Connexions. It was reported that incorrect attendance numbers are being provided by hirers. Additional parking was used by Connexions but was still not enough for the event and parking in the village is not encouraged and they welcome the Police pursuing fines for illegal parking. The arena will now be redeveloped into a padel centre to reduce footfall so parking will no longer be an issue and event held last Sunday will be cancelled next year. The padel centre will be installed from 14th December and will reduce the large events. Events are still important to allow the centre to stay open but recognise impact on the village. PC are welcome to visit and discuss further.

Borough Council
Local Government reorganisation has been paused however RBC are still reviewing community governance and assets. Current issues include speeding, traffic management, fly tipping, maintenance of open spaces and local concerns.
The Cllr grant scheme is now open, and local groups are encouraged to apply.

County Council
Funding from the crime awareness and prevention programme has been approved to fund mirrors in the subway. Parking issues at Connexions have been discussed. Fallen branches on A45 have been removed. A road sweeper has been requested on Fetherston and investigations into the oil spill from the food waste truck are ongoing.

Prologis Report
Letter received from resident regarding HGVs; response will be sent to them directly. Signage on High Street has been referred to National Highways.

Village Hall
No update

156/ 26-27 Public participation session

157/ 26-26 To approve minutes of the last meeting
Proposed by Cllr Henry, seconded by Cllr Elden agreed by all present.
Unanimous

Finance

Initial .....

158/26-27 To approve payments to be made.
Proposed by Cllr Witter, seconded by Cllr Henry agreed by all.
Unanimous
159/26-27 To note bank reconciliation
Noted
160/26-27 To approve purchase of paint £250 and mirrors
Proposed by Cllr Henry seconded by Cllr Jones agreed by all present.
£250 will be from £2000 grant pot from Cllr Keeling. Mirrors up to £1000 will be from a separate WCC fund.
Unanimous
161/26-26 To approve £23 wreath and £27 donation to British Legion
Proposed by Cllr Pankhania seconded by Cllr Jones agreed by all.
Unanimous
162/26-27 To approve allotment fees £25
Proposed by Cllr Jones seconded by Cllr Elden agreed by all present
Unanimous
163/26-27 To approve streetlighting electricity contract
Proposed to accept a 5year contract with Valda by Cllr Henry seconded by Cllr Pankhania agreed by all present
Unanimous

164/26-27 Planning

- R26/0683: Former garages adjacent to 18 Handley's Close: concerns about parking as it doesn't meet the NP due to number of spaces and tandem parking. Should the development go ahead the Parish Council would like to assist in naming the street. Query whether works to tidy the boundary will be carried out.

165/26-27 Correspondence

- Local government reorganisation: has been paused
- Tree delivery: likely early November

Items for this meeting

166/26-27 Play equipment.
No update
167/ 26-27 Water Meadow
Cllr Henry has 2 outstanding actions to install post and remove waste.
168/ 26-27 To discuss allotment issues
Grant application has been made of £24999. Query regarding ownership of trees
169/26-27 pavilion update
Fire extinguishers replaced. Barriers to be removed.
170/26-27 The Orchard
Trees have been ordered and will be delivered in November. Poor crop this year due to temperatures.
171/ 26-27 Burial Ground
No update
172/26-27 Recreation ground development project
Work to begin this month
173/26-27 Village Hall refurbishment places
Ceiling issues to be repaired. Door quotes to be discussed.

Initial .....

174/26-27 Subway update
2 more internal scraping events to be held. Railings to be painted first and whitewash the walls. Assistance required to resolve floor issues. Open event to be held. Plan to prep prior to Christmas, whitewash by Easter and paint by May.

175/26-27 To approve 2 trees on the recreation ground
One spring and one winter cherry. Cllr Henry to liaise with applicants. 2 separate applications have been made.
Proposed by Cllr Henry seconded by Cllr Pankhania agreed by all present
Unanimous

176/26-27 Christmas
Lighting to be checked. Lights to be switched on for Diwali

177/26-27 War memorial
Trees require cut bank and area requires tidy up

178/26-27 CCTV
No update Cllr Bahra to make contact

179/ 26-27 Report of the Chair

180/26-27 Member reports
Planning update to be held with RBC virtually, link has been circulated.
Cllr Henry to contact sky blues regarding wildflower planting.
Volunteer day 24th November to plant trees.

181/26-27 Confidential Items

182/ 26-27 Date of the next meeting
The meeting unanimously resolved that the next Parish Council meeting will be held on 4th November at the village hall at 7pm.

The meeting closed at 20.10 pm.

Signed _____ Chairman Date _____

Payments to be made in October			
to whom			
Clerk	salary	****	
WCC	pension contributions	****	
HMRC	tax and ni contributions	****	
N Meggitt	handyman	£175.00	
NGB electrical	village hall works	£372.00	
Lauren Mclardy	artist costs-subway	£2,100.00	
heritage and sons	mowing	£444.00	
smith's fire	village hall service-extinguisher	£228.40	
smith's fire	pavilion service-extinguisher	£102.07	
Moore	external audit	£567.00	

Initial .....

Smith of Derby	village hall clock service	£381.60	
British legion	wreath	£50.00	
our jay's foundation	donation	£500.00	
s witter	weed killer repair and dog waste bags	£116.40	
FMF contractors	mowing water meadow	£660.00	
Gallacher's (AjGIBL GBP client)	insurance	£4,599.21	
Eon	streetlight repair	£468.00	
Eon	streetlight maintenance	£721.20	
direct debits			
BT	taken on 25th September	£85.13	office internet and phoneline
Microsoft	taken on 8th September	£8.49	laptop subscription
British gas	taken on 17th September	£934.95	streetlighting electricity

Initial .....

Payments to be made in November

to whom			
Clerk	salary		****
WCC	pension contributions		****
HMRC	tax and ni contributions		****
N Meggitt	handyman	await invoice	
heritage	mowing		£984.00

card		
defibstore	new battery	£252.00
safelincs	battery and pads	£186.98

direct debits			
BT	taken on 25th October	£85.13	office internet and phoneline
microsoft	taken on 8th October	£8.49	laptop subscription
British gas	taken on 19th October	£1,093.62	streetlighting elctricity
waterplus	taken on 5th October	£68.13	pavilion water

Ryton on Dunsmore Parish Council

BANK RECONCILIATION: Sep 2026

Current Account No
40-18-17 11376020

Opening balance	13,956.98	Payments	93.62
Bankings	0.00	Closing Balance	13,863.36
	13,956.98		13,956.98
			13,863.36 *

Balance per Bank Statement

Less o/s cheques

Date	Cheque	Name	Amount
			0.00
			13,863.36

Plus o/s credits

Date	Deposit	Amount
		0.00
		13,863.36 checksum 0.00

BMM Account No
40-18-17 01705857

Opening Balance	98,465.59	Transfers out	0.00
Bankings	50,381.89	Closing Balance	148,847.48 *
	148,847.48		148,847.48
Balance per Bank Statement			148,847.48

Unity Trust Account

Opening Balance	44,652.70	Transfers out	5,499.24
Bankings	0.00	Closing Balance	39,153.46
	44,652.70		44,652.70
Balance per Bank Statement			39,153.46

6.3 To discuss any projects for 2027-28 budget

The Civil Parish of Ryton on Dunsmore

Expenditure until 31st March 2027

Budget lines only		Original Budget 2026-27 Totals	Totals to date	Funds remaining to date	Forecast for rest of year	Difference
Item						
Staff		**28,800**	15,109	13,691	14,400	-709
Office & Services		**7,146**	1,320	5,826	5,615	211
Council Business		**1,120**	0	1,120	1,120	0
Advice, Acc, Subs		**2,400**	938	1,462	0	1,462
Assets:	Purchase	**1,000**	0	1,000	1,000	0
Donations / Grants		**2,100**	1,000	1,100	1,100	0
Maintenance:	Village Hall	**4,300**	3,959	341	400	-59
	Rec Grnd Changing Rm	**1,560**	278	1,282	780	502
	Other Parish	**4,010**	393	3,617	2,770	847
	Village Maintenance.	**2,130**	848	1,282	1,065	217
	Contract	**13,350**	4,630	8,720	4,450	4,270
Street lighting		**20,300**	8,003	12,297	9,900	2,397
Chairman		**500**	0	500	500	0
CCTV		**2,000**	0	2,000	2,000	0
Subway		**7,284**	0	7,284	7,284	0
village hall		**1,000**	0	1,000	1,000	0
other project		**1,000**	0	1,000	1,000	0
		0				
Budget lines total		**0**	36,478	63,522	54,384	9,138
		100,000	0	**100,000**		
Reserves						
				0		

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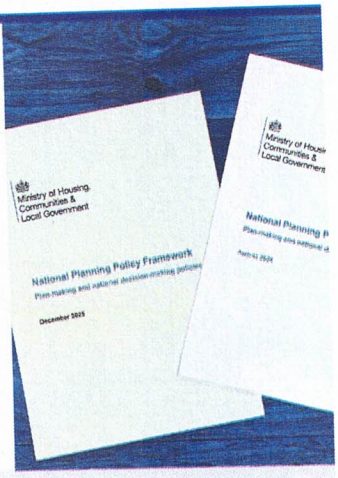
The New National Planning Policy Framework (NPPF)

Presentation to WALC, 21 October 2026

Laurence Goodchild, Planning Officer,
Development Strategy Team, Rugby Borough Council

Presentation Contents

1. Introduction: what is the NPPF and why does it matter?
2. Overview of the most significant changes
3. Recent appeal decisions
4. Practical implications for planning in the Borough



Introduction

What is the NPPF?

- The National Planing Policy Framework sets out the government's policies for plan-making and making decisions on planning applications.
- New NPPF published on 17 August.
- Effective immediately, superseding the previous NPPF (December 2024).
- Government's stated aim: establish a clearer, rules-based system that gives greater certainty and consistency.

Why does it matter?

- Differs significantly from prior NPP
- Policies to be applied immediately deciding planning applications (inc by planning committee).
- Local and neighbourhood policies are "materially inconsistent" with national decision-making policies be afforded "very limited weight".
- New neighbourhood plans must ac with national plan-making policies.

Implementation of the NPPF policies

- Plan-making policies and decision-making policies are now separated.
- The NPPF states that its policies are material considerations of "**critical importance**" and directs decision-makers to afford "**very limited weight**" local and neighbourhood policies that are materially inconsistent with nat decision-making policies.
- The law remains that decisions are to be made in accordance with the development plan unless material considerations indicate otherwise.
- However, the intention is that national decision-making policies will have teeth and take precedence over local and neighbourhood policies where t are material inconsistencies.

Presumption in favour of sustainable development

2024 NPPF

- 'Tilted balance' in favour of granting permission applied when the policies most important for determination of application were out-of-date.
- When the titled balance applied, permission was to be granted unless the benefits of doing so were **significantly and demonstrably** outweighed by adverse effects.

2026 NPPF

- 'Titled balance' in favour of granting permission always applies within settlements, and to specified form development outside of settlement
- When the titled balance applies, permission is to be granted unless benefits of doing so would be by **substantially outweighed** by adve effects

Development within settlements

- Settlements are towns, villages and other predominantly built-up areas, including land which is allocated or has permission which will form part c the built-up area once developed.
- Applications in settlements should be approved unless the benefits woul substantially outweighed by adverse effects.
- NPPF Policy S4 sets out a limited range of circumstances in which it is "lil that proposals within settlements should be refused.

Development within settlements (continued)

Circumstances where refusal is "likely" according to the NPPF:

- Substantial adverse impact on Local Green Space.
- Substantial adverse impact on recreational land and facilities.
- Substantial adverse impact on areas of importance for biodiversity.
- Applications for main town centre uses (retail, leisure etc.) that fail the relevant sequential or impact tests.
- Applications that have a severe adv impact on the transport network or unacceptable impact on highway s
- Poorly designed development (failu respond to context or design princi
- Substantial harm to significance of heritage asset (exceptions apply)
- Development that has unacceptabl impact in terms of flood risk.

Development outside settlements

- Only certain forms of development (listed in NPPF Policy S5.1) are appropriate outside settlements.
- These should be approved unless the benefits of doing so would be substantially outweighed by adverse effects, when assessed against nati decision-making policies.
- Other forms of development should only be approved outside of settlem in **exceptional circumstances** where the benefits of the proposal substantially outweigh the adverse effects (i.e. reversal of the tilted balar

Development outside settlements (continued)

Forms of development that are appropriate outside of settlements includ

- Limited infilling within groups of houses;
- Residential or mixed-use development that is in reasonable walking distance of a wel connected station, physically well-related to a settlement and of a scale that can be accommodated by infrastructure;
- Development which would address an evidenced unmet need for gypsies and travelle and accords with NPPF Policy HO12;
- Development which would address an evidenced unmet and **i)** is physically well-relat a settlement and would be of a scale which can be accommodated by infrastructure comprises major freight and logistics development.

Development in the Green Belt

- Inappropriate development should not be approved unless there are very special circumstances.
- Appropriate development in the Green Belt (types listed in Policy GB7) sh be approved unless the benefits are substantially outweighed by adverse effects.
- Residential development in the Green Belt which is within "reasonable walking-distance of a well-connected station" is not inappropriate.
- Development in the 'grey belt' is not inappropriate where it addresses an evidenced unmet need, is sustainably located and meets the 'golden rule (affordable housing, improvements to infrastructure, green space provisi

Recap – Principle of development by location

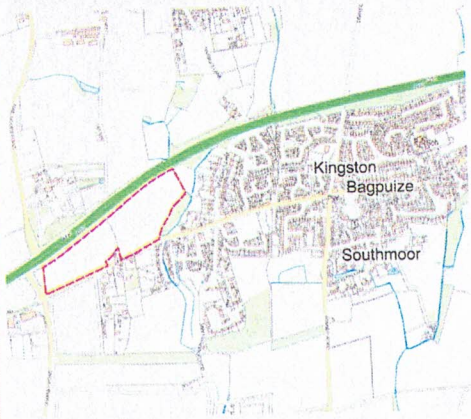
Within settlements	Outside settlements	Green Belt
• Development should be approved unless the benefits are substantially outweighed by adverse effects.	• Specified forms of development should be approved unless the benefits are substantially outweighed. • Other forms of development only to be approved in 'exceptional circumstances'.	• Appropriate development sh be approved unl the benefits are substantially outweighed. • Inappropriate development onl be approved in 'v special circumsta

Support for intensification of land use

- Greater support is given to the intensification of the use of land.
- NPPF Policy L2 states that substantial weight should be given to the bene of "creating additional homes or floorspace within settlements by using t airspace above existing residential and commercial properties, or throug sensitive redevelopment or additional development within existing plots"
- Furthermore, Policy L3 requires residential/mixed-use development withi settlements to contribute to an increase in density (unless clearly inappropriate or not possible).
- **However**, additional homes and floorspace within existing plots will nee be consistent with the street scene, maintain acceptable living standard and retain 50% of non-developed area.

Unauthorised development

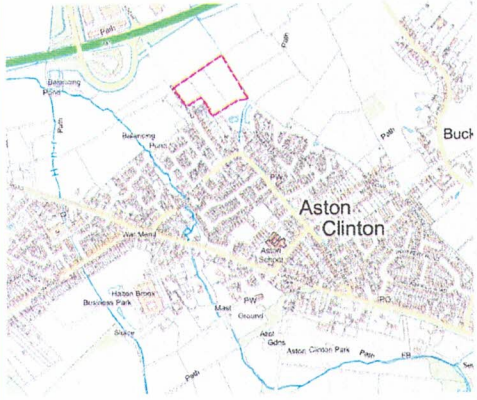
- If there is evidence that unauthorised development was intentional, then intent should be given substantial weight in decisions on retrospective applications (Policy DM8.2).
- Policy weighs against the approval of deliberate unauthorised developme (but does not guarantee refusal).
- Could be of significance for, amongst other situations, the unauthorised development of Traveller sites – although substantial weight is also to be given to meeting evidenced unmet accommodation needs (Policy HO7).



Kingston Bagpuize A

- Application for 249 homes c of settlement boundaries.
- Refused by Council primaril this basis (conflict with sett hierarchy policy).
- Overturned at appeal, beca is "physically well-related" t village, and addresses an evidenced unmet housing n
- Unmet need here = margina housing land supply, and a g need for affordable housing

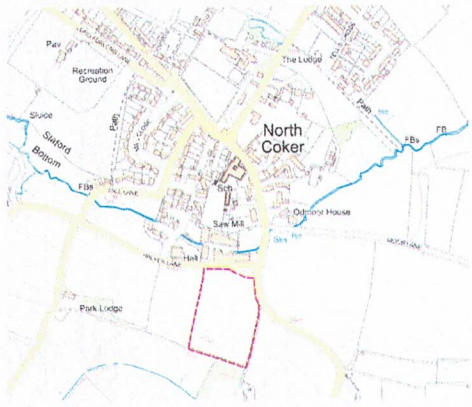
Appeal ref: 6005809 (14.09.20



Aston Clinton Appea

- Application for 66 homes ou of settlement boundary.
- Refused by Council due to t adverse impacts on landsca character and local infrastru
- Inspector deemed the site a "physically well-related" to settlement but allowed development due to excepti circumstances.
- Benefits of meeting housing deemed to outweigh harm t character and appearance c

Appeal ref: 6008253 (24.09.20



North Coker Appeal

- Application for 14 light indus units outside of settlement.
- Refused by Council due to l and adverse impacts on lan character and settlement ga
- Inspector applied titled bala but still upheld the refusal o design grounds (Policy DP3) that the adverse effects of tl proposal on the character a appearance of the area wou substantially outweigh the b of meeting the need for busi premises.

Appeal ref: 3377482 (28.09.20

Practical implications: decision-making

- NPPF policies were made effective immediately upon publication and are now being applied to decisions made on planning applications.
- Local and neighbourhood plan policies that are materially inconsistent w national decision-making policies are to be afforded "very limited weight"
- Parish Councils should be aware that these new national policies will be applied and may wish to account for them when responding to consultati on planning applications.
- Logical place to start is with the location of a development proposal (Poli for within settlements, S5 for outside settlements, GB6-8 for Green Belt).

Practical implications: decision-making (continued)

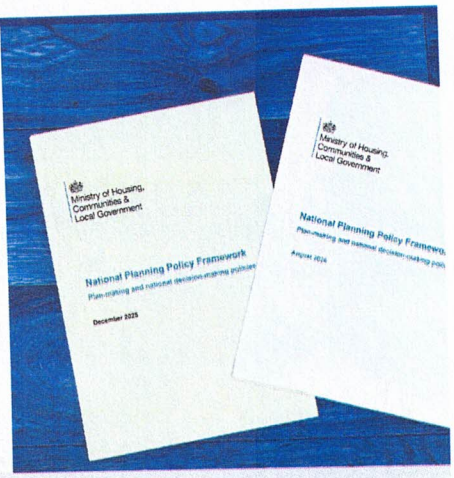
- Overall, the new national policies mean that it may be more difficult to re some development proposals.
- 'Tilted balance' applies in many circumstances, and the NPPF directs decision-makers to give substantial weight to the benefits of meeting the need for housing and business premises.
- Nevertheless, provisions are still made by the NPPF for refusal on various grounds (e.g. quite robust protections for design).
- NPPF Policy S6 allows for the refusal of housing proposals which conflict a neighbourhood plan – when the plan is less than 5 years old and makes allocations to meet housing requirement.

Practical implications: plan-making

- Neighbourhood plans that were not submitted to Rugby Borough Council before 17 August will now need to be prepared in accordance with the pla making policies of the new NPPF.
- Amongst other things, this means that neighbourhood plans should:
  - Allocate land to meet development needs in their area;
  - Not include policies that duplicate or are inconsistent with the nation decision-making policies; and
  - Be published in a searchable digital format (e.g. as a text-based webp

Thank you for listening.

Any questions?



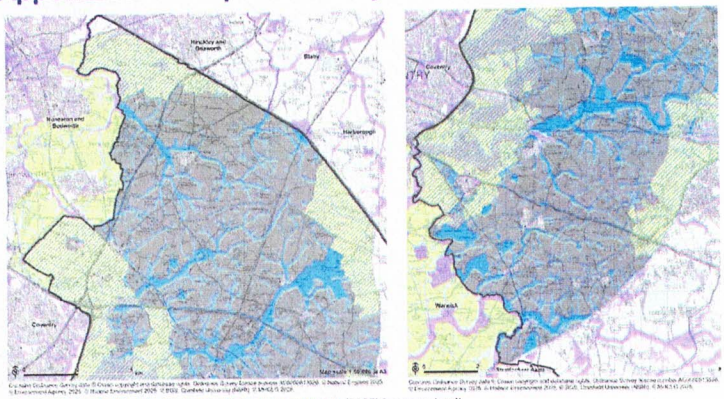
Appendix A: Status of Neighbourhood Plans

The Borough's made Neighbourhood Plans are listed below. The policies of these should b checked for materially inconsistencies with decision-making policies of NPPF:

- Brandon and Bretford (adopted June 2019)
- Brinklow (adopted December 2022)
- Clifton-upon-Dunsmore (adopted June 2026)
- Coton Park (adopted December 2015)
- Monks Kirby (adopted June 2023)
- Ryton-on-Dunsmore (adopted July 2021)
- Willoughby (updated October 2023)
- Wolvey (adopted May 2022)

Newton and Biggin's neighbourhood plan will be examined against the 2024 NPPF. Any oth neighbourhood plans in preparation will now be examined against the 2026 NPPF.

Appendix B: Land provisionally identified as grey belt



See the Green Belt Contribution Study: Strategic Assessment (2025) for more detail.

Appendix C: Further reading

The following materials may be useful for Parish Councillors who wish to discover more about the new NPPF and what its practica implications will be. They are shared for reference and do not reflect the professional views of Rugby Borough Council's planning c

Source	Title	Description
Ministry of Housing, Communities and Local Government	Policy paper: Creating a clearer, rules-based planning system	Sets out the government's rationale for the new NPPF and what t to be the key changes made from its draft form.
Ministry of Housing, Communities and Local Government	Press release: Full steam ahead to fast-track more homes near stations	Same as above, but with emphasis from government ministers or impacts they expect the new NPPF and other planning measures
Local Government Association	Changes to the National Planning Policy Framework (NPPF) and other changes to the planning system	A summary of what the LGA deem to be the most significant cha by the new NPPF.
National Association of Local Councils	NALC Broadly Supports the Updated National Planning Policy Framework	A brief statement from the NALC on what are, in its view, the pos negatives of the new NPPF.
Royal Town Planning Institute	New NPPF puts sustainable communities on the right track	A brief statement from the RTPI giving the institution's view on t publication of the new NPPF.
Planning Geek (Consultancy)	NPPF 2024 vs 2026: The Essential Planning Changes	A summary of what 'Planning Geek' deem to be the most signific changes made by the new NPPF.
Planoraks (Zack Simons KC)	#NPPF2026 : Welcome to the Future!	Informal, blog-style reflections on the implications of the new NP planning practice.
Urbanist Architecture (Consultancy)	NPPF 2024 → 2025: Key Changes at a Glance	Document summarising the principal policy changes and their pr implications for planning.
Town and Country Planning Association	NPPF Creates Hooks for progressive outcomes, but where is the vision?	Commentary critiquing and praising aspects of the new NPPF fro planning association that promotes 'garden city' principles.

RUGBY BOROUGH COUNCIL

National Scheme of Delegation for Planning

31
OCTOBER 2026
National rules take effect

What Parish Councils need to know

October 2026 • Richard Holt, Development & Enforcement Manager

The change is national, mandatory and imminent

31
OCT 2026

Regulations made 15 July 2026; come in to force 31 October 2026.

1. **Government's stated aim.** Greater clarity and consistency: committees focus on key proposals that matter locally, while officers handle more minor and technical decisions.
2. **Officer determination becomes the default.** Schedule 1 cases MUST stay with officers; Schedule 2 cases determined by officers but MAY go to Planning Committee if the Gateway Test is met.
3. **Previous referral triggers fall away.** Ward Councillor call-ins, objection numbers and "controversial application" triggers no longer apply.
4. **Non-compliance risks quashing of decision.** If committee decides an application that must have been delegated, an aggrieved party may seek judicial review. Cost and expense to the Council and reputational damage.

The Regulations create two statutory schedules

Schedule 1 MUST stay with officers; Schedule 2 MAY reach Planning Committee only through the Gateway Test.

SCHEDULE 1

Officer decision — mandatory

The delegation MUST be exercised. The application MUST NOT be referred except where the Regulations permit.

Examples

Householder, minor residential and minor commercial, prior approvals, conditions and other prescribed applications.

SCHEDULE 2

Officer decision — referral is exceptional

Officer determination remains the default. Referral requires agreement by the nominated officer and nominated member.

Examples

Includes major applications, retrospective schemes, large reserved-matters and other prescribed cases.

OWN-INTEREST CASES

Own-interest cases

Made by or on behalf of the Council, a Ward Councillor or officer—or where any of them have an interest—these applications remain subject to the 2026 Regulations.

Decision route

Officer determination remains. Schedule 1 (unless Service Manager or above), lawfulness certificates, prior approvals, non-material amendments, condition discharge/variation and revocations. Schedule 2: may be referred only as prescribed by the Regulations.

Referral decisions have named statutory owners

The nominations apply unless the Council resolves otherwise or authorises substitutes.

NOMINATED OFFICER

Chief Planning Officer

Authorised substitutes

- **Development & Enforcement Manager**
- **Major Projects & Regeneration Manager**
- **Any Principal Planning Officer**

NOMINATED MEMBER

Chair of Planning Committee

Authorised substitute

- **Vice-Chair of Planning Committee**

Both must agree referral. If agreement is not possible, the application MUST be determined by officers.

Traditional call-in and third-party representation thresholds no longer determine the route to Planning Committee.

Schedule 1: applications officers MUST determine

The application MUST NOT go to Planning Committee except where the Regulations expressly permit.

MAIN APPLICATION TYPES

- **Householder, minor commercial and minor residential applications.**
- **Permission in principle and non-material changes.**
- **Lawfulness certificates** for existing/proposed use, development or listed-building works.
- **Prior approvals** and decisions on whether prior approval is required.
- **Conditions and biodiversity applications** under conditions and biodiversity gain plans.

SPECIALIST AND LINKED CASES

- **Land Compensation Act s17(1) certificates of appropriate alternative development.**
- **Conditions**
- **Reserved matters** except large outline permissions (500+ dwellings or 50,000+ m^2).
- **Planning obligations** — s106A requests/applications to modify or discharge obligations linked to Schedule 1.

Schedule 2: officer decisions with exceptional referral

Referral is possible only were BOTH nominated decision-makers agree that the Gateway Test is met AND in accordance with Part 2B of the revised Rugby Borough Council constitution. * *(*see slide 7 local variations)*

PLANNING AND LISTED BUILDINGS

- **Listed-building consent and variation or discharge of its conditions.**
- **Connected planning applications** relating to Schedule 2 listed-building cases.
- **Other planning permission** not classed as householder, minor commercial or minor residential.
- **Retrospective planning permission** for development already carried out.
- **Section 73/73A variation of condition applications** - where the original planning permission was Schedule 2.

OTHER SCHEDULE 2 CATEGORIES

- **Large reserved matters** — outline permission for 500+ dwellings or 50,000+ m^2 of buildings
- **Advertisements** — applications for express consent.
- **Tree preservation orders** — applications for consent.
- **Planning obligations** — s106A requests/applications to modify or discharge obligations linked to Schedule 2.

RUGBY BOROUGH COUNCIL

07

Local variations to Schedule 2 applications

NATIONAL GUIDANCE

The supporting statutory guidance published by the Government for the National Scheme of Delegation of Planning Functions advises that Local Planning Authorities may, through their constitutions, decide which Schedule 2 or own-interest applications need to be considered for referral.

WHY RETAIN THE LOCAL PROVISION

In terms of the continued operation of the service, and that the Government's position is the referral of Schedule 2 applications shall be exceptional, applications including those for listed building consents, reserved matters, advertisements and tree preservation orders shall be exempt from Schedule 2 referral.

FOR THE AVOIDANCE OF DOUBT

Variation of condition applications where the original permission was a Schedule 2 application can still be referred for a Gateway Test by the nominated officer and nominated member.

OWN-INTEREST APPLICATIONS

For clarity, in terms of own-interest applications those that need to be considered for referral will be updated in the revised constitution.

RUGBY BOROUGH COUNCIL

08

Ward Councillors still influence cases — but the route changes

PREVIOUSLY		FROM 31 OCTOBER 2026
Ward-member call-in A Ward Councillor could seek committee consideration through the call-in route raising material planning reasons	→	**Written representation by Ward Councillors** Email or write to the case officer within 21 days of notification for Schedule 2 applications
Objection thresholds A set number of objections or "controversial" status could trigger committee.	→	**Gateway Test reasons** Explain the local significance or significant planning matters relied upon.
Local referral rules The Council's own delegation scheme set the route to committee.	→	**Joint statutory decision** The Chief Planning Officer and Planning Committee Chair must agree referral.

No agreement = officer determination

RUGBY BOROUGH COUNCIL

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Referral depends on a statutory Gateway Test

The overriding presumption is officer determination; referral is the exception.

01 Local significance

An issue of economic, social or environmental significance to the local area.

02 Significant planning matters

One or more significant planning matters, having regard to the development plan and other material considerations.

HOW A MEMBER'S CASE REACHES COMMITTEE

Ward Councillor submits in writing to planning case officer reasons within 21 days → Case officer receives written representation → Chief Planning Officer + Committee Chair assess → **Committee referral only if both agree**

PLEASE NOTE: plan-compliant proposals, including resolved highways or flood-risk concerns won't meet Gateway Test. More likely: strategic-scale schemes, such as large multi-phase development or changes to a notable Grade I/II* listed building.

RUGBY BOROUGH COUNCIL

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Timelines to commencement of regulations

8 SEP	15 SEP	21 SEP	23 SEP	31 OCT
Constitution Change Working Group	Planning Services Working Group	All-Member Briefing	Full Council adoption	Regulations commence

AT FULL COUNCIL MEMBERS AGREED

1 Committee size

Keep with the Planning Committee make up at Rugby to 12 members (Chair has additional casting vote if tied). Legislation allows up to 13 members

2 Referral routing

Confirmed which Schedule 2 or own-interest categories are not required to be considered against the Gateway Test.

3 Members understood

End of call-in option and the new 21-day written representation route using the Gateway Test.

RUGBY BOROUGH COUNCIL

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Thank you for listening and any questions?

Development Team
Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2RR

26-Oct-2026

Miss Lindsay Foster,
Ryton On Dunsmore Parish Council

PLANNING CONSULTATION – Parish Council

Reference: R26/0930

Proposal at:
Land At Jarretts Farm, Chapel Lane, Ryton-On-Dunsmore

For: Agricultural barn for the storage of machinery, equipment and feed.

I refer to the above application that you may wish to comment on.

The plans and documents can be viewed on-line at:
https://planning.agileapplications.co.uk/rugby

Consultation responses should be sent to adam.kerr@rugby.gov.uk by 16-Nov-2026.

Decision level: Schedule 1 (always delegated)

If this application is determined by the Planning Committee members of the public may have the opportunity to speak at the meeting. More details about public speaking are available from the Council or on-line at: www.rugby.gov.uk/speakingatplanning Information regarding how the Council deals with personal information is available at: https://www.rugby.gov.uk/PlanningPrivacy

If you have any queries please contact me on 01788 533762.

Yours Faithfully

Adam Kerr
Rugby Borough Council

Correspondence

8.1 none

9 Items for this meeting

9.1 Play equipment report and repairs– Cllr Tetlow
9.2 Ryton Water Meadow update – Cllr Smyth/Cllr Henry
9.3 To discuss allotment issues- Cllr Jones
9.4 Pavilion refurbishment- Cllr Witter
9.5 The orchard- Cllr Henry
9.6 Ryton Burial ground- Cllr Witter
9.7 Recreation Ground Development project
9.8 Village Hall refurb plans; ceiling, roof and main door and Sole Trustee Meetings
9.9 Subway update- Cllr Henry
9.10 Christmas Lighting
9.11 War memorial
9.12 CCTV update
9.13 Asset inspections allocations (quarterly)

10 To receive the reports for information from representatives on other bodies

11 To receive the report of the Chairman (Note: for information only, no decisions can be made)

12 To receive reports from members (Note: for information only, no decisions can be made)

13 Motion under the Public Bodies (Admission to Meetings) Act as amended -
"That in view of the special and confidential nature of the business to be transacted, it is advisable in the public interest that the public be temporarily excluded and that they be instructed to withdraw"

14 Confidential items for this meeting

15 Date of the next Parish Council meeting ***2nd December*** 2026.

(Deadline for input to the agenda is close of play 24/11/2026)