

6<sup>th</sup> December 2013

## PLANNING COMMITTEE - 18<sup>TH</sup> DECEMBER 2013

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 18<sup>th</sup> December 2013 in the Council Chamber, Town Hall, Rugby.

Andrew Gabbitas  
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 27<sup>th</sup> November 2013.
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. Stopping up of part of footpath R103 and diversion of part of Bridleway R102, Rugby.
6. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.
7. Delegated Decisions – 8<sup>th</sup> November – 4<sup>th</sup> December 2013.

## **PART 2 – EXEMPT INFORMATION**

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2013/14 – 12) are attached.

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

Councillors Ms Robbins (Chairman), Mrs Avis, Butlin, Cranham, G Francis, M Francis, Mrs New, Pacey-Day, Sandison, Srivastava, Helen Walton and M Walton.

***If you have any general queries with regard to this agenda please contact Claire Waleczek, Senior Democratic and Scrutiny 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 and Scrutiny Services Officer named above.*

*The Council now 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)).*

**AGENDA ITEM 4**

**RUGBY BOROUGH COUNCIL  
PLANNING COMMITTEE – 18<sup>TH</sup> DECEMBER 2013  
REPORT OF THE HEAD OF PLANNING AND CULTURE  
APPLICATIONS FOR CONSIDERATION**

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Planning applications for consideration by Committee are set out as follows:

- (i) applications recommended for refusal with the reason(s) for refusal (pink pages)
- (ii) 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	R13/0124	Former Warwickshire College, Lower Hillmorton Road, Rugby, CV21 3QS Outline application for Class C3 residential development of up to 131 dwellings and provision of 0.4 hectare of land for the provision of a Class C2 Extra Care facility, with associated works and landscaping. All matters reserved except for access.	4
2	R13/1751	HTC Precision Sheet Metal Ltd, Watling Street, Rugby, CV23 0AJ Redevelopment of land comprising: Part full planning permission for the erection of a building (Unit 1) and use for purposes falling within classes B1(c) (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended, including ancillary offices, together with the construction of access road, parking and service areas and associated works and installation of oil and gas storage tanks. Part outline planning permission for the erection of a building (Unit 2) and use for purposes falling within classes B1(c) (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended, together with ancillary offices, parking and service areas and associated works - all matters reserved. - extension of time limit for implementation of planning permission ref. R10/0103, dated 08/09/2010.	22
3	R13/1901	Land at Grove Farm, Wolds Lane, Wolvey Retention of buildings for storage of micro-lights and use of land as runway for the micro lights.	39

4	R13/0183	12 Regent Street, Rugby Display of high level fascia sign.	43
5	R13/0978	Scout Hut, The Kent, Hillmorton, Rugby Erection of a replacement Scout Hut (resubmission of planning permission reference R12/0266, dated 15/06/12).	47
6	R13/1957	12 Corporation Street, Rugby, CV21 2DP Change of use to vehicle hire and erection of modular building, canopied washbay and railings (previous approval R13/1348)	52

**Reference number: R13/0124**

**Site address: Former Warwickshire College, Lower Hillmorton Road, Rugby, CV21 3QS**

**Description: Outline application for Class C3 residential development of up to 131 dwellings and provision of 0.4 hectare of land for the provision of a Class C2 Extra Care facility, with associated works and landscaping. All matters reserved except for access.**

**Case Officer Name & Number: Karen McCulloch, 01788 533623**

### **Description of site**

This application relates to the former site of Warwickshire College on Lower Hillmorton Road. The college has relocated to a new site and the buildings have been cleared from the site. A small part of the site previously contained offices used by Warwickshire County Council and these have also been removed.

The site is relatively level and currently contains the sites of the former buildings, access roads and car park areas and areas of landscaping that were associated with the previous use. There are mature trees along the site frontage and extending into the site along the former access and the former boundary between the college and Warwickshire County Council and. These are protected by a Tree Preservation Order. There are also protected trees in the north eastern, rear corner of the site and a pond in this area.

There are a range of boundary treatments to the site. The front boundary comprises a timber fence, there are a range of walls and fences to other boundaries.

The site is surrounded by residential properties. Those opposite the site on Lower Hillmorton Road and on Eastlands Road are mostly traditional semi-detached two storey houses with bay windows and hipped roofs, these are a mix of brick and render.

To the north of the site on Bronte Close are modern two storey houses in small terraces. There is a modern development to the west of the site. This is a mix of two and three storey properties with three storey apartment buildings at key locations such as the Lower Hillmorton Road frontage and adjacent to the open space. The open space areas within this development comprise grassed areas which are adjacent to the boundary with the current application site.

### **Description of proposals**

This is an outline application for the development of the site for up to 131 dwellings with associated open space, infrastructure and ancillary works. The application also proposes 0.4 hectares of land for uses within class C2 – residential institutions, it is expected that this will allow 16 extra care housing units to be provided. It is anticipated that these will be provided by Warwickshire County Council to provide accommodation for people with disabilities.

This application is in outline form and the only matters to be considered at this stage are whether the principle of the proposed development and the accesses into the site are acceptable. If this application is approved Reserved Matters submissions will be

required for each part of the development to consider the layout, scale, appearance, access within the site and landscaping.

Three accesses are proposed into the site from Lower Hillmorton Road. The main access will use the access point to the former college although the alignment within the site is likely to be changed, this will serve the majority of the residential development. A separate access is proposed at the eastern end of the site frontage, this will provide a separate access to the area of the site to be used for extra care units.

A third central access will be provided. This is shown as serving a cul-de-sac of dwellings and the applicants have advised this is proposed to allow this part of the site to be accessed without adversely affecting protected trees.

The Planning Statement states that the development will contain 2, 3 and 4 bedroom houses and that the extra care units are likely to be 1 bedroom. The dwellings would comprise a mix of two storey houses and two and a half storey houses with rooms within the roof space.

### Technical consultation responses

Warks Police	No objection	Suggest measures to improve security
WCC Highways	No objection	Subject to conditions and s106
WCC Ecology	No objection	Subject to conditions and informatives
WCC Planning	Comment	Request education and library contributions
WCC Archaeology	No comment	
Fire & Rescue	No objection	Subject to condition
Environment Agency	No objection	Subject to conditions and informatives
Environmental Health	No objection	Subject to conditions
Tree Officer	No objection	Subject to conditions
Severn Trent	No objection	Subject to condition
Housing	Comment	Disappointed by level of affordable housing proposed, should be

option to review at a later date, there is a need for extra care provision, this should be for people who meet the local connection criteria

### Third party comments

Neighbours (1) Comment

- Application does not refer to Tree Preservation Order;
- Should only remove trees that are exempt from the TPO, e.g. dying, dead, diseased or dangerous, all other trees should be protected.

Third parties (1) Objection

- Number of houses should be reduced;
- A children's play area should be provided, this should be accessible from the north west corner of the site and the wider area to allow use by children from Benn Ward who currently have no play area.

Councillor Keeling Objection

- There are three separate road junctions and no identified pedestrian or cycle routes;
- Concerned there are no planned modifications to existing speed humps, this would lead to surrounding roads being used as rat runs;
- Modifications to existing speed humps would be an improvement and a benefit to residents.

Councillor Sandison Comments

- Concern regarding 3 accesses proposed, college has a single access;
- Should include more cul-de-sacs to provide off road parking;
- Scheme is too car focused, should encourage other means of transport;
- One access should be used for pedestrians and cyclists only;
- Should seek contributions towards bus shelters.

Councillor Mrs Roodhouse Comments

- A condition should be used to require speed humps to be replaced with a raised junction;
- Houses shake when large vehicles travel over the humps;
- This solution was suggested by WCC engineers.

**Relevant planning policies and guidance**

Rugby Borough Core Strategy 2011

CS1	Complies	Development Strategy
CS10	Complies	Developer Contributions
CS11	Complies	Transport and New Development
CS13	Complies	Local Services and Community Facilities
CS14	Complies	Enhancing the Strategic Green Infrastructure Network
CS16	Complies	Sustainable Design
CS17	Complies	Reducing Carbon Emissions
CS19	Complies	Affordable housing

Rugby Borough Local Plan 2006 – Saved policies

GP2	Complies	Landscaping
E6	Complies	Biodiversity
T5	Complies	Parking facilities
H3	Complies	Housing proposals in the Rugby Urban Area
H11	Complies	Open space provision in residential developments in the urban area
LR1	Complies	Open Space Standards
LR3	Complies	Quality and accessibility of open space

Housing Needs Supplementary Planning Document, 2012

Planning Obligations Supplementary Planning Document, 2012

Sustainable Design and Construction Supplementary Planning Document, 2012

National Planning Policy Framework, 2012 (NPPF)

**Assessment of proposals**

As this is an outline application it seeks to establish whether the principle of the proposed development is acceptable. If this application is approved Reserved Matters submissions would be required for each part of the development to consider the detailed design, layout etc.

Principle of development

The first issue to consider in relation to this application is whether the principle of the development proposed is acceptable in this location.

The site is located within the Rugby Urban Area which is identified by policy CS1 as the primary focus for meeting strategic growth targets, such as residential development.

The site is also specifically identified for residential development by saved policy H3. This identified the site as capable of accommodating approximately 180 dwellings and states that 60 of these should be provided as affordable housing. At the time this policy was adopted Government Guidance and other Local Plan policies promoted higher density developments in the urban area. The proposals are for up to 131 dwellings and around 16 extra care units, a total of 147 units resulting in a density of 38.9 dwellings per hectare.

It is considered that the provide 180 dwellings, as detailed in saved policy H3 would result in a high density development of around 48 dwellings per hectare and could lead to pressure to remove protected trees and reduce the provision of on-site open space. Providing less dwellings than the approximate figure given in policy H3 is therefore considered acceptable.

Although the proposed number of dwellings is below that identified in this policy it is clear that this policy promotes residential development on this site. As the site is within the urban area the provision of extra care units is also considered acceptable.

Policy CS13 states that local services and community facilities should be retained unless it can be demonstrated that there is no realistic prospect of the use continuing, the existing service can be provided on another site and the site has been marketed for a similar use. The majority of the site was previously used by Warwickshire College. However, the college has now located to a new building on Technology Drive, therefore the college use of the site will not continue as this is provided in a new location. Although the site has not been marketed for a similar use this is not considered necessary due to the site being allocated for residential development by saved policy H3.

The principle of the development is therefore considered acceptable in accordance with these policies.

#### Visual amenity and design

The application site is currently vacant, however it was previously developed with the college buildings and offices which were up to three storeys.

The proposed development will contain buildings up to two and a half storeys high and will retain the majority of the protected trees. The Development Framework plan also shows planting to the main access road and the provision of open space areas.

Although the detailed design of the development is not being considered at this stage it is considered that a scheme could be designed that would be in keeping with the character of the surrounding area and would not have a detrimental impact on visual amenity.

The relevant part of policy CS16 is therefore complied with.

#### Landscape and ecology

As detailed above there are a large number of trees on the site which are covered by a Tree Preservation Order. The applicants have advised that where possible trees will be retained and if the removal of trees is required replacements will be provided. Areas of open space are proposed adjacent to the western boundary, 1 of these will allow protected trees to be retained within the open space.

The submitted tree report details that 1 protected tree, which is in a poor condition will be removed. If additional trees are to be removed at the reserved matters stage these can be considered in detail at this stage.

The Council's Tree Officer commented on the proposals and advised that collectively the trees were protected due to their high visual amenity. As this is an outline application details of the layout are not to be considered at this stage. The Tree Officer recommends conditions requiring a further details tree assessment to be submitted at the Reserved Matters stage and comments that the layout should be designed to avoid the loss of high quality trees. Where trees are to be lost replacement planting will be required and this can be secured by condition.

In relation to protected species WCC Ecology requested further information regarding the pond in the north eastern corner of the site and a bat survey of the tree to be removed. However, as this is an outline application it is not known whether any further trees will be affected or whether the pond will be removed. It is therefore considered that these requirements can be controlled by condition. WCC Ecology have agreed to this approach, subject to an additional condition regarding the submission of an ecological and landscape scheme and a range of informatives.

It is therefore considered that, subject to conditions, key landscape features will be retained and that there will not be an adverse impact on protected species, in accordance with saved policies GP2 and E6.

Due to the location of the site close to Great Central Walk the site is located within the identified Green Infrastructure (GI) Network. The open space will provide linkages into the adjacent site and towards the GI network and this is considered acceptable in accordance with policy CS14.

#### Open space provision

The development framework plan shows 2 areas of open space close to the western boundary of the site. These will link through to the open space in the adjacent development to form larger open space areas. It is considered these will be accessible from within the development and the adjacent development and comply with saved policy LR3.

Although these will provide amenity space no formal open space is proposed and an off-site contribution will be sought in accordance with policy CS10 and saved policies LR1 and H11.

A local Councillor has expressed concern regarding this and considers that on site play areas should be provided. Colleagues from Parks clarified that the Council's standards require play areas to be within a 15 minute walk. The application site would allow play facilities at Whitehall Recreation Ground, the GEC Recreation Ground and Whinfield Recreation Ground to be accessed within this time period, it is therefore considered that there is no need for on-site play facilities. It is also considered that the Council is not able to sustain high numbers of small play areas in the long term.

#### Impact on amenity

As this is an outline application it is not known where properties will be located on the site or how these will be designed. However, it is considered a scheme could be designed to ensure that neighbouring properties are not adversely impacted in terms of loss of light or privacy.

Environmental Heath commented on the application and raised no objection subject to conditions. These would require an noise assessment, including any mitigation for construction noise, air quality assessment, dust control and mitigation report and site investigation report to be submitted and agreed by the Council.

Subject to these conditions it is considered that there will not be an adverse impact on the amenity of nearby residents, in accordance with the relevant part of policy CS16.

#### Access, highways and parking provision

The three access points into the site from Lower Hillmorton Road are to be considered at this stage.

The Highway Authority, Warwickshire County Council, commented on the proposals and advised they have no objection subject to conditions and a s106 relating to sustainable transport packs, this is in accordance with policy CS11.

Based on local concerns regarding traffic calming the Highway Authority suggested the applicants pay a contribution for two speed humps to either side of Eastlands Road to be replaced with a raised junction. This was also requested by local Councillors. However the applicants have not agreed to this contribution and the Highway Authority have confirmed this request is not necessary to make the development acceptable in planning terms, therefore the lack of contribution is not considered a reason for WCC to object in terms of highway safety.

There is a bus service that operates along Lower Hillmorton Road and a bus stop is located around 50m from the site. Lower Hillmorton Road also has footpaths allowing access to the wider area by pedestrians. There is no specific provision for cyclists within proximity to the site, although they could use the highway network.

It is therefore considered that the site can be accessed by a range of transport methods and is in an accessible location.

As this is an outline application details of the proposed parking provision is not yet known. However, the applicant has advised that it is intended to provide parking in accordance with the Council's standards. Cycle parking could, dependant on the design, be accommodated within garages or rear gardens. It is therefore considered that the Council's parking standards can be met, in accordance with saved policy T5.

#### Sustainable design and construction

Core Strategy policies CS16 and CS17 refer to sustainable design and reducing carbon emissions and these requirements are also contained within the Sustainable Design and Construction SPD.

CS16 states that sustainable drainage systems (SUDS) should be used where practical and that developments should meet specified water conservation levels.

Water usage standards can be controlled by a condition. In relation to surface water drainage the site was previously developed with the college and office buildings and other areas of hardstanding. It is therefore likely that the development will lead to a reduced amount of impermeable surface due to the provision of gardens and other open areas. However, the Flood Risk Assessment details that due to the ground conditions, which are a mix of granular materials and clay, and the relatively shallow groundwater levels SUDS are unlikely to be suitable in the north and centre of the site. Some SUDS may be possible in the southern part of the site, which would

reduce the volume of water going to the surface water sewer. This approach is considered acceptable in accordance with the relevant part of policy CS16.

The Environment Agency commented on the application and requested additional information regarding the proposed drainage of the site. An amended Flood Risk Assessment was provided including details of how the site could be drained and the Environment Agency raised no objection, subject to conditions and informatives.

Policy CS17 states that development must comply with the Building Regulations relevant at the time of construction and that, as a minimum, developments of 10 or more dwellings shall include equipment to reduce carbon dioxide emissions by at least 10%.

It is considered that a condition could be used to ensure compliance with the Building Regulations at the time of construction.

As the application is in outline form only details of the design and construction of the dwellings is not known at this stage, an assessment cannot therefore be made as to what types of technology and equipment would be most appropriate in order to achieve the required reduction in carbon emissions. This can be controlled by condition to allow this to be assessed in relation to the Reserved Matters submissions.

#### Affordable housing

Policy CS19 states that on developments of the size proposed a target affordable housing provision of 40% will be sought. This goes on to state that where the provision of the target level of affordable housing will threaten the viability of a scheme the Council will consider a reduced target.

Saved policy H3 also requires 60 of the suggested 180 units to be provided as affordable housing, a provision of 33%.

Including the extra care units the development will result in 147 units. It is proposed to provide the 16 extra care units as affordable housing, to be provided and operated by Warwickshire County Council. The extra care units are expected to provide accommodation for people with disabilities to allow supported independent living within the community. Colleagues from the Council's Housing section have confirmed there is a need for this type of accommodation in the area and this provision is considered acceptable.

The applicants have confirmed that they intend to transfer the land for the extra care units to Warwickshire County Council to allow them to provide or procure the units. It is not the intention of the applicant to build the extra care units.

Warwickshire County Council propose to provide 16 units on the transferred land and that these will be social rent. Clauses can be included in the legal agreement to ensure these remain as social rented housing in perpetuity and that if the demand for extra care units ceases that these are retained as social rented dwellings.

This would result in affordable housing provision of 10.8%, less than that required by CS19 and saved policy H3. However, CS19 specifies that where the provision of affordable housing will threaten the viability of a development reduce provision will be considered.

The applicant has advised that to provide any further affordable housing would result in the development being unviable and submitted a viability assessment to support this. Officers accept that in the current climate meeting the target of providing 40% of dwellings as affordable housing would threaten the viability of the development.

The submitted viability information is currently being independently assessed to determine whether any affordable housing could be provided in addition to the proposed C2 units however at present a response has not been received from the assessors and an update will be provided at the Committee meeting.

However, it is considered that it will be possible to ensure a suitable level of affordable housing is provided whilst ensuring viability is not affected; therefore the development will comply with policy CS19.

#### Planning obligations

Policy CS10 and the Planning Obligations SPD state that financial contributions may be sought to mitigate against the impacts of a development.

Guidance contained within Circular 05/05 – Planning Obligations and the Community Infrastructure Regulations state that in order for obligations to be taken into account they must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonable related in scale and kind to the development.

If contribution requests do not comply with these criteria it is not considered that the contribution can be required by the Council.

As detailed above contributions will be requested towards open space and play facilities within the area. Contributions will also be required towards indoor sports facilities and education, as detailed within the Planning Obligations SPD.

Warwickshire County Council also requested contributions towards library facilities however information to support this request in relation to the additional demand placed on existing facilities or how the contribution would be spent was not provided and it is not considered that this request can be supported.

#### **Recommendation**

That the Head of Planning and Culture be given delegated powers to approve the application, subject to conditions, following the completion of a s106 legal agreement.

### **DRAFT DECISION**

#### **APPLICATION NUMBER**

R13/0124

#### **DATE VALID**

30/09/2013

#### **ADDRESS OF DEVELOPMENT**

WARWICKSHIRE COLLEGE  
LOWER HILLMORTON ROAD  
HILLMORTON  
RUGBY  
CV21 3QS

#### **APPLICANT/AGENT**

Harris Lamb Property Consultancy  
Grosvenor House  
75-76 Francis Road  
Edgbaston  
Birmingham  
B16 8SP  
On behalf of Warwickshire College

**APPLICATION DESCRIPTION**

Outline application for Class C3 residential development of up to 131 dwellings and provision of 0.4 hectare of land for the provision of a Class C2 Extra Care facility, with associated works and landscaping. All matters reserved except for access.

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

**CONDITION: 1**

Application for approval of the reserved matters specified in Condition 3 below, accompanied by detailed plans and full particulars, must be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**REASON**

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

**CONDITION: 2**

The development hereby permitted must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

**REASON:**

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

**CONDITION: 3**

Details of the following reserved matters shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is commenced and shall be implemented as approved to the satisfaction of the Local Planning Authority:

- a - Layout,
- b - Scale,
- c - Appearance,
- d - Access (excluding the vehicular accesses from Lower Hillmorton Road) &
- e - Landscaping

**REASON:**

To ensure that the details of the development are acceptable to the Local Planning Authority.

**CONDITION: 4**

The development shall not be carried out other than in accordance with the Site Location Plan - 12113/SK-001 received by the Local Planning Authority on 27th September 2013 and the amended plans Site Development Framework - 12113-SK00/B and Proposed Site Accesses - 15026-01/d received by the Local Planning Authority on 13th November 2013.

**REASON:**

For the avoidance of doubt.

**CONDITION: 5**

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:**

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

**CONDITION: 6**

Full details of the siting, design and materials of any proposed bin and cycle stores shall be submitted to and approved in writing by the Local Planning Authority. The bin and cycle stores shall be provided, in accordance with the approved details before the first occupation of any flat or C2 accommodation.

**REASON:**

In the interest of visual and residential amenity.

**CONDITION: 7**

No development shall commence unless and until details of all proposed walls, fences and gates 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:**

In the interest of visual amenity.

**CONDITION: 8**

No development shall commence unless and until full details of finished floor levels of all buildings and ground levels of all access roads, parking areas and footways have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

**REASON:**

To ensure the proper development of the site.

**CONDITION: 9**

The landscaping scheme, as required by condition 3(e), 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:**

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

**CONDITION: 10**

In conjunction with the details submitted in relation to condition 3:

- A full Tree survey/report (BS5837:2012 - trees in relation to design, demolition and construction - recommendations) including; constraints posed by existing trees (section 5.2, BS5837:2012). Emphasis should be placed on retaining and successfully integrating Category 'A' and 'B' trees;
- An arboricultural impact assessment (section 5.4 BS5837:2012) which evaluates the direct and indirect effects of the proposed design and where necessary recommends mitigation; and
- An Arboricultural method statement (section 6, BS5837:2012) including a Tree Protection Plan (section 5.5 BS5837:2012)

shall be submitted to and approved in writing by the Local Planning Authority.

Development shall not be carried out other than in accordance with the approved details.

**REASON:**

In the interest of visual amenity and to protect retained trees.

**CONDITION: 11**

The plans and particulars submitted in accordance with condition 3e above shall include details of the quantity, size, species, position of all trees, shrubs and hedgerows to be planted together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance.

**REASON:**

In the interest of the visual amenity of the area.

**CONDITION: 12**

No works on site, including site clearance, shall commence unless and until a combined ecological and landscaping scheme has been submitted and agreed in writing by the Local Planning Authority. The scheme must include all aspects of landscaping including details of species to be planted, and ecological enhancements. The agreed scheme to be fully implemented before/during development of the site as appropriate.

**REASON:**

In the interest of biodiversity.

**CONDITION: 13**

No development shall commence unless and until updated amphibian surveys of the pond, at an appropriate time of year and a detailed schedule of great crested-newt mitigation measures if appropriate (to include timing of works, protection measures, enhancement details and monitoring) have been submitted to and approved in writing by the Local Planning Authority.

Such approved mitigation plan shall thereafter be implemented in full.

**REASON:**

To ensure that protected species are not harmed by the development.

**CONDITION: 14**

No development shall commence unless and until a bat survey of the trees identified for removal or remedial works is undertaken, to include appropriate activity surveys in accordance with BCT Bat Surveys - Good Practice Guidelines, and a detailed

mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the Local Planning Authority.

Such approved mitigation plan shall thereafter be implemented in full.

**REASON:**

To ensure that protected species are not harmed by the development.

**CONDITION: 15**

The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to, and approved in writing by, the Local Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority.

**REASON:**

In the interests of fire safety.

**CONDITION: 16**

The development hereby permitted shall not commence until drainage plans for the disposal of foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before first occupation of the development.

**REASON:**

To ensure the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating a flooding problem and to minimize the risk of pollution.

**CONDITION: 17**

The development shall not be carried out other than in accordance with the Ecus Flood Risk Assessment - AL/4558/130313/FRA/B received by the Local Planning Authority on 13th November 2013, including the Drainage Report reference PJC/AJP/AJ/321282-L03 dated 22 October 2013 and prepared by Mott MacDonald and the following mitigation measures detailed within the Flood Risk Assessment:

1. Demonstration that the discharge of surface water from the development is limited to the equivalent unit Greenfield runoff rate, or if this cannot be achieved, the pre-development runoff rate with a 20% reduction for the equivalent rainfall return period;
2. Provision of soakaway test results (in accordance with BRE 365) to confirm the suitability of infiltration drainage as the first option for surface water disposal or to demonstrate why infiltration methods are not feasible on the site;
3. Demonstration that there will be no above ground flooding in the 1 in 30 year event and no flooding of buildings in the 1 in 100 year (plus climate change) critical rainfall event.
4. Provision of a suitable number of sustainable drainage techniques to provide sufficient water quality treatment and attenuation in line with CIRIA C697. Plot-by-plot permeable paving should be provided throughout the development as stated in the submitted Drainage Report;
5. Demonstration within the Flood Risk Assessment that the surface water drainage scheme shall be maintained after completion.

The mitigation measures shall be fully implemented prior to first occupation of the development and subsequently in accordance with the timing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

**REASON:**

To prevent flooding to the proposed development and future occupants by ensuring the satisfactory storage of/disposal of surface water from the site

**CONDITION: 18**

No development shall commence unless and until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event.

The scheme shall subsequently be implemented in accordance with the approved

**REASON:**

To prevent the increased risk of flooding, both on and off site.

**CONDITION: 19**

Unless otherwise agreed in writing by the Local Planning Authority the dwellings hereby permitted shall be constructed to achieve a minimum water efficiency standard equivalent to Code Level 4 of the Code for Sustainable Homes (i.e. a maximum indoor water consumption of 105 litres per person per day.)

**REASON:**

In order to ensure water efficiency through sustainable design and construction.

**CONDITION: 20**

Prior to the first occupation of the development, details of the equipment and technology to be incorporated to achieve carbon emission reductions shall be submitted to the Local Planning Authority in writing and include the submission of an Energy Performance Certificate. Unless otherwise agreed in writing with the Local Planning Authority, the minimum standards shall comprise a 10% carbon emissions reduction. The approved efficiency measures shall be implemented in accordance with this approval and shall be retained in working order in perpetuity.

**REASON:**

To ensure energy efficiency is achieved through sustainable design and construction.

**CONDITION: 21**

No external lighting shall be erected unless and until full details of the type, design and location have been submitted to and approved in writing by the Local Planning Authority. Any lighting shall only be erected in accordance with the approved details.

**REASON:**

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

**CONDITION: 22**

No development shall commence unless and until a BS5228 noise assessment, including any necessary mitigation, has 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:**

In the interest of the amenity of nearby residents and the area.

**CONDITION: 23**

No development shall commence unless and until an air quality assessment, including any necessary mitigation, has 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:**

In the interest of the amenity of nearby residents and the area.

**CONDITION: 24**

No development shall commence unless and until a dust control and mitigation report has 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:**

In the interest of the amenity of nearby residents and the area.

**CONDITION: 25**

No machinery shall be operated, no construction works shall be carried out and no construction traffic shall enter or leave the site outside the hours of 07.00 hours and 18.00 hours Monday to Friday, nor outside the hours of 08.00 hours and 13.00 hours on Saturdays, nor at any time on Sundays or Bank Holidays unless approved in writing in advance with the Local Planning Authority.

**REASON:**

To protect the amenity of nearby residents.

**CONDITION: 26**

Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until points (a) to (d) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (d) has been complied with in relation to that contamination.

(a) An investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

(b) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other

property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (b), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (c).

**REASON:**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

**CONDITION: 27**

The development shall not be occupied unless and until visibility splays have been provided to the vehicular accesses to the site passing through the limits of the site fronting the public highway with 'x' distances of 2.4 metres and 'y' distances of 43 metres to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

**REASON:**

In the interest of highway safety.

**CONDITION: 28**

The development shall not be occupied until turning areas have been provided within the site so as to enable the largest expected vehicle to leave and re-enter the public highway in a forward gear.

**REASON:**

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

This development is subject to a s106 legal agreement.

INFORMATIVE: 2

It is recommended that the development be designed to ensure occupiers do not become the victims of crime or antisocial behaviour.

Design advice is available from the Warwickshire Police Crime Prevention Design Advisor.

INFORMATIVE: 3

The applicant is advised to give due regard to the advice contained in BS5228:2008 - Noise and vibration control on construction and open sites.

This Authority also wishes to draw your attention to the Considerate Constructors Scheme. This is a voluntary Code of Practice, driven by the construction industry, which seeks to:-

- Minimise any disturbance or negative impact (in terms of noise, dirt and inconvenience) sometimes caused by construction sites to the immediate neighbourhood;
- Eradicate offensive behaviour and language from construction sites;
- Recognise and reward the contractor's commitment to raise standards of site management, safety and environmental awareness beyond statutory duties.

For further information contact:-

Considerate Constructors Scheme, PO Box 75, Ware. SG12 9LN

Tel 0800 783 1423

[www.considerateconstructors.co.uk](http://www.considerateconstructors.co.uk)

INFORMATIVE: 4

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season lasts approximately from March to September inclusive, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE: 5

In view of the nearby hedgehog record, care should be taken when clearing the ground prior to development, particularly piles of deadwood /leaves. If a hedgehog is found, work should stop until WCC Ecological Services is contacted. Hedgehogs are of high conservation concern and are a Species of Principal Importance under section 41 of the NERC Act. Habitat enhancement for hedgehogs can easily be incorporated into development schemes, for example through provision of purpose-built hedgehog shelters. More details can be provided by the WCC Ecological Services if required.

INFORMATIVE: 6

Lighting can have a harmful effect on bats impacting on their use of a roost and also their commuting routes and foraging areas. Light falling on a roost access point is likely to delay bats from emerging, which can be especially damaging around dusk as that is when there is a peak in the number of insects. In the worst case scenario, it can cause the bats to desert the roost. Bats and their 'roost' sites are fully protected

under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010, the latter of which deems them a European Protected Species. Bats, birds and other nocturnal mammals should always be taken into account when lighting is being considered. It is respectfully advised that lighting is kept to a minimum around existing site boundary vegetation and is limited to illuminating the ground and not any possible access points or foraging corridor. For further advice on this please contact the WCC Ecological Services on 01926 418060.

**INFORMATIVE: 7**

Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Such as bat and bird boxes which can be used by a variety of species, native species planting of hedges and wild flower meadows, and habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

**INFORMATIVE: 8**

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: 9**

This development requires works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must enter into a Highway Works Agreement with the Highway Authority under the provisions of Section 184 of the Highways Act 1980. Application to enter into such an agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX.

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.

Applications 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: 10**

The proposed drainage scheme should be based on sustainable drainage principles and incorporate SUDS elements (i.e. attenuation and treatment) as detailed in the CIRIA SUDS Manual (C697). Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. The

variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles despite any issues with infiltration. The surface water drainage scheme should aim to incorporate as much above ground attenuation storage as possible rather than eliminating that which is already present onsite in the form of an existing pond.

**INFORMATIVE: 11**

Should your development require a new address or an amendment to an existing address please complete an application form for Postal Naming and Numbering.

This can be downloaded at:

[http://www.rugby.gov.uk/site/scripts/documents\\_info.php?documentID=223&categoryID=200295](http://www.rugby.gov.uk/site/scripts/documents_info.php?documentID=223&categoryID=200295) .

Alternatively, you can contact the Street Naming and Numbering Team for an application form at: [SpecialistSupport@rugby.gov.uk](mailto:SpecialistSupport@rugby.gov.uk) or by ringing 01788 533885

**Reference number: R13/1751**

**Site address: HTC Precision Sheet Metal Ltd, Watling Street, Rugby, CV23 0AJ**

**Description:**

**Redevelopment of land comprising:**

**Part full planning permission for the erection of a building (Unit 1) and use for purposes falling within classes B1(c) (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended, including ancillary offices, together with the construction of access road, parking and service areas and associated works and installation of oil and gas storage tanks.**

**Part outline planning permission for the erection of a building (Unit 2) and use for purposes falling within classes B1(c) (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended, together with ancillary offices, parking and service areas and associated works - all matters reserved.**

**- extension of time limit for implementation of planning permission ref. R10/0103, dated 08/09/2010.**

**Case Officer Name & Number: Karen McCulloch, 01788 533623**

**Background**

This application relates to a development that was originally granted planning permission on 8<sup>th</sup> September 2010, this planning permission has not been implemented. The current application is to extend the time limit for the implementation of the full part of the permission and submission of reserved matters in relation to the outline part of the permission by another 3 years.

The application is submitted under the expedited procedure introduced in guidance issued by the Government in November 2009 "Greater Flexibility for Planning Permissions." The guidance and procedure is designed to assist and make it easier for developers and Local Planning Authorities to keep planning permissions live during the economic downturn in order that they may be more rapidly implemented as economic conditions improved.

**Description of site and surroundings**

The site, amounting to some 3.2 hectares is located off the west side of the A5, Watling Street, approximately ½ mile to the east of the village of Newton. To the south, at a higher level, is a ribbon of residential properties on Watling Crescent and the neighbouring PIRI works. To the north of the site separated by a small paddock is the Europark employment area. Immediately adjoining to the west is the Bernard Riley haulage site used for purposes of crushing and re-cycling of construction waste. The eastern boundary is formed by the A5 trunk road on the opposite side of which is a former petrol filling station and HGV stop currently used for parcel deliveries, together with a bungalow.

The site comprises what was originally pre and post-war sand and gravel workings which were still in use for such purposes in the early 1970s. That part adjacent to the A5 was formerly a petrol filling station, the use of which ceased in the early 1990s though the hardstandings and kiosk remain. The western part of the site accommodates 3 no. single storey buildings understood to have been formerly ancillary to the sand and gravel workings but which were occupied by the applicant

company, HTA Precision Sheet Metal, for over 30 years. The central part of the site comprises un-restored sand and gravel workings and made ground. Access to the site from the A5 is currently off a single width roadway which runs along the southern boundary. Levels across the site fall predominantly from east to west from the A5.

### **Description of proposals**

As detailed above this is an application to extend the time limit to implement the previous planning permission.

The original permission was for a hybrid proposal comprising part full and part outline schemes for the redevelopment of the site to provide two buildings for use for purposes falling within classes B1(c), B2 and B8. The application was supported by a design and access statement, transport and flood risk assessments, contamination and noise reports, and an ecological assessment and protected species surveys. As this application is for the extension of time to implement the previous permission it is not necessary for the applicant to resubmit the previously submitted documents and plans.

That part of the application site the subject of full planning permission essentially takes in the eastern area for the erection of a building (Unit 1) amounting to some 3353sq.m gross internal floor space including ancillary offices, together with associated parking for 57 cars and servicing. The proposals also include the erection of oil and nitrogen and oxygen gas storage tanks in the service yard on the north side of the building. The building would be approximately 79.5m long by 36.3m wide and measure 8m to the eaves and 10m to the ridge of a shallow pitched roof. It would be of steel, portal framed type construction clad in coloured profile horizontal steel sheeting with a two-storey projecting office element on the north side in brickwork and glazed panels. The site would be secured by a 2.4m high galvanised steel palisade perimeter fence. Lighting would consist of luminaires on 5m high columns to the car park which would also provide low level lighting to one side of the access road, together with wall mounted lights to the service yard.

The outline element of the application located on the lower, western part of the site and shown indicatively, is for a second building (Unit 2) of 2020sq.m gross internal floor space, measuring some 58m in length, 35m in width and 6 – 8m to the eaves, together with associated parking for 35 cars, HGV parking and servicing.

The proposals include the construction of a new access road to serve the development off the recently completed, improved access to the A5 serving Europark. The site would be re-graded by way of a cut and fill operation to provide level access to accommodate the scheme. The area adjacent to the A5 would be reduced by some 3m – 6m to form an embankment and to accommodate the car parking serving unit 1. The finished floor level of the building would be approximately 6m below the level of the top of bank adjacent to the A5. The finished floor level of the building comprising unit 2 would be some 3.5m lower separated from unit 1 by an embankment. The existing access road along the south side of the site would be partly re-aligned and incorporate a criblock retaining structure to facilitate the development. The proposed site access road would also sit on an embankment graded down to existing levels on the west and north sides. A public right of way, R107, which runs east-west from the A5 through the southern part of the site would require part diversion.

Foul drainage in respect of unit 1 would be to a new on-site treatment plant with surface water draining to an existing pond and watercourse to the west of the site via an attenuation tank located beneath the service area.

The development of unit 1 is to accommodate HTA Sheet Metal, a high technology specialist sheet metalworking and fabrication company which utilises the latest automated laser cutting technology. The company developed as a family business over a period of 30 years in the existing buildings on the western part of the application site.

In view of the costs of the civil engineering works required to enable development of the site, together with the new access road, the applicant's agent advised that the site needs to be fully utilised in order to subsidise the high infrastructure costs. It is contended that the speculative development of unit 2 will assist in this regard.

### **Third party comments**

Newton & Biggin Parish Council      No objection

- There should be sufficient and adequate landscaping;
- To minimise the effects of lighting street lights should be directed downwards.

### **Technical consultation responses**

Warks Ecology            no objection    subject to conditions

The guidance related to applications to extend the time period to implement planning permissions makes specific reference to the consultation requirements. This states that authorities should take a proportionate approach to consultation.

As the proposals, and surrounding area, have not changed since the previous approval it was decided that it was not necessary to consult the various statutory bodies. The Highways Agency were consulted but no comments were received.

The consultation responses received in relation to the original application are detailed below.

Highways Agency	no objection	directs that conditions be attached covering construction of new access spur and closure of existing petrol filling station access
Warks Ecology	no objection	subject to condition covering submission of combined ecological/landscape scheme
Env Services	no objection	subject to condition in respect of contamination; clarification sought on noise
Ramblers Assoc	no objection	subject to diversion of right of way
WCC Rights of Way	no objection	subject to diversion of right of way
Env Agency	no objection	subject to conditions covering flood risk and contamination
WCC Archaeology	no comments	received
Severn Trent	no objection	as will not connect to mains drainage
Central Networks	no comments	received
Landscape Officer	no objection	subject to implementation of planting

### **Relevant planning policies**

Since the previous approval the Core Strategy and NPPF have been published. The proposals must therefore be considered against these amended policies.

#### Rugby Borough Core Strategy 2011

CS1	Conflicts	Development Strategy
CS11	Conforms	Transport and New Development
CS16	Conforms	Sustainable Design
CS17	Conforms	Reducing Carbon Emissions

#### Rugby Borough Local Plan, 2006 – Saved policies

E6	Conforms	Biodiversity
GP2	Conforms	Landscaping
T5	Conforms	Parking facilities

National Planning Policy Framework, 2012

DCLG Greater Flexibility for Planning Permissions, October 2010

Sustainable Design and Construction SPD, 2012

Planning Obligations SPD, 2012

### **Assessment of proposals**

The guidance, Greater Flexibility for Planning Permissions should take a positive and constructive approach towards applications which improve the prospect of sustainable development being brought forward. As the development has previously been judged to be acceptable decision making should focus on policies and other matters which have changed since the original permission.

The main planning considerations comprised the principle of development in this particular location, the nature and scale of the proposed scheme and its impact on the surrounding environment, and technical considerations including access and parking, drainage and flood risk, noise, contamination and ecology having regard to the policies contained in the development plan, in government guidance and any other material considerations.

#### Principle of Development

Policy CS1 concentrates new development in the most sustainable locations in the borough in order of priority. This states the urban area is the primary focus for meeting strategic growth targets.

The application site, albeit comprising previously developed (brownfield) land, lies outside the urban area in the countryside. Policy CS1 states that within the countryside new development will be resisted and will only be permitted where allowed by national policy. Though part of the site currently accommodates an element of the applicant's business, it is not specifically allocated for development. The neighbouring Europark, however, is identified as a strategically significant employment site under saved policy ED5 where there is a presumption in favour of development and redevelopment for B1(business), B2(general industrial) and B8(storage or distribution) uses. The proposed scheme does not constitute the simple replacement of the existing buildings with more modern premises of a similar size and scale, nor is it required to meet a particular local need in the rural area.

In the circumstances, assessed against the overall development strategy, the proposal conflicts with policy CS1 and is therefore unacceptable in principle. There is a need nonetheless to take account of any other material considerations and the

weight to be accorded to them in coming to a decision on the merits of the proposal which are discussed later in this report.

#### Details of Development

As a hybrid application, consideration is required of both the detailed elements comprised in the scheme in respect of unit 1 and the basic level of information provided in respect of the outline proposal for unit 2.

The details of the development fall to be considered against policies CS16, CS17 and saved policy GP2 in respect of appearance and design, landscaping, the protection of amenity, energy conservation and landscape and settlement character.

In order to accommodate the amount of development proposed on the site and achieve a satisfactory layout it is necessary to adjust the levels. The new access road running along the north-west side of the site essentially dictates the layout of the development with the service yard to unit 1 served directly off it in front of the building and car parking conveniently located separately on the north side. The layout demonstrates that sufficient space is retained to accommodate unit 2 of the size proposed with appropriate parking and servicing. Landscaping can be satisfactorily accommodated in the layout around the periphery of the site.

The buildings proposed are of a modest scale with the height of unit 1 reduced with the incorporation of the shallow-pitched roof. The design and appearance of unit 1 together with the materials to be used in its construction are typical of smaller-scale employment development and reflects to some extent that more recently constructed on the neighbouring Europark. It is envisaged that unit 2 will be of a similar design and construction.

A basic level of information was submitted with the application to demonstrate energy efficiency and conservation and resilience to climate change with a view to maximising the potential for reducing carbon emissions in the design and construction of unit 1 and in its operation as required by policy CS17. It is considered that further details in respect of energy efficiency and conservation can be covered by condition.

Since the previous approval a requirement for non-residential development to comply with the water conservation standards in the BREEAM very good standard has been included in policy CS16, this can be controlled by condition.

Landscaping has been considered as an integral part of the development with the incorporation of native species in the form of tree, shrub and hedgerow planting designed to soften the impact and assist in assimilating the development into its surroundings. There will be a visual impact, particularly when viewed from the higher ground at the end of Watling Crescent nearby, and over longer views from the edge of Newton village from the west. With the adjustment of levels the development will be set down significantly in relation to the A5 and be well screened from that direction.

The site is not an isolated location in open countryside, however, and the development has to be considered and viewed in the context of the existing uses and development nearby. In this respect, the proposal will result in the provision of significant additional floorspace and site coverage over and above that contained in the existing buildings on the site. In view of this there will be an impact on the character of the immediate locality in terms of the intensification of existing development and associated activity but it is not considered that this will detract

significantly from the character of the area in terms of landscape quality and visual amenity. There will also be some environmental benefit from the improvement to the frontage to the A5 which formerly accommodated a petrol filling station and which currently detracts from the amenities of the locality, the making good and bringing of the despoiled, made ground in the central part of the site into beneficial use and the replacement of the collection of older buildings which are essentially beyond their useful life with more modern development.

In view of the above, it is considered that the proposed development is of satisfactory design and appearance subject to confirmation of energy efficiency and conservation, that the scheme incorporates appropriate landscaping and will not detract from the character, quality and amenity of the locality in accordance with policies CS16, CS17 and saved policy GP2.

#### Technical Considerations

The response of consultees in relation to the previous application confirmed that there were no technical constraints to the redevelopment of the site as proposed.

The Highways Agency originally directed that the previous application not be approved pending receipt of additional information in respect of junction capacity onto the A5 trunk road and queuing distances to the proposed new spur road off the improved access road serving Europark. Following receipt of a revised transport assessment and additional drawings, the Agency was satisfied with regard to junction capacity, the geometry of the proposed access and queuing distances and therefore raised no objection to the development. The proposal therefore complies with policy CS11.

There are no mains sewers serving the site as no mains sewage connections were proposed. Severn Trent Water made no comments regarding the application. The Environment Agency were satisfied with proposals for surface water drainage and that there were no implications in terms of additional flood risk.

In terms of transport considerations, the site is not in the most sustainable location though is not remote from the urban area of Rugby and also sits on a key trunk road with good accessibility. The level of parking proposed for both units 1 and 2 falls within the Council's maximum standards contained within the Planning Obligations SPD and saved policy T5 though in view of the location and lack of public transport, it is considered that the development should be supplemented by the submission of a travel plan which can be covered by condition.

The noise assessment confirmed that there are unlikely to be any detrimental effects on the nearest sensitive receptors comprising the residential properties on Watling Crescent to the south and the bungalow on the opposite side of the A5. Calculations are based on the measurement of noise arising from the company's unit on Europark adjusted to take account of the additional HGV traffic likely to be generated by the development. The high-tech metal working is a clean process which has no implications for air quality. The ground investigation report has not revealed any significant contamination of the site. The proposal therefore accords with policy CS16 in respect of the protection of residential amenity and with guidance contained in the NPPF covering pollution control and noise.

Though the application site is located within a larger area identified as a non-statutory site for nature conservation, the ecological assessment confirmed that habitats within the site are common and considered to be of negligible ecological value. Surveys submitted with the previous application confirmed that there was no

flora or fauna of importance on the site and that the proposals will not affect any protected species.

The County Ecologist commented on the current application and advised that since the previous surveys were carried out it is possible that protected species may have moved onto the site. A condition is therefore requested requiring further surveys before the commencement of development and, if necessary, mitigation. A condition is also requested regarding an ecological and landscaping scheme with a view to enhancing habitat and biodiversity within the locality. Subject to these conditions the proposal accords with saved policy E6.

#### Other Material Considerations

A key consideration to be balanced with all the other aspects, including the principle of development, is the economic implications of the proposal including the generation of employment opportunity and wealth.

This aspect is principally covered in guidance contained in the NPPF. Whilst advising that local planning authorities should proactively drive and support economic development, it nonetheless states that the intrinsic beauty and character of the countryside should be recognised.

It is accepted that the site is not the most sustainable location in terms of choice of means of transport but it is on a major trunk route with good transport links and the company is already present in this locality. Car parking provision is within the Council's maximum standards. The design is typical of this type of employment development and meets the applicant's specific needs. Landscaping has been properly considered as an integral part of the scheme and will assist in assimilating the development in the local environment so as not to detract from the character and quality of the area. It will also enhance the appearance of the existing brownfield site.

In relation to the previous application the applicant's agent pointed to a number of economic benefits, not least job creation and enhancing the diversity of employment opportunity locally.

#### Conclusion

The proposal is contrary to the development strategy contained in the development plan. However, the NPPF also states that authorities should support the sustainable growth and expansion of businesses in rural areas. Therefore, it has to be acknowledged that circumstances may arise where it is appropriate to enable businesses located in the rural area to grow and diversify as an exception to the policy approach of restraint on development, particularly where there is significant economic benefit in doing so.

This proposal relates to a locally based company employing local people with links to local industry and represents something of a success story at a time of economic decline, particularly in manufacturing. Approval of the proposal would therefore result in significant economic benefit and contribute to the employment needs of the Borough as a whole. There are no technical constraints to the development of the site and it is not considered that the scheme will cause any demonstrable harm to the environment or local amenity. In the circumstances, it is considered that the economic benefits should be given significant weight and there are exceptional circumstances in this particular case which, on balance, justify a departure being made from local and national policies of restraint of development in the countryside.

Approval of the proposal should not, however, be taken to represent a relaxation of policy generally towards employment development in the countryside but that the decision is taken in the light of all material considerations in respect of the specific merits of this particular case.

Taking account of the matters and issues referred to above, it is considered that there have been no material or significant changes in development plan or national guidance which weigh against the scheme.

### **Recommendation**

Approve the extension of the time limit for the implementation of planning permission R10/0103 subject to conditions.

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R13/1751

### **DATE VALID**

14/08/2013

### **ADDRESS OF DEVELOPMENT**

HTA Precision Sheet Metal Ltd  
Watling Street  
Rugby  
CV23 0AJ

### **APPLICANT/AGENT**

Mr Geoffrey White  
George & Company  
33 Albert Street  
Rugby  
Warwickshire  
CV21 2SQ  
On behalf of Mr Adam Thomas, HTA  
Precision Sheet Metal Ltd

### **APPLICATION DESCRIPTION**

Redevelopment of land comprising:

Part full planning permission for the erection of a building (Unit 1) and use for purposes falling within classes B1(c) (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended, including ancillary offices, together with the construction of access road, parking and service areas and associated works and installation of oil and gas storage tanks.

Part outline planning permission for the erection of a building (Unit 2) and use for purposes falling within classes B1(c) (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended, together with ancillary offices, parking and service areas and associated works - all matters reserved.

- extension of time limit for implementation of planning permission ref. R10/0103, dated 08/09/2010.

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

### **CONDITION: 1**

The development to which this permission relates in respect of the erection of a building comprising unit 1 and use for purposes within classes B1(c), B2 and B8 with ancillary offices, together with access road and associated parking, servicing, earthworks and landscaping as identified as the area subject to full planning on the

hybrid application zone plan drawing ref.no. P-01 Rev B submitted in relation to R10/0103, must not be begun later than the expiration of three years from the date of this permission.

**REASON:**

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

**CONDITION: 2**

Application for approval of the reserved matters specified in Condition 4 below, accompanied by detailed plans and full particulars in respect of the erection of a building comprising unit 2 and use for purposes within classes B1(c), B2 and B8 together with associated parking, servicing, earthworks and landscaping as identified as the area subject to outline planning on the hybrid application zone plan drawing ref.no. P-01 Rev B submitted in relation to R10/0103, must be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**REASON**

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

**CONDITION: 3**

The development hereby permitted as referred to in condition 2 above must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

**REASON:**

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

**CONDITION: 4**

Details of the following reserved matters shall be submitted to and approved in writing by the Local Planning Authority before any part of the development with the exception of earthworks is commenced within the area the subject of outline planning permission and shall be implemented as approved to the satisfaction of the Local Planning Authority:

- a) The layout of the development on the site.
- b) The scale of the development.
- c) The appearance of the development including the external built form, its architecture, materials, decoration, lighting, colour and texture.
- d) Access
- e) The hard and soft landscaping of the site.

**REASON:**

To ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION: 5

Details of the following additional matters for the development referred to in condition 2 above shall concurrently with the submission of reserved matters required by condition 4 above, be submitted to and approved in writing by the Local Planning Authority before any part of that development is commenced and shall be implemented as approved to the satisfaction of the Local Planning Authority:

- a) The provision of means of drainage and sewage disposal.
- b) The extent of accommodation for car parking, motor-cycle and cycle parking and loading and unloading of vehicles, which shall be in accordance with the Council's standards unless otherwise agreed in writing with the Local Planning Authority.
- c) The siting, height and design of all fences and walls on the site, including detailed treatment of the site boundaries.
- d) The existing and proposed site levels and their relationship with adjoining land and buildings and the finished ground floor level of the building.
- e) The location of air handling plant, flues or any other equipment located on the roof of the building or externally on the site, to include measures for acoustically treating such equipment.

REASON:

To ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION: 6

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 originally submitted in relation to R10/0103:

- i) the applicant's original drawings received by the Local Planning Authority on 26 February 2010, ref.nos:
  - 1:2500 site location plan edged red
  - P-01 Rev B - Site Layout Planning Zones
  - P-02 Rev H- Site Layout Levels
  - P-03 Rev A - Site Layout Public ROW
  - P-04 Rev C - Proposed Plans, Sections and Elevations (Unit 1)
  - 4224-50 Rev P1 - Proposed Levels Overall Scheme
  - 4224-52 Rev P1 - Proposed Drainage Overall Scheme
  - 4224-60 Rev P1 - Proposed Levels Detailed Plot Unit 1
  - 4224-62 Rev P1 - Proposed Drainage Detailed Plot Unit 1
  - 4224-70 Rev P2 - Typical Sections Sheet 1 of 2
  - 4224-71 Rev P1 - Typical Sections Sheet 2 of 2
- ii) the applicant's additional drawing received by the Local Planning Authority on 11 August 2010 ref.no:
  - HTA/90/L/01 Rev B - External Works Planting Plan

iii) the applicant's additional drawing received by the Local Planning Authority on 10 August 2010 ref.no:

4224-04 - HTA Access Arrangement

iv) the following associated supporting documents:

Planning Design and Access Statement (rev b) - Deeley Construction incorporating Ground/Contamination Reports (Former Petrol Filling Station Site and Remainder of Site - Ground Engineering Ltd Report Ref. C11837)

Ecological Assessment and Protected Species Surveys - Landscape Science Consultancy Ltd, November 2009

Transport Assessment - BCAL Consulting, Report Ref.4224R001B TA Rev B, 2010

Flood Risk assessment - BCAL Consulting, Report Ref. 4224R002B FRA, Rev B, May 2010

Report on Background Noise - Millard Consultancy Report Ref. 11525/MR/12-09/2920, December 2009

**REASON:**

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

**CONDITION: 7**

The development hereby permitted shall not commence unless and until the proposed access as shown on BCAL Consulting drawing 4224-04 submitted in relation to R10/0103 has been completed to the satisfaction of the Local Planning Authority in consultation with the Highways Agency.

**REASON:**

To ensure that the A5 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of road safety.

**CONDITION: 8**

Before the commencement of the access works, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency. The CMP shall identify the steps and procedures that will be implemented to minimise the impact of construction traffic including the management and routing of heavy goods vehicle access to the site, and include a Stage 1 Road Safety Audit. Once approved, the CMP shall be adhered to at all times during the construction period, unless first agreed in writing by the Local Planning Authority in consultation with the Highways Agency.

**REASON:**

To ensure that the A5 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of road safety.

**CONDITION: 9**

The existing entrance to the former petrol filling station shall be closed and the kerbline and verge re-instated, before the development hereby permitted is brought into use, in accordance with fully detailed drawings which shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency.

**REASON:**

To ensure that the A5 trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of road safety.

**CONDITION: 10**

No part of the development hereby permitted shall be brought into use until the proposed access road, including footway, and individual means of access to the buildings have been constructed and completed.

**REASON:**

In the interests of public and highway safety.

**CONDITION: 11**

The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Ref: 4224R002B FRA, Revision B, dated May 2010 submitted in relation to R10/0103 and the following mitigation measures detailed within the FRA:

- i) Limiting the rate of surface water run-off generated by the site to discharge at a rate of not more than the existing greenfield rate as detailed in the FRA.
- ii) Provision of attenuation storage volume on the site to retain the 100 year plus 20% flow event volume, assuming the discharge rate given above, with water quality improvements as detailed in the FRA

**REASON:**

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

**CONDITION: 12**

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority), shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

**REASON:**

To ensure that the development complies with approved details in the interests of protection of controlled waters.

**CONDITION: 13**

Before any development hereby permitted is commenced, additional ground gas monitoring shall be carried out and the results, together with any proposed additional mitigation required, submitted to and approved in writing by the Local Planning Authority.

**REASON:**

In the interests of public safety.

**CONDITION: 14**

The accommodation for car parking, motor-cycle and cycle parking and the loading and unloading of vehicles hereby approved and as required by condition 5 above, shall be provided before the development to which it relates is first brought into use and shall be retained permanently for the accommodation of vehicles of persons working in or calling at the premises and shall not be used for any other purpose.

**REASON:**

In order to ensure that satisfactory parking and access arrangements are maintained within the site.

**CONDITION: 15**

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

**REASON:**

In the interest of highway safety.

**CONDITION: 16**

The landscaping scheme, as detailed on the approved plan ref. HTA/90/L/01 Rev B submitted in relation to R10/0103 and as required in accordance with condition 4e) above, 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:**

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

**CONDITION: 17**

Notwithstanding any indication given on the approved drawings, the proposed palisade security fence to unit 1 shall not be located along the frontage of the site to the A5 other than in the position shown on the approved external works planting plan drawing ref. HTA/90/L/01 Rev B submitted in relation to R10/0103.

**REASON:**

In the interests of the visual amenities of the locality.

**CONDITION: 18**

The buildings hereby permitted shall incorporate energy efficiency and conservation systems within their design and construction and renewable energy systems to meet at least 10% of energy requirements, unless as may be agreed in writing with the Local Planning Authority, in accordance with full details which shall be submitted to

and approved in writing by the Local Planning Authority before the construction of the buildings is commenced. The details so approved shall thereafter be fully implemented and incorporated in the construction of the development.

**REASON:**

In the interests of sustainable development and to reduce CO2 emissions.

**CONDITION: 19**

The occupier of each building hereby permitted shall submit, and obtain the written approval of the Local Planning Authority, a Travel Plan within one month of occupation of any part of the buildings. Each occupier shall agree the targets, strategies and monitoring programme for their Travel Plan tailored to their own circumstances.

**REASON:**

In the interests of sustainable transport.

**CONDITION: 20**

No work, other than loading and unloading, shall be carried on at any time outside the buildings hereby permitted and no part of the site, other than within the proposed buildings, shall be used for storage purposes.

**REASON:**

In the interests of the amenities of the locality.

**CONDITION: 21**

Notwithstanding any indication given in the application and on the approved drawings, full particulars, including details of the colour finish and texture of the materials to be used on all external surfaces of the proposed buildings, together with samples of the facing bricks and cladding materials, shall be submitted to and approved in writing by the Local Planning Authority before any development, with the exception of site preparation and groundworks, is commenced.

**REASON:**

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

**CONDITION: 22**

Full details of the location of air handling plant, flues or any other equipment located on the roof of the building comprising unit 1 or externally on the site of unit 1, to include measures for acoustically treating such equipment, shall be submitted to and approved in writing by the Local Planning Authority before such plant, flues or equipment is installed.

**REASON:**

In the interests of the amenities of the locality

**CONDITION: 23**

Construction of the development hereby permitted shall not be commenced until adequate provision has been made within the site for the parking of site operatives vehicles and for the loading and unloading of materials and goods.

**REASON:**

In the interests of public and highway safety.

**CONDITION: 24**

The development to which this permission relates comprising unit 1 shall not be first occupied other than by HTA Precision Sheet Metal Ltd.

**REASON:**

The proposed development is only acceptable in the particular circumstances of the applicant.

**CONDITION: 25**

Notwithstanding any information given in the application, full details of the type, height, design and location of all sources of external lighting to unit 1 and access road shall be submitted to and approved in writing by the Local Planning Authority before such lighting is installed or erected.

**REASON:**

To ensure that the details are acceptable to the Local planning Authority in the interests of the visual amenities of the locality.

**CONDITION: 26**

No additional floorspace, including mezzanine floors, shall be created in the buildings without the prior written permission of the Local Planning Authority.

**REASON:**

To ensure that the details of the development are acceptable to the Local Planning Authority and that sufficient parking and servicing is available to serve the development.

**CONDITION: 27**

Prior to the occupation of unit 2, a further noise assessment of the use(s) to be carried on and any plant, equipment or machinery to be installed together with proposals to mitigate any potential noise arising therefrom, shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation measures so approved shall be fully implemented and completed before unit 2 is first brought into use.

**REASON:**

In the interests of the amenities of the locality.

**CONDITION: 28**

Vehicular access to the development comprising both units 1 and 2 shall not be gained at any time other than from the new access road spur off the access road from the A5 Watling Street serving the neighbouring Europark development.

**REASON:**

In the interests of public and highway safety.

**CONDITION: 29**

Unless otherwise agreed in writing by the Local Planning Authority the buildings hereby permitted shall be constructed to achieve a minimum water efficiency standard equivalent to the BREEAM Very Good standard.

**REASON:**

In order to ensure water efficiency through sustainable design and construction.

**CONDITION: 30**

No development shall commence, including site clearance, unless and until full details of a Protected Species Contingency Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a) An updated ecological assessment of the site to include an updated protected species surveys to determine the possible presence of protected species including reptiles, great crested newt, bats and breeding birds.
- b) Details of appropriate mitigation measures and contingency plans should such a protected species be found to be present.

The surveys, mitigation and contingency measures shall be implemented in accordance with the approved plans, unless otherwise approved in writing by the Local Planning Authority.

**REASON:**

To ensure that protected species are not harmed by the development.

**CONDITION: 31**

No development shall commence, including site clearance, unless and until a combined ecological and landscaping scheme has been submitted to and agreed in writing by the Local Planning Authority.

The scheme must include all aspects of; landscaping, including details of creation of semi-improved grassland and mitigation and habitat enhancements.

The agreed scheme shall be fully implemented before/during development of the site as appropriate.

**REASON:**

To ensure suitable habitats are provided.

**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 nos. 7, 8 and 9 are attached on the direction of the Highways Agency. The Agency also advises that the highway proposals to close the existing petrol filling station access associated with this permission involve works within the public highway which is land over which the applicant/developer has no control. The Highways Agency therefore requires the applicant/developer to enter into a suitable legal agreement to cover the design and construction of the works. Please contact the Schemes Sponsor, Paul Bodimeade, on 0121 687 2559 at an early stage to discuss the details of the highways agreement.

**INFORMATIVE: 2**

With regard to condition 13, the applicant/developer should contact the Council's Environmental Services Dept (Public Health and Licensing Team), tel. Anthony Devonish, 01788 533607 to agree the period of additional monitoring.

**INFORMATIVE: 3**

The Council's Head of Environmental Services advises and recommends that:

- a) the proposed cut and fill earthworks will require further soil testing to establish if they are suitable for proposed end use. Any soil imported to the site will require chemical consignment notes to establish suitability for the proposed end use.

- b) a full asbestos survey is carried out before any demolition works commence
- c) the Petroleum Officer, Warwickshire County Council, should be contacted before any development commences.
- d) broadband reversing alarms be fitted to forklift trucks operating within the service yard of each unit.

**INFORMATIVE: 4**

Footpath R107 which crosses part of the site should remain unobstructed and available for use at all times until such time that it has been formally diverted to enable the development to be carried out under Section 257 of the Town and Country Planning Act 1990, as amended. Application for diversion should be made to Rugby Borough Council on the form enclosed.

**INFORMATIVE:5**

The overhead electricity lines which cross the site will need to be diverted at the developers expense before the development commences. Central Networks should be contacted to agree the diversion requirements.

**Reference number: R13/1901**

**Site address: Land at Grove Farm, Wolds Lane, Wolvey**

**Description: Retention of buildings for storage of micro-lights and use of land as runway for the micro lights**

**Case Officer Name & Number: Richard Redford, ext 3625**

**The Proposal;**

Planning permission is sought for the retention of 6 buildings used for the storage of micro-lights along with the retention of the use of an area of land as a runway for the micro-lights stored in the buildings. The runway comprises a 380m length of the agricultural field approximately 25m wide that has been grassed to facilitate taking off in a south-easterly direct and landing in a north-westerly direction. In respect of the buildings they are all of varying footprints and floor plan arrangements however all are less than 3.5m in height and constructed of grey or Juniper green corrugated sheets. Parking is provided on the grassed area to the front and sides of the buildings. The application forms detail it will be used during daylight hours only.

**Site History;**

There is no relevant site history.

**Consultee Correspondence;**

NATS No objections

Coventry Airport No objections

Highway Authority No objections

WCC Ecology No objections Request a bats informative be attached relating to the buildings should they, in the future, be removed

Environmental Health No objections Request a condition prohibiting the use of the air strip for commercial purposes and it only being used for personal use

**Third Party Correspondence;**

Cllr Pacey-Day Supports

Wolvey Parish Council Concerns If approved would expect conditions restrict in use to as detailed in the submitted application with future use not exceeding the number of planes and flights described; any permission should be to the applicant only; there should be no removal of hedgerows; concerned an escalation of use would unacceptably increase traffic on the single width Wolds Lane; and seek to ensure that it complies with safety regulations relating to Coventry airport.

**Other Relevant Information;**

Located outside of the defined settlement boundaries for Wolvey, the site is located in the West Midlands Green Belt where it is surrounded by agricultural fields and adjacent to a number of agricultural buildings. Ground levels fall slightly from the buildings along the runway in a south-easterly direction. The buildings and runway

are located within an agricultural field bordered by established hedging and trees with a couple of gate points into and out of the site / field.

**Relevant Policies;**

RBCS Policy CS1	Complies	Development Strategy
RBCS Policy CS16	Complies	Sustainable Construction & Construction

RBLP Saved Policy T13	Complies	Airport Flight Paths
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Planning Obligations SPD

NPPF

**Consideration;**

The issues for consideration in this application relates to the acceptability or otherwise of the development given its location within the West Midlands Green Belt then subsequently matters including design, appearance, visual amenity and parking.

Core Strategy policy CS1 seeks to direct development to appropriate locations with green belt locations being the 6<sup>th</sup> and final location for development with the supporting text detailing that development within the green belt will only be acceptable where it complies with national guidance contained in the NPPF. Section 9 of the NPPF relates specifically to the Green Belt where it details the fundamental aim of the green belt is to prevent urban sprawl by keeping land permanently open as the essential characteristics of Green Belts are their openness and their permanence. Paragraph 87 details all development is inappropriate which is harmful to the green belt and should not be approved unless very special circumstances exist. However, within paragraph 89 it is detailed that within the green belt the construction of new buildings within certain instances may not be inappropriate with such instances being where it relates to agriculture, forestry or for the provision of appropriate facilities for outdoor sport and recreation. In this instance the retention of both the buildings and runway relate to the provision of storage space along with take-off and landing runway for micro-lights. Storage buildings for micro-lights as well as the provision of a runway for their use are not considered to be uses that can readily be provided for within the Rugby Urban Area, within any of the defined settlement nor in close proximity to them. It is considered that the use of both in this instance for the recreational purposes of the applicant and other 5 occupants of the 6 buildings amount to the use of the buildings and the runway for outdoor sport and recreational purposes which is, as detailed in paragraph 89 of the NPPF, an appropriate use in the green belt. On this basis it is considered that the proposal is an acceptable form of development within the green belt thus complying with the provisions of the NPPF and Core Strategy policy CS1.

Policy CS16 relates to sustainable design and construction of developments and incorporates elements relating to the design, appearance and amenity. In this instance all of the buildings are constructed of corrugated materials and are either Juniper Green or grey in colour whilst being situated in the corner of the site with an existing agricultural building on one side and established, mature hedging to the rear. This position within the site as a whole as well as the colour of the adjacent farm building and hedge are such that the buildings fit in with the colour of the area. Furthermore the design, appearance, scale, massing and proportions of the buildings are such that individually from a distance have an appearance of field shelters whilst from close to them they appear as older agricultural building so that the relationship is considered to be acceptable as it fits in with the immediate and wider area whilst the position of the buildings is such that there will be no impact on amenities.

With regards to the runway, it is positioned in the centre of the field and accessed immediately to the north of the buildings. Due to the way in which ground levels are on the site and the surrounding area it is not readily visible from the majority of vantage points. From the limited places it is visible it does not appear out of keeping with the area.

Access to and from the site is via Wolds Lane which for a large part is a single width road with limited passing points from the centre of Wolvey village past a number of residential dwellings close to the village. Parking is provided on the application site to the front of the buildings to which the application building relates as well as the front of the agricultural building so that the levels of parking spaces required through the Planning Obligations SPD are provided.

The application form details that the hours of operation are during daylight hours and it is considered appropriate to attach a condition to any approval requiring flying only operate during daylight hours.

Environmental Health have commented no objections to the proposal on the basis that conditions are attached to any permission preventing the use of the site for commercial purposes, and, its use for the purposes sought being specific to the 6 users of the site. With regards to this it is considered that a condition prohibiting it from being used for commercial purposes is acceptable in order to avoid and potential problems with intensification of use, parking, traffic etc. In terms of the personal condition it is considered that as opposed to attaching a condition stipulating only the current 6 users can utilise the development, one condition be attached specifying no more than 1 micro-light per building then a second condition specifying each building and micro-light shall only be operated and used by a single person. This arrangement would serve to further prevent intensification through increased numbers of micro-lights on the site whilst also ensuring the numbers of users is appropriate.

Notwithstanding these conditions, the submitted details highlight that the users of the site provide a number of days per year (3 days in the last year) to provide opportunities for local charitable purposes such as the local church fete and a local Scout group to obtain a badge. It is considered that a further condition indicating that the site can be used for 6 one-day events per year for local purposes would enable this limited form of community involvement to continue to occur. Discussions with Environmental Health officers in relation to this have highlighted they would have no objection to such a condition being attached to any permission.

Saved Local Plan policy T13 relates to airport flight paths detailing that airport flight paths will be safeguarded along with the Daventry radio technical site in accordance with the requirements of the Civil Aviation Authority. As part of the application both the Civil Aviation Authority and Coventry Airport have been consulted on the scheme with both commenting no objections to the scheme. On this basis the provisions of this policy have been complied with.

Overall therefore the proposal is considered acceptable and recommended for approval.

**Recommendation;**

Recommend approval subject to conditions.

Report prepared by: Richard Redford

2<sup>nd</sup> December 2013

**DRAFT DECISION**

**APPLICATION NUMBER**

R13/1901

**DATE VALID**

24/10/2013

**ADDRESS OF DEVELOPMENT**

LAND AT GROVE FARM  
WOLDS LANE  
WOLVEY  
HINCKLEY  
LE10 3LL

**APPLICANT/AGENT**

Mr Terry Viner  
11 Heslop Close  
Binley  
Coventry  
West Midlands  
CV3 2FP

**APPLICATION DESCRIPTION**

Retention of buildings for storage of micro-lights and use of land as runway for the micro lights

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

**CONDITION 1:**

This permission shall be deemed to have taken effect on [specify].

**REASON:**

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

**CONDITION 2;**

The micro-light storage buildings and micro-light runway hereby approved shall not be used for any commercial purposes.

**REASON;**

In the interest of amenity and to ensure no intensification of the use occurs.

**CONDITION 3;**

No more than 6 micro-lights shall be stored in the buildings hereby approved with the use of the micro-lights being personal to the occupiers of each building.

**REASON:**

To prevent the intensification of the site and in the interest of amenity.

**CONDITION 4;**

Notwithstanding conditions 2 and 3 above, the site shall be used for a maximum of 6 one-day events per calander year.

**REASON;**

To allow the site to be used for a limited number of days and events per year for community purposes.

**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.

**Reference number: R13/0183**

**Case Officer: Chris Davies 01788 533627**

**Site address: 12 Regent Street, Rugby**

**Description: Display of high level fascia sign.**

**History:**

R86/0877/11891/A	Display of non-illuminated fascia sign.	Approved 23/09/86
R89/1979/11891/A	Display of non-illuminated fascia sign.	Refused 08/06/90
R90/1780/11891/P	Extension to existing shop front.	Approved 01/05/91
R11/1974	Retention of 1no. high level externally illuminated fascia sign (facing onto the junction of Regent Street and Bank Street), and 1no. non-illuminated low level fascia sign (facing onto Bank Street).	Refused 15/03/12

**Proposal:**

The applicant seeks advertisement consent to display a high level fascia sign above the entrance to the premises, facing onto the junction of Regent Street and Bank Street.

**Relevant Information:**

This application is brought before the Committee for consideration as the applicant is related to Councillor Kaur.

No.12 Regent Street is located within the Rugby Town Centre Conservation Area.

Regent Street itself, though not part of the main pedestrianised area of the Town Centre, features many commercial properties of varying types, including several other estate agents or similar companies.

Whilst the shopfronts display various styles of fascia signage, there appears to be a predominance of flush signboards with individually mounted lettering, which sits proud of or just slightly raised from the signboard itself. Signboards are predominantly single coloured, with several examples of black or white/cream being used. Lettering is commonly of a single colour (often metallic, such as silver or brass), or uses a limited palette. Illumination, where used, is usually limited to small downlighters or uplighters (small spotlights whose beams are directed towards the sign) or occasionally by small mounted lanterns. These signs are predominantly at ground floor level (i.e. immediately over the main shopfront)

No.12 is unusual in that it has a large white painted rectangle above the shopfront. This hails from the time when advertisements were painted onto the walls of buildings. Whilst the original advert has long since been painted over, the rectangular shape has been retained.

**Ward Consultation Responses:**

Objection (Councillor Mahoney) - Not in keeping, not necessary.

**Third Party Consultation Responses:**

None

**Neighbour Responses:**

None

**Planning Policy:**

The National Planning Policy Framework March 2013 (NPPF) Co  
Rugby Borough Core Strategy 2011  
CS16: Sustainable Development Conflicts

**Considerations:**

The key considerations in determining this application are the impact of the proposed high level fascia sign on a) the character and appearance the Conservation Area and the locality in general, and b) public safety

**Character and Appearance**

Considerable efforts have been made by the Local Planning Authority to improve the streetscene of Regent Street, and this is clear from the number of high quality and sympathetic fascia signs that are now a key part of it.

Whilst the white rectangular area above the main entrance to No.12 Regent Street has been rightly retained and refurbished, this is a historical feature of the building, and should not be seen as a blank canvas on which large scale signage can be mounted.

Whilst a historical sign in this location was also illuminated by the uplighter that remains in situ, this sign was a mural-like painted design that reflected the use of the property at that time (a sound equipment store). The fact that it was painted meant that it had a matt finish and as such had no reflective or projecting surfaces.

Following the removal of a large unauthorised sign (after refusal of planning permission to retain it), the applicant has taken on board advice given by the LPA and has submitted a much smaller design that would have significantly less visual impact.

Cllr Mahoney has raised objection to the proposed sign, stating that he does not feel further signage on the building is necessary, and that the proposed sign is not in keeping with the character of the Conservation Area.

The proposed sign retains the trade colours of the business (namely black, green and red) and adequately displays the corporate image of the business without dominating the frontage. The use of individually mounted lettering and logos gives a better quality in terms of appearance than a solid sign (i.e. a rectangle with flat imaging on top).

Whilst the sign is not the only one featured on the frontage of the property (there are also smaller signs mounted above the shop windows) it is not considered that this new smaller design would be unduly visually offensive, or that it would result in significant harm to the character of the Conservation Area.

The signage therefore complies with the elements of policy CS16 of the Rugby Borough Core Strategy 2011 that relate to appearance and design, and guidance set out in the NPPF.

**Public Safety**

The sign has no material impact on public safety.

**Recommendation**

Approval subject to conditions

**DRAFT DECISION**

**APPLICATION NUMBER**

R13/0183

**DATE VALID**

13/09/2013

**ADDRESS OF DEVELOPMENT**

Brown and Cockerill  
12 Regent Street  
Rugby  
CV21 2QF

**APPLICANT/AGENT**

Mr Dill Sidhu  
Bilton Architectural Services Limited  
The Coach House  
Merttens Drive  
Rugby  
Warwickshire  
CV22 7AE  
On behalf of Mr Bal Singh

**APPLICATION DESCRIPTION**

Display of high level fascia sign.

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

**CONDITION 1:**

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

**CONDITION 2:**

No advertisement shall be sited or displayed so as to:-

- a - endanger persons using any highway,
- b - obscure, or hinder the ready interpretation of, any traffic sign, or
- c - hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

**CONDITION 3:**

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

**CONDITION 4:**

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

**CONDITION 5:**

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

**REASON: 1 - 5**

In the interests of public and highway safety.

**CONDITION 6:**

The sign hereby approved shall not be illuminated (either internally or externally).

**REASON:**

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

**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.

**Reference number: R13/0978**

**Site address: Scout Hut, The Kent, Hillmorton, Rugby**

**Case Officer: Chris Davies 01788 533627**

**Description: Erection of a replacement Scout Hut (resubmission of planning permission reference R12/0266, dated 15/06/12).**

**History:**

- |                 |         |   |
|-----------------|---------|---|
| 23885           | 72/6/23 | Erection of 4 Type 1G Terrapin Mobile Huts in one unit as Scout Headquarters. Planning approved 03/08/72. Expired 30/06/77. |
| R77/0414/3893/P |         | Retention of building and continuation of use as Scout Headquarters. Planning approved 12/10/77                             |
| R82/1230/3893/P |         | Retention of building and use as Scout Headquarters. Planning approved 13/12/82. Expired 31/12/86                           |
| R86/1446/3893/P |         | Retention of building and use as Scout Headquarters. Planning approved 21/1/87  |
| R90/1451/3893/P |         | Retention of building and use as Scout Headquarters. Planning approved 23/02/91. Expired 30/06/94                           |
| R12/0266        |         | Erection of a replacement Scout Hut. Approved 15/06/12  |

**Proposal:**

After gaining planning consent to replace the existing Scout Hut in 2010, the applicants have reconsidered the design in light of discovering an alternative construction method that was more cost effective and more eco-friendly. As this would involve changes not only to the materials but also to the design of the Scout Hut itself, they now seek planning permission for a more modern design in a similar location to the approved scheme.

**Other Relevant Information:**

There has been a Scout Hut on this site since the 1970's, and before that the land appears to have belonged to Severn Trent.

The existing timber hut, which was originally moved to the site from Draycote Water by Severn Trent, is in an advanced state of disrepair and is clearly visible from the highway (The Kent).

Access to the site is via a small car park (over which the Scout Group has right of access and the right to use some of the parking spaces for their own vehicles). This is separated from the site by a two bar post and rail fence.

The site is not secured along the perimeter, although there are the remains of a post and wire fence. The highway boundary is also marked by a natural mixed species hedge and semi-mature trees, although these are mostly self-seeded and sparsely planted, allowing views through and access in between.



The other key considerations in determining this application are the impact of erecting a replacement Scout Hut on a) the character and appearance of the locality, and b) neighbouring residential amenity.

### **Character and Appearance**

The existing unit is old and in a poor state of repair. As such it doesn't make a positive contribution to the streetscene of The Kent. It does however "blend into the background" to a certain extent because of its dark colour and timber cladding.

As this latest proposal would essentially place the new Scout Hut as per the previously approved scheme, and (although differing in roof design and so marginally taller than the approved version) it would result in a similar visual impact to the approved scheme, it is considered that the latest proposals would still have a positive impact on the character of the locality.

Materials are to be conditioned to ensure suitability in terms of finishes and colours, but have been selected for their durability and appearance, which would enable the locality to benefit from the positive visual impact of the site in the medium to long term too.

The result would be a significant visual improvement to the site, to the benefit of the character of the locality. The scheme therefore complies with the relevant elements of Policy CS16 of the Rugby Borough Core Strategy 2011 that relate to character and appearance.

### **Residential Amenity**

The building would be located on land significantly lower than the nearest residential property (133 The Kent), which in any case would be some 48m away from the new building.

The proposal would therefore have no material impact on the amenities of neighbouring residents in terms of loss of privacy or light.

As all parking and vehicular movements are likely to be via the existing car parking area (as at present) and the use is not materially different from the present one, there should also be no material increase in impact on neighbouring residents associated with vehicular activity.

The scheme therefore complies with the relevant elements of Policy CS16 of the Rugby Borough Core Strategy 2011 that relate to residential amenity.

### **Recommendation:**

Approve subject to appropriate conditions.

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R13/0978

### **DATE VALID**

16/10/2013

### **ADDRESS OF DEVELOPMENT**

Scout Hut  
The Kent  
Hillmorton  
Rugby  
CV21 4NG

### **APPLICANT/AGENT**

David Glover  
22 Robertson Close  
Clifton Upon Dunsmore  
Rugby  
Warwickshire  
CV23 0DJ

### **APPLICATION DESCRIPTION**

Erection of a replacement Scout Hut (resubmission of planning permission reference R12/0266, dated 15/06/12).

### **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:**

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:

Application form (received by the Council on 16 October 2013)

Design and Access Statement (received by the Council on 16 October 2013)

Design Specification Document (received by the Council on 16 October 2013)

Tree Plan and Protection Zone (received by the Council on 16 October 2013)

Scout Hut Site Plan (received by the Council on 16 October 2013)

SIPS Scout Hut Outline Plan (received by the Council on 16 October 2013)

Proposed elevations and floor plans (received by the Council on 16 October 2013)

Topographical and utility plan (received by the Council on 16 October 2013)

#### **REASON:**

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

#### **CONDITION 3:**

The facing materials to be used on the external walls and roof shall as specified on the application form and Design Specification Document received by the Local Planning Authority on 16 October 2013.

#### **REASON:**

To ensure a satisfactory external appearance and for the avoidance of doubt.

**CONDITION 4:**

No development shall commence unless and until full details of the colour the external walls, roof and windowframes 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:**

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

**CONDITION 5:**

During the construction period, no vehicles calling at the site or being in the control of the developer/occupier or contractors employed by the developer/occupier shall be loaded, unloaded or parked on the highway (The Kent).

**REASON:**

In the interests of public and highway safety.

**CONDITION 6:**

Adequate measures shall be taken to prevent deleterious matter being carried onto all nearby highways.

**REASON:**

In the interest of highway safety.

**STATEMENT OF POSITIVE ENGAGEMENT:**

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

**INFORMATIVE 1:**

The granting of Planning Permission does not give the Applicant/Developer consent to carry out works on the Public Highway (verge, footway or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to the County Highways Area Team (Tel 01926 412515), before any work is carried out. This shall include for materials and skips which are stored within the highway extents. A charge will be made for the carrying out of inspections and the issue of permits.

**INFORMATIVE 2:**

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/developers 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.

**Reference number: R13/1957**

**Site address: 12 Corporation Street, Rugby, CV21 2DP**

**Description: Change of use to vehicle hire and erection of modular building, canopied washbay and railings (previous approval R13/1348)**

**Case Officer Name & Number: Martin Needham (01788 533741)**

#### **Description of proposal**

This application is for the determination of the Planning Committee as it is recommended for approval although being contrary to saved policy ED6 of the Rugby Borough Local Plan 2006.

The application follows a recent approval (R13/1348), granted 4<sup>th</sup> September 2013. The application is essentially the same however further details of the proposed drainage and modular building have been provided to avoid the need for a condition, and alternative opening hours to those previously conditioned are sought. The opening hours are proposed to be from 8.00 to 18.00 Monday to Friday, 9a.m until 12 noon Saturday and closed on Sunday. The previous permission granted 08.30-18.30 Monday to Saturday and 09.00-17.30 Sundays and Bank Holidays.

The site is currently vacant but was formerly used as B1 offices (which have been demolished). In 2012 temporary consent was granted to use the site for vehicle hire for a period of 5 years. The recent permission R13/1348 was to utilise the site for a 13 year period instead.

Information provided with the previous application stated that the owner of the site still intends to redevelop the site eventually, but has agreed to lease the site to Enterprise Rent-A-Car for a term of at least 13 years as it is felt the market will not recover until then, and that it is also not financially viable for Enterprise Rent-A Car to take over the site for less than this amount of time.

#### **Description of site**

The site is located on a corner plot on the junction with Corporation Street and Westway. A 2m high wall separates the site from the neighbouring property Hilton House, and landscaping is present to the rear to screen the site from the properties on Schoolfield Grove. The site is located within the Town Centre boundary.

#### **Relevant Planning History**

R91/0854: Siting of portacabin and use as office accommodation – Approved.

R94/0864: Siting of temporary building and use as office accommodation - Approved

R99/0970: Retention of temporary building and use as office accommodation – Approved

R11/0383: Proposed demolition of Benfield House Building – Prior Approval not required

R11/1136: Change of use to care rental or car parking a siting of a temporary building (for a temporary period of up to 3 years) – Approved.

R12/0236: Change of use to car rental or car parking a siting of a temporary building for a temporary period of up to 5 years (resubmission following approval of R11/1136 which granted permission for up to 3 years.) – Approved.

R13/1348: Change of use to vehicle hire and erection of modular building, canopied washbay and railings – Approved.

R13/1349: Application for advertisement consent for illuminated twin pole mounted signs and illuminated fascias (in association with proposed vehicle hire business subject of R13/1348) – Approved.

### **Technical Consultation Responses**

Highways Authority – No objection subject to conditions.

Environmental Services – No objections but recommend condition prohibiting servicing and maintenance of vehicles on site.

Economic Development – In current circumstances proposal is acceptable.

### **Interested Party Responses**

None.

### **Relevant Planning Policies/Guidance**

CS1	Development Strategy	Complies
CS6	Development in Rugby Town Centre	Complies
CS7	Retail Frontages	Complies
CS16	Sustainable Design and Construction	Complies
GP2	Landscaping	Complies
GP6	Safeguarding Development Potential	Complies
E6	Biodiversity	Complies
ED6	Retention of employment	Conflicts
T5	Parking Facilities	Complies
NPPF		Complies

### **Assessment of Proposal**

The main issues concerning this application are the principle of the use in this location, impacts upon visual and residential amenities, parking and highway safety.

The principle of the use in this location and the effect on employment and economic development were assessed in R13/1348 and have been considered acceptable. Whilst the development was contrary to Policy ED6, which does not permit development that would result in the loss of building or land that are in or were last in use Class B1, the Economic Development officer advised that the site had remained vacant for a substantial amount of time adding very little to the vitality of the surrounding area. Therefore bringing the site into use in the proposed manner (subsequently generating employment and activity on a currently idle site) is an acceptable outcome.

It is therefore considered that the proposed use of the site would secure the use of the land for a period of time that would provide employment and economic development benefits. Whilst the proposal would result in the loss of a 'B' use (and be contrary to ED6), this would only be for a limited period of time, and given the employment and economic development benefits it is considered the development would be acceptable for the length of time proposed in the current circumstances.

The applicant has stated that the modular building would have a void of 150mm above the ground level. Due to the type of building, Environmental Services have advised that a contaminated land survey would not be required. The additional drainage details are considered sufficient and it is not considered necessary to include a condition requiring further details of these.

The proposed opening hours are considered acceptable and Environmental Services have made no objection to these.

In relation to the impact on highway safety the Highways Authority have no objection subject to conditions and informatives. This includes a request for a condition preventing vehicles visiting the site or under the control of the occupiers from being parked within the highway. Whilst it is understood that there are issues with on street parking within the area the Conditions Circular (11/95) states that the imposition of such a condition is unreasonable as it seeks to exercise control in respect of the public highway which is not under the control of the applicant. Therefore it is unreasonable for this condition to be imposed as the matter could be controlled under highway legislation (parking restrictions are in place on Westway and Corporation Street). It is however considered reasonable for this to be included as an informative to bring this matter to the attention of the applicants.

The Council do not have a specific parking standard related to car rental uses. However, the site is within a central location, close to public car parks and is easily accessible by public transport. The application does not specify which spaces would be provided for customer parking in the event of a car rental use, however it is considered that any additional parking could be accommodated in nearby public car parks if necessary and this would be acceptable.

The proposed opening hours begin half an hour earlier Monday – Friday, but half hour later on Saturday than that previously approved. The overall hours of operation are significantly less than previously approved. Environmental Services have made no objection to the opening hours and these are considered acceptable.

The proposal would not adversely affect the retail function or the vitality or viability of the Town Centre and therefore complies with policy CS7.

No response has been received from WCC Ecology however the circumstances of the site have not changed significantly since the previous application where it was not considered the proposal would be detrimental to biodiversity. The proposal is considered to comply with policy E6.

Overall, it is considered that in the current market circumstances and with regard to the employment and economic benefits the proposal would bring, the proposal is considered acceptable for the length of time proposed. The proposal would not give rise to harmful visual or residential amenity issues and would not be detrimental to highway safety or biodiversity.

### **Recommendation**

Approve limited period permission.

Report by: M Needham 27<sup>th</sup> November 2013.

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R13/1957

### **DATE VALID**

21/10/2013

### **ADDRESS OF DEVELOPMENT**

12 CORPORATION STREET  
RUGBY  
CV21 2DP

### **APPLICANT/AGENT**

Enterprise Rent-A-Car Uk Ltd  
Bryant House  
Washford Drive  
Redditch  
Worcestershire  
B98 0HX

### **APPLICATION DESCRIPTION**

Change of use to vehicle hire and erection of modular building, canopied washbay and railings (previous approval R13/1348)

### **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:

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

#### CONDITION 2:

The development shall not be carried out other than in accordance with the following plans and details:

Design and Access Statement, Site Location Plan, Site Layout, Canopy Plan and details, Lighting Plan, Washbay, Modular Building details, Proposed Railing and Landscaping details, Surface Water Drain Plan received 21st October 2013.

#### REASON:

For the avoidance of doubt.

#### CONDITION 3:

The use hereby approved shall cease and the office building shall be removed from the site within 13 years of the date of this decision.

#### REASON:

To ensure the proper development of the site.

CONDITION 4:

The vehicular access to the site shall not be used until it has been constructed to include the following requirements all of which are specified in 'Transport and Roads for Developments. The Warwickshire Guide 2001 (published by Warwickshire County Council). The requirements shall thereafter be maintained while the access is in use.

- a) A minimum width of 6.0 metres with a gradient not steeper than 1 in 10 and hard surfaced in a bound material for a distance of 7.5 metres from the near edge of the highway footway.
- b) Gates and barriers opening into the site and not being placed within the vehicular access any closer than 5.5 metres from the near edge of the highway carriageway.
- c) The access shall not allow surface water to run off the site onto the highway.

REASON:

In the interests of highway safety.

CONDITION 5:

The site shall not be used for the purposes hereby permitted unless adequate vehicular turning space is provided and maintained within the site so that vehicles are able to enter and leave the highway in a forward gear.

REASON:

In the interests of highway safety.

CONDITION 6:

The development hereby permitted shall not be commenced before the highway (footway) crossing has been laid out and constructed to the satisfaction of the Local Planning Authority in accordance with the standard specification of the Highway Authority.

REASON:

In the interests of highway safety.

CONDITION 7:

The development hereby permitted shall not be commenced before the highway (footway) crossing has been laid out and constructed to the satisfaction of the Local Planning Authority in accordance with the standard specification of the Highway Authority.

REASON:

In the interests of highway safety.

CONDITION 8:

The landscaping scheme, as detailed on the approved plans, 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 is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree 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:**

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

**CONDITION 9:**

No HGV parking shall be permitted on the site.

**REASON:**

In the interest of visual and residential amenities.

**CONDITION 10:**

The car rental use shall not be opened for business other than between the hours of:

Monday to Friday 08:00 - 18:00

Saturday 09:00 - 12.00

Sundays and Bank Holidays - Closed

**REASON:**

To protect the amenity of nearby properties.

**CONDITION 11:**

No vehicle repairs or mechanical servicing shall take place on the site.

**REASON:**

In the interests of residential amenities.

**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:**

The granting of Planning Permission does not give the Applicant/Developer consent to carry out works on the Public Highway (footway or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to the County Highways Area Team : Tel 01926 412515, before any work is carried out, this shall include for materials and skips which are stored within the highway extents. A charge will be made for the carrying out of inspections and the issue of permits.

**INFORMATIVE 2:**

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{s}/ developer{s}] 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 3:

The applicant is advised that the site is on a documented historic landfill site and the proposed temporary building should incorporate gas safety measures.

INFORMATIVE 4:

The applicant is advised that no loading or unloading of vehicles either calling at the premises or being in the control of the occupiers of the site should be carried out other than within the curtilage of the site and vehicles shall not be stored or parked on Corporation Street (A425) and/or Westway (D3144).

INFORMATIVE 5:

In order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, works on site should not take place outside the following hours:

Monday to Friday 7.30 - 18.00

Saturday 08.30 - 13.00

No work on Sundays or Bank Holidays

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	18 December 2013
<b>Report Title</b>	Stopping up of part of footpath R103 and diversion of part of Bridleway R102, Rugby
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	Coton and Boughton
<b>Prior Consultation</b>	
<b>Contact Officer</b>	Marian Allen Tel 3556
<b>Report Subject to Call-in</b>	N/A
<b>Report En-Bloc</b>	N/A
<b>Forward Plan</b>	N/A
<b>Corporate Priorities</b>	This report relates to the following priorities Environment
<b>Statutory/Policy Background</b>	Town and Country Planning Act 1990
<b>Summary</b>	Confirmation of public path order
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	N/A

***Environmental Implications*** N/A

***Legal Implications*** N/A

***Equality and Diversity*** N/A

***Options*** Confirm unopposed Diversion Order

***Recommendation*** The Borough of Rugby (Part of Footpath R103 and Bridleway R102) Public Path Order 2013 be confirmed.

***Reasons for Recommendation*** No objections

**Planning Committee – 18<sup>th</sup> December 2013**

**Stopping up of part of footpath R103 and diversion of part of  
Bridleway R102, Rugby**

**Report of the Head of Business Transformation**

**Recommendation**

The Borough of Rugby (Part of Footpath R103 and Bridleway R102) Public Path Order 2013 be confirmed.

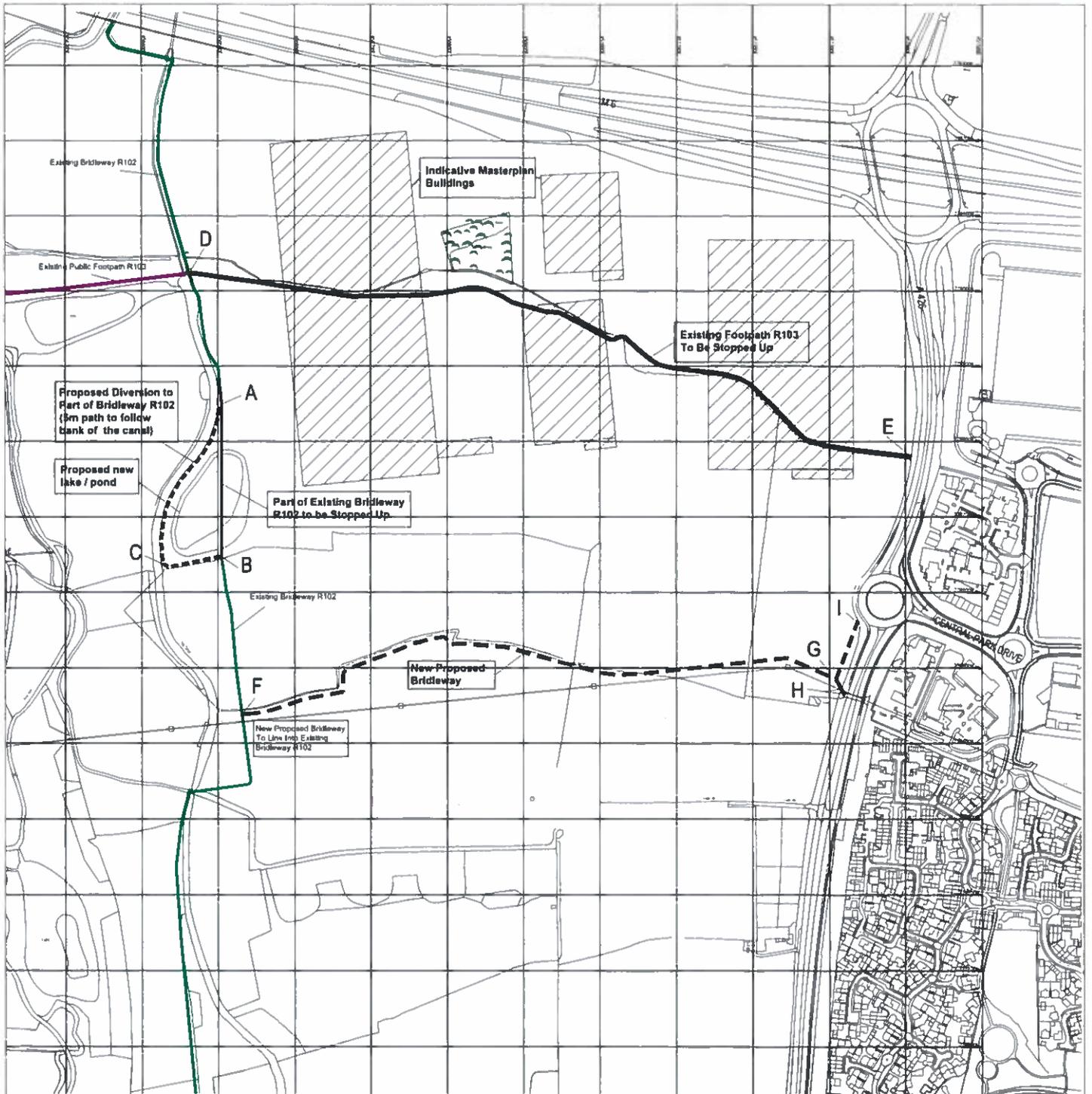
On 22 February 2012 Committee approved the application for use of land for residential, employment and community facilities. Part of the development necessitated the stopping of part of footpath R103, diversion of part of R102 and creation of a replacement footpath R103.

On 23 October 2013 an Order under the provisions of Section 257 of the Town and Country Planning Act 1990 was made and advertised. The effect of the Order is to stop up part of footpath R103, divert part of Bridleway R102 and create a replacement footpath as shown on the attached plan (Appendix 1).

No objections were received. The Committee is therefore asked to confirm the Public Path Order unopposed.

Name of Meeting: Planning Committee  
Date Of Meeting: 18 December 2013  
Subject Matter Stopping up of Part of Footpath R103 and  
Diversion of part of Bridleway R102 Rugby  
Originating Department: Business Transformation

There are no background papers relating to this item.



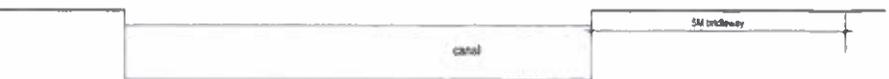
**KEY**

- EXISTING BRIDLEWAY R102
- EXISTING FOOTPATH R103
- PART EXISTING BRIDLEWAY R102 TO BE STOPPED UP BETWEEN POINTS A - B
- EXISTING FOOTPATH R103 TO BE STOPPED UP BETWEEN POINTS D - E
- NEW PROPOSED BRIDLEWAY BETWEEN POINTS F - G - H
- NEW PROPOSED FOOTPATH BETWEEN POINTS G - I
- PROPOSED PART DIVERTED BRIDLEWAY R102 BETWEEN POINTS A - C - B



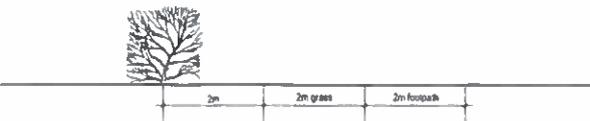
**PROPOSED DIVERTED BRIDLEWAY**

SCALE 1:50



**TYPICAL NEW FOOTPATH CROSS SECTION**

SCALE 1:50



SCALE 1:250

**RUGBY GATEWAY**



pHp Architects

www.php-architects.com

FOOTPATH (proposed stopping up and new)

Drawing Status	PLANNING
CAE Reference	RRGE1
Client	RM
Date	MAR 2013
Scale 1:50	(1:7500 / 1:100)
Project No	3974
Drawing No	015
Rev	PG

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	18 <sup>th</sup> December 2013
<b>Report Title</b>	Delegated Decisions – 08.11.2013 to 04.12.2013
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Contact Officer</b>	Paul Varnish 3774
<b>Report Subject to Call-in</b>	N/A
<b>Report En-Bloc</b>	N/A
<b>Forward Plan</b>	N/A
<b>Corporate Priorities</b>	N/A
<b>Statutory/Policy Background</b>	Planning and Local Government Legislation
<b>Summary</b>	The report lists the decisions taken by the Head of Planning and Culture under delegated powers
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	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 – 18<sup>th</sup> December 2013**

**Delegated Decisions – From 08.11.2013 to 04.12.2013**

**Report of the Head of Planning and Culture**

**Recommendation**

The report be noted.

**1. BACKGROUND**

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

Name of Meeting: Planning Committee  
Date Of Meeting: 18.12.2013  
Subject Matter: Delegated Decisions – 08.11.2013 to 04.12.2013  
Originating Department: Planning and Culture

### LIST OF BACKGROUND PAPERS

Document No.	Date	Description of Document	Officer's Reference	File Reference
1.				

\* 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.

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\* Exempt information is contained in the following documents:

Document No.	Relevant Paragraph of Schedule 12A
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\* There are no background papers relating to this item.

(\*Delete if not applicable)

DECISIONS TAKEN BY THE HEAD OF PLANNING AND CULTURE UNDER  
DELEGATED POWERS FROM 08.11.2013 TO 04.12.2013

**A. APPLICATIONS – DELEGATED**

<b>Applications Refused</b>		
<i>R13/1903 Refused 08.11.2013</i>	40 Drummond Road Cawston	Retention of hard-surfacing to front of property
<i>R13/1748 Refused 08.11.2013</i>	41 Park Road Rugby	Extension and alteration of existing building to create 4no. apartments and an additional retail unit, together with associated works.
<i>R13/1960 Refused 19.11.2013</i>	48 Drummond Road Cawston	Retention of hard surfacing to front of property
<i>R13/2027 Refused 28.11.2013</i>	9 Dyson Close Hillmorton	Retention of detached building
<i>R13/2026 Refused 29.11.2013</i>	Featherstone Farm Leamington Road Coventry	Provision of an underground swimming pool and gym with associated plant, changing area and foot access.
<i>R13/2029 Refused 29.11.2013</i>	5 Charles Lakin Close Shilton	Erection of part two storey and part first floor side extension and new porch
<b>Applications Approved</b>		
<i>R13/1890 Approved 07.11.2013</i>	3 Field Close Wolvey	Erection of timber shed with incorporated greenhouse
<i>R13/1588 Approved 07.11.2013</i>	38 Lawford Road Rugby	Change of use of premises from Class A1 (retail) to Class A5 (hot food takeaway) of the Town and Country Planning (Use Classes) Order 1987, and associated works.
<i>R13/0826 Approved</i>	The Pines Rugby Road	Erection of a single storey side and rear extension.

07.11.2013	Brandon	
<i>R13/1706 Approved 07.11.2013</i>	41 Plantagenet Drive Bilton	Extension to the existing front dormer
<i>R13/1881 Approved 08.11.2013</i>	Granville House 4 Moultrie Road Rugby	Erection of a single storey side extension (resubmission of previously refused planning application R13/1317 dated 27/08/2013)
<i>R13/1887 Approved 08.11.2013</i>	Land South of Easenhall Road Easenhall Road Harborough Magna	New stable with integral tack room and store
<i>R13/1873 Approved 11.11.2013</i>	The Almshouses Brockhurst Lane Monks Kirby	Proposed demolition of existing outbuilding and glass canopy roof. Proposed single storey rear extensions.
<i>R13/1888 Approved 11.11.2013</i>	5 Bronze Road Cawston	Retention of additional hardstanding to front.
<i>R13/1285 Approved 12.11.2013</i>	Laurel Bank Lilbourne Road Clifton Upon Dunsmore	Proposed two storey front extension
<i>R10/2275 Approved 12.11.2013</i>	93 Crick Road Hillmorton	Erection of a two storey front extension, erection of a part two storey part single storey rear and side extension and creation of a new driveway.
<i>R13/1928 Approved 13.11.2013</i>	Lower Street Garage Rugby Ltd 33 Lower Street Hillmorton	Erection of a single storey extension and provision of a new roof over the existing extension. (Amendment to a previously approved scheme granted planning reference number R13/0133 granted 18th February 2013 for the erection of a single storey extension and provision of a new roof over the existing extension).
<i>R13/1151 Approved 13.11.2013</i>	Round Barn Lilbourne Road Clifton Upon Dunsmore	Conversion of Existing Barn to a Residential Dwelling
<i>R13/1516 Approved 14.11.2013</i>	Glebe Farmhouse Montilo Lane Harborough Magna	Demolition of the existing conservatory and erection of a first floor side extension.

<i>R13/1476 Approved 15.11.2013</i>	Martingale Frankton Manor Barns Main Street Frankton	Erection of an extension to stores 1 and 2 to convert to usable garages.
<i>R13/1861 Approved 15.11.2013</i>	The Orchards Coventry Road Cawston	Erection of a part two-storey part single-storey side and rear extension, summer house and shed in the rear garden (shed retrospective).
<i>R12/2191 Approved 18.11.2013</i>	Onley Grounds Farm Daventry Road Willoughby	Provision of a new entrance to serve Onley Grounds Farm and relocation of private access road serving adjacent residential properties, together with associated works.
<i>R13/1595 Approved 18.11.2013</i>	127 Hillmorton Road Rugby	Proposed two storey side extension including front gable to mirror existing.
<i>R13/1702 Approved 18.11.2013</i>	Land at Liapari Back Lane Harborough Magna	Erection of a detached dwelling and a detached garage, with vehicular access off Back Lane (resubmission of planning application reference R11/2097, dated 10/10/2012).
<i>R13/1871 Approved 18.11.2013</i>	Princethorpe College Leamington Road Princethorpe	Proposed retention of two blocks of temporary classrooms for 3 years.
<i>R11/0997 Approved 20.11.2013</i>	The Former Coffin Works Rear of 5-9 Hunter Street Rugby	Erection of 2 dwellings
<i>R13/1161 Approved 21.11.2013</i>	The Old Forge Main Street Stretton-Under-Fosse	Use of building as annex together with external alterations
<i>R13/0883 Approved 22.11.2013</i>	71 Durrell Drive Cawston	Erection of a single storey side and single storey rear extension.
<i>R13/1905 Approved 26.11.2013</i>	Land North East Side of Newton Road Clifton Upon Dunsmore	Erection of barn
<i>R13/1776 Approved</i>	Early Birds Nursery The Old School	Demolition of existing Community Rooms Building and erection of a replacement

25.11.2013	Main Street Harborough Magna	building, including minor alterations to the existing Old School Building
<i>R13/1838 Approved 27.11.2013</i>	1 Cave Close Cawston	Conversion of part of integral double garage to living accommodation
<i>R13/2006 Approved 26.11.2013</i>	42 Woodlands Road Binley Woods	Demolition of existing bungalow and construction of new dwellinghouse
<i>R13/1817 Approved 27.11.2013</i>	44 Bawnmore Road Bilton	Erection of extension to raise height of existing roof
<i>R13/1416 Approved 27.11.2013</i>	Twiggetts Lodge Farm Twiggetts Lodge Farm Buildings Lilbourne Road Rugby	Renewal of planning permission R10/1043 (Renewal of planning permission R07/0436 (Change of use of redundant poultry buildings for purposes within Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 and associated works)).
<i>R13/1927 Approved 27.11.2013</i>	34 Newton Lane Newton	Two storey and single storey front extensions, alteration to front dormer window and alterations to fenestration and material finish
<i>R13/2012 Approved 27.11.2013</i>	18 School Street Long Lawford	Erection of single storey rear extension
<i>R13/2017 Approved 27.11.2013</i>	35 Fawsley Leys Rugby	Erection of single storey side extension
<i>R13/1393 Approved 28.11.2013</i>	Mickle Hill Farm Fosse Way Wolston	Installation of one 5kW wind turbine on a 15m tower with a maximum tip height of 17.4m
<i>R13/2015 Approved 28.11.2013</i>	ALDI Food Stores 12 Paddox Close Rugby	Demolition of existing Do It All buildings and erection of single storey building and use as food retail store with associated parking. (Variation of condition 9 of planning permission R/97/0156/04949/P dated 28/05/1997 to allow deliveries on Sundays between the hours of 09:00am to 17:00pm)
<i>R13/1879</i>	Land adj to DIRFT II	Use of land for the formation of three stockpiles

<i>Approved</i> 27.11.2013	Zone 3 between A428 and A5 Crick Road Hillmorton	for the storage of excavated material for a temporary period expiring on 31st March 2015.
<i>R13/2010</i> <i>Approved</i> 29.11.2013	Havencroft Main Street Broadwell	Erection of timber framed open fronted cartshed/garage
<i>R13/1965</i> <i>Approved</i> 29.11.2013	Navigation Farm Longdown Lane Willoughby	Erection of workshop/store for agricultural equipment
<i>R13/1999</i> <i>Approved</i> 29.11.2013	Davenport Cottage Back Lane Birdingbury	Listed Building Consent for the provision of a bay window to the rear of the property.
<i>R13/1186</i> <i>Approved</i> 29.11.2013	26 Loverock Crescent Rugby	Demolition of the existing garage and outbuilding and erection of a detached dormer bungalow
<i>R13/1909</i> <i>Approved</i> 29.11.2013	16 Tom Brown Street Rugby	Conversion of existing building to form two 1 bed apartments. External alterations including provision of pitched roof.
<i>R13/1441</i> <i>Approved</i> 29.11.2013	Hillcrest Farm Clay Hill Lane Long Lawford	Erection of an Agricultural Workers Dwelling
<i>R13/0513</i> <i>Approved</i> 29.11.2013	98 Lytham Road Rugby	Conversion of existing dwelling into 2 flats, erection of single storey side and rear extension, installation of new dormer window to rear and loft conversion
<i>R13/1789</i> <i>Approved</i> 29.11.2013	Wesley Road Methodist Church Wesley Road Hillmorton	Conversion of existing chapel into 2 dwellings with vehicular access and car parking
<i>R13/2054</i> <i>Approved</i> 02.12.2013	10 Boundary Road Rugby	Single storey rear/side extension with hipped roof extending over garage
<i>R13/1980</i> <i>Approved</i> 02.12.2013	Post Office 59 High Street Hillmorton	Installation of new ATM

<i>R13/1724 Approved 02.12.2013</i>	The Lodge Frankton Road Birdingbury	Construction of a dormer window in lieu of existing two dormer windows
<i>R13/2057 Approved 02.12.2013</i>	College of Policing Police Training Centre Leamington Road Ryton on Dunsmore	Installation of 2 bi-folding automatic vehicular access gates and a pedestrian gate.
<i>R13/1874 Approved 03.12.2013</i>	Daru House Northampton Lane Dunchurch	Erection of single-storey side and rear extensions. Two-storey glazed front extension. Provision of balcony. Full remodel of existing dwelling including replacement roof, render, window alterations and external works. Erection of swimming pool building.
<i>R13/1714 Approved 03.12.2013</i>	35 Church Road Ryton on Dunsmore	Erection of two and single storey extensions to rear, increase height of ridge, creation of gable and erection of porch to front, enlarge detached garage and insert new pitched roof and new retaining wall to front with associated hardstanding
<i>R13/2064 Approved 03.12.2013</i>	9A Queen Victoria Street Rugby	Change of use of existing building from Class B2 (Workshop) to Class C3 (Dwelling) of The Town & Country Planning (Use Classes) Order 1987 (as amended), including associated parking, garaging and amenity space (resubmission of previously approved application R09/0499/PLN)
<b><i>Prior Approval Applications</i></b>		
<i>R13/1704 Prior Approval 07.11.2013</i>	16 Holbrook Avenue Rugby	Prior notification of intention to erect a single storey rear extension (projecting 6m out from the original rear wall, maximum overall height 3.4m, eaves height 2.4m).
<i>R13/1487 Prior Approval 10.09.2013</i>	Army HQ 5 <sup>th</sup> Division Gamecock Barracks Bazzard Road Bramcote	Prior Approval application for demolition of outbuilding
<i>R13/1370 Prior Approval 11.11.2013</i>	Southfield Heath Lane Brinklow	Erection of a single storey rear extension (maximum projection from rear elevation 8m, maximum overall height 4m, and maximum eaves height 2.5m).
<i>R13/1988</i>	The Highlands	Prior approval application for single storey rear

<i>Prior Approval</i> 29.11.2013	Withybrook Lane Shilton	extension: 8m projection from original dwelling, 2.948m to eaves of flat roof (contained within parapet wall).
<i>R13/2007</i> <i>Prior Approval</i> 03.12.2013	52 Kingsley Avenue Hillmorton	Prior approval application for single storey rear extension: 6m projection from original dwelling, 2.5m eaves height, 3.5m ridge height.
<b>Listed Building Consents</b>		
<i>R13/1663</i> <i>Listed Building Consent</i> 21.11.2013	The Old Forge Main Street Rugby	Re-roof outbuilding with clay tiles and insertion of no. 4 rooflights, relocate door further along same elevation and block up original opening, replace existing side window like for like and creation of new patio doors in end elevation. Replacement of no. 4 windows in the main dwelling with like for like (two in the front elevation and two in the side elevation)
<b>Advertisement Consents</b>		
<i>R13/1649</i> <i>Advertisement Consent</i> 08.11.2013	Halsey and Creery Ground Floor 11 Regent Place Rugby	Retention of 2 No. wall mounted non illuminated signs
<i>R13/1463</i> <i>Advertisement Consent</i> 13.11.2013	The Black Cat Bistro 64 Craven Road Rugby	Proposed no. 3 internally illuminated fascia signs
<i>R13/1854</i> <i>Advertisement Consent - Split Decision</i> 21.11.2013	LIDL UK GMBH Bilton Road Bilton	Proposed erection of two externally illuminated no. 48 sheet hoardings on the southern elevation of the building and erection of internally illuminated gable signs on the south and east elevations
<i>R13/1997</i> <i>Advertisement Consent</i> 22.11.2013	New Look 12-14 North Street Rugby	Provision for 4no. Internally illuminated fascia signs and 2no. Internally illuminated projecting signs
<i>R13/1981</i> <i>Advertisement Consent</i> 02.12.2013	Post Office 59 High Street Hillmorton	Proposed illuminated advertisement around proposed ATM machine
<b>Certificate of Lawful Use or Development</b>		

<i>R13/1995 Certificate of Lawful Use or Development 26.11.2013</i>	Suite 1 Bloxam Court Corporation Street Rugby	Certificate of lawfulness for proposed use of premises as an office for a bank under Use Class B1
<b>Approval of Details/ Materials</b>		
<i>R12/0379 Approval of Details 07.11.2013</i>	18 Lutterworth Road Rugby	Erection of two storey and single storey rear extensions and two storey side extension and front bay window
<i>R09/0035/MEIA Approval of Details 15.11.2013</i>	HTRC Part Zones 3 and 4 Ansty Park Ansty	Erection of 2 storey Science Research Building containing; research halls, laboratory, office and staff accommodation, external service yard, car parking and landscaping. Submission of Reserved Matters.
<i>R13/1359 Approval of Details 26.11.2013</i>	Unit DC5 Former Peugeot Factory Site B Oxford Road Ryton on Dunsmore	Approval of reserved matters for Unit DC5/Plot 1 relating to layout, appearance, landscaping and scale (Application E) against renewed outline planning permission R07/2010/OPS (R10/1972) for the redevelopment of 25.93Ha for storage and distribution (Class B8) and General Industry (Class B2) (with up to 30% B2) up to a total maximum of 120770m2, including new access on to Oxford Road (A423) [this will also allow an extension of time to implement associated reserved matters R08/1305/MAJP (Unit 1) & R08/1341/MRES (Units 2 & 3) for layout, scale, appearance & landscaping] & Condition 5 of R10/1972 (associated with Plot 1 - Unit DC5).
<i>R12/0396 Approval of Details 28.11.2013</i>	The Queens Diamond Jubilee Centre (Rugby Leisure Centre) Bruce Williams Way Rugby	Revised application for the demolition of existing leisure centre and erection of new leisure centre, including enlarged sports hall, café, parking, ancillary facilities, external works and temporary car park
<i>R12/1754 Approval of Details 28.11.2013</i>	Even Numbers, 2-76 Pettiver Crescent Hillmorton	Demolition of existing two and three storey housing blocks and construction of 23 residential units (dwellings and maisonettes) with associated parking, landscaping, access and infrastructure.
<i>R12/1559 Approval of Details 29.11.2013</i>	Hallmark Care Homes 286-290 Dunchurch Road Rugby	Erection of a three-storey 70 bedroom residential care home (Class C2) with associated parking, landscaping, access and highway works.

<i>R06/0064/MAJP Approval of Details 29.11.2013</i>	Land at Leicester Road Leicester Road Rugby	Outline Planning Application for the redevelopment of land to provide a mixed scheme incorporating residential development comprising the erection of 540no. dwellings, 2 hectares of employment (Class B1) development, a new college campus for Warwickshire College including associated facilities with car parking (Class D1), a DIY retail store [5156 sq.m gross internal floor space with ancillary areas for the display and sale of building materials (975 sq.m) and garden centre products (1245 sq.m gross)], and a new spine road together with associated landscaping, public open space, car parking, vehicular and pedestrian access ways and ancillary works.
<i>R10/0898 Approval of Details 29.11.2013</i>	9 Smeaton Lane Stretton Under Fosse	Erection of replacement dwelling with detached garage/store and new access.
<i>R10/2116 Approval of Details 04.12.2013</i>	3 The Locks Hillmorton	Alterations to existing stables to create ancillary residential accommodation
<b>Approval of non-material Changes</b>		
<i>R11/1680 Approval of non-material changes 26.11.2013</i>	Land adjacent to Gas Street Gas Street Rugby	Variation of condition 3 of planning permission 430 / R10/0093 (Demolition of existing buildings, erection of 25 dwellings (3 houses & 22 apartments) and associated works.) to require dwellings to be provided to Level 3 of the Code for Sustainable Homes (instead of Level 5.)
<i>R12/1754 Approval of non-material changes 28.11.2013</i>	Even Numbers, 2-76 Pettiver Crescent Hillmorton	Demolition of existing two and three storey housing blocks and construction of 23 residential units (dwellings and maisonettes) with associated parking, landscaping, access and infrastructure.