

CONDITION 7:

No development shall commence on either the FULL or OUTLINE/RESERVED MATTERS element of the scheme unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces of all buildings and structures, together with samples of the facing materials and roof tiles/slates and details of reveal depths, headers & cills for all windows & doors, for that element of the scheme, 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 8:

Notwithstanding the noise report by Innovate Acoustics referred to in Condition 5 above, no development shall commence on either the FULL or OUTLINE/RESERVED MATTERS element of the scheme unless and until details of all proposed walls, fences, railings and gates, including acoustic fencing, for that element of the scheme, 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 and no dwelling shall be first occupied until the boundary treatments associated with that dwelling have been installed, unless otherwise agreed in writing with the Local Planning Authority.

REASON:

In the interest of visual amenity.

CONDITION 9:

The landscaping scheme, approved in relation to Condition 4 (c) above, shall be implemented no later than the first planting season following first occupation of 50% of the OUTLINE/RESERVED MATTERS part 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:

No development shall commence unless and until a comprehensive hard and soft landscaping scheme in relation to the FULL element of the scheme in conjunction with Condition 25 below, including the Parterre Garden and structural landscaping (eg bunding), has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented no later than the first planting season following first occupation of the FULL elements 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 11:

All new dwellings that are to be built under the OUTLINE/RESERVED MATTERS element of the scheme, shall be constructed to comply with the published Building Regulations that are relevant at the time of construction.

REASON:

To ensure sustainable design and construction.

CONDITION 12:

Prior to the first occupation of any dwelling on either the FULL or OUTLINE/RESERVED MATTERS element of the scheme, details of water efficiency measures to be incorporated into the design of all dwellings to meet the standards below in accordance with Policy CS16, for that element of the scheme, shall be submitted to and approved in writing by the Local Planning Authority. These approved measures shall then be incorporated in to the design of each dwelling prior to their first occupation and then retained in perpetuity. Unless otherwise agreed in writing with the Local Planning Authority, the minimum standards shall be equivalent to Code Level 4 of the Code for Sustainable Homes.

REASON:

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

CONDITION 13:

The development shall not be first occupied on either the FULL or OUTLINE/RESERVED MATTERS element of the scheme, unless and until details of the equipment and technology to be incorporated to achieve carbon emission reductions, including the submission of an Energy Performance Certificate, for that element of the scheme, have been submitted to and approved in writing by the Local Planning Authority. 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 the approved details and shall be retained in working order in perpetuity.

REASON:

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

CONDITION 14:

No external lighting, including roadway and pathway lighting, shall be erected or installed unless and until full details of the type, design and location of the lighting columns, fixtures and fittings, together with their associated angle, fall, spread and intensity, have been submitted to and approved in writing by the Local Planning Authority. Any lighting shall only be erected and installed in accordance with the approved details.

REASON:

To prevent unnecessary light pollution and in the interests of the amenities of the area.

CONDITION 15:

Prior to development commencing on either the FULL or OUTLINE/RESERVED MATTERS element of the proposed development, a scheme to attenuate surface water and foul sewage drainage, for that element of the scheme, shall be submitted to and approved in writing by the Local Planning Authority. The drainage shall be implemented in accordance with the approved details prior to the dwellings first being brought into use on the relevant element of the proposed development.

REASON:

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

CONDITION 16:

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 on either the FULL or OUTLINE/RESERVED MATTERS elements of the scheme until points (a) to (d) below have been complied with for that element of the scheme. This shall include a Phase II Contaminated Land intrusive investigation. 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.

© 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 17:

Prior to the first occupation of any dwelling on site, the acoustic bunding and associated fencing shall be constructed and installed in accordance with the details approved as part of Conditions 5, 8 & 10 above and retained in perpetuity.

REASON:

In the interests of residential amenity.

CONDITION 18:

Prior to the first occupation of any dwelling as identified in Tables 3 & 5 of the Noise Report ref 190030 Issue 4 dated 29th November 2013 by Innovate Acoustics received by the Local Planning Authority on 11th December 2013, full details of the acoustic glazing and ventilation strategy for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the first occupation of that dwelling.

REASON:

In the interests of residential amenity.

CONDITION 19:

Unless otherwise agreed in advance in writing with the Local Planning Authority, in relation to the demolition and construction works at the site, no external plant or machinery shall be operated, no external process shall be carried out and no construction or demolition traffic shall enter or leave the site outside the hours of 07:30 to 18:00 hours Mondays to Fridays, nor outside the hours of 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holidays.

REASON:

In the interests of the amenities of the locality, including neighbouring properties.

CONDITION 20:

Prior to the proposed sub-station being constructed on site as identified on the approved plans detailed in Condition 5 above, full details of the sub-station's design and appearance shall be submitted to and approved in writing by the Local Planning Authority. The sub-station shall be built in accordance with the approved details.

REASON:

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

CONDITION 21:

No development shall commence unless and until an air quality assessment has been submitted to and approved in writing by the Local Planning Authority. This assessment shall also take into account in baseline and future scenarios the impact of the Rugby Gateway mixed use development site off Leicester Road. The development shall not be carried out other than in accordance with the approved details.

REASON:

In the interest of health and safety and residential amenity.

CONDITION 22:

No development, including demolition works, shall commence on either the FULL or OUTLINE/RESERVED MATTERS element of the scheme unless and until details of Dust Mitigation Measures, including all construction and site preparatory works, for that element of the scheme, 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:

In the interest of health and safety and amenities of the area.

CONDITION 23:

No development, including demolition works, shall commence on either the FULL or OUTLINE/RESERVED MATTERS element of the scheme unless and until details of a Demolition & Construction Management Master Plan, for that element of the scheme, have been submitted to and approved in writing by the Local Planning Authority. This shall include details of how traffic associated with the construction of the site will be managed to and from the site together with the types of measures to mitigate the possibility of mud and debris being deposited on the highway from construction traffic leaving the site, as well as details of where demolished material is reused on site or when it is scheduled to be removed from site. Development shall not be carried out other than in accordance with the approved details.

REASON:

In the interest of health and safety and amenities of the area.

CONDITION 24:

No development, including demolition works, shall commence unless and until a detailed schedule of bat mitigation measures (to include timing of works, replacement roost details, monitoring and further survey if deemed necessary) has been submitted to and approved in writing by the Local Planning Authority. Such approved mitigation measures shall thereafter be implemented in full.

REASON:

To protect features of recognised nature conservation and ensure they are not harmed by the development.

CONDITION 25:

In addition to Conditions 4, 9 & 10 above, no development, including demolition and site clearance works, shall commence on either the FULL or OUTLINE/RESERVED MATTERS element of the scheme unless and until a combined ecological and landscaping scheme, for that element of the scheme, has been submitted and agreed between the applicant and the local planning authority (with advice from Warwickshire County Council Ecological Services, 01926 418028). The scheme must include all aspects of; landscaping including specifications of all tree planting and biodiversity enhancements, including a bird box scheme and details of the quantity, size, species, position and the proposed time of planting of all trees to be planted. The agreed scheme shall be fully implemented before/during development of the site as appropriate.

REASON:

To protect features of recognised nature conservation and ensure they are not harmed by the development and to maintain and enhance the continuity of tree cover on site.

CONDITION 26:

All tree protection measures and tree removal works identified within the arboricultural report/tree protection plan relating to the approved design details (including the erection of protective fencing and installation of ground protection layers as per BS5837:2012 - Trees in relation to design, demolition and construction recommendations) shall be implemented prior to the demolition and construction works and to the satisfaction and written approval of the Local Planning Authority. Protective measures shall remain in place until completion of all demolition and construction works. Root protection areas should be treated as sacrosanct with no building activity, ground disturbance or storage of building materials taking place within them. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority.

REASON:

To protect all retained trees during the demolition and construction phases.

CONDITION 27:

No dwelling shall be first occupied unless and until the car parking facilities to serve that plot have been provided and that those facilities are then retained for the purposes of car parking unless otherwise agreed in writing with the Local Planning Authority.

REASON:

In order to ensure that satisfactory parking and access arrangements are maintained within the site and in the interests of visual amenities of the overall site.

CONDITION 28:

No development, shall commence on either the FULL or OUTLINE/RESERVED MATTERS element of the scheme unless and until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, for that element of the scheme, has been submitted to, and approved in writing by, the Local Planning Authority. The development shall not then be first occupied on either the FULL or OUTLINE/RESERVED MATTERS element of the scheme until the

details above have been implemented to the satisfaction of the Local Planning Authority.

REASON:

In the interests of fire safety.

CONDITION 29:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, and the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking or re-enacting those orders, no development shall be carried out which comes within Classes A to E, & G of Schedule 2 Part 1 and Class A of Schedule 2 Part 2 of the Order without the prior written permission of the Local Planning Authority in relation to the Old Dairy and the Former Estates Block (Buildings H, J & K) and Plots 1, 2, 44-50 as depicted on approved plan 343A01 1004 Rev H received by the Local Planning Authority on 21st October 2013.

REASON:

In the interest of residential amenity.

CONDITION 30:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking or re-enacting that order, no wall, fence, gate or other means of enclosure shall be erected, constructed or placed in front of the dwellings without the prior written permission of the Local Planning Authority.

REASON:

In the interest of visual amenity.

CONDITION 31:

No development shall commence in relation to the OUTLINE/RESERVED MATTERS element of the scheme unless and until full details of finished floor levels of all buildings and ground levels of all associated parking areas, for that element of the scheme, 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 32:

Prior to the first occupation of any apartment hereby approved in Coton House, the refuse store and cycle storage space shall be provided in accordance with the approved plans under Condition 5 above.

REASON:

To ensure adequate cycle and refuse storage provision is provided on site to serve the new residential units.

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 Section 106 legal agreement.

INFORMATIVE 2:

The applicant/developer's attention is drawn to the Site Waste Management Plans Regulations 2008 which may be applicable. Further information can be obtained from the Council's Environmental Services Section on 01788 533857.

INFORMATIVE 3:

Notwithstanding Condition 6 above, the applicant/developer is advised that there are elements of the design details of the Indicative Streetscenes - Character Areas plans that are not acceptable to the Local Planning Authority and they would need altering prior to their submission as part of any reserved matters pursuant to Condition 4 above.

INFORMATIVE 4:

The applicant/developer is advised that the details to be submitted in relation to the acoustic glazing and ventilation strategy for the apartments proposed in Coton House as referred to in Condition 18 above, need to have regard to the building's listed status as Grade II* and a more sympathetic, non-standard approach, is likely to need to be taken.

INFORMATIVE 5:

The applicant/developer is advised that listed building consent will be required to carry out any internal or external works to the former Estates Block (Buildings H, J & K) as depicted on plan ref 343A01 1004 Rev H received by the Local Planning Authority on 21st October 2013.

INFORMATIVE 6:

The applicant/developer is advised that the bat mitigation measures as detailed in Condition 24 above shall include the presence of an ecologist when carrying out works to the roofs of the former Estates Block (Buildings H, J & K).

INFORMATIVE 7:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season, lasts approximately from March to September, 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 for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE 8:

Bats can be found in many buildings, even those that initially appear to be unsuitable or have been subject to a bat survey and found no evidence. Therefore if any evidence of bats is found on site, work should stop while a bat survey is carried out by an experienced bat worker, and any recommendations made following the survey are undertaken. It shall also be noted that as bats are a mobile species and can move into a property with potential access at any time. Please note that if the works are not undertaken within two years of the date of the bat survey report, by August 2015, an additional survey will be required to ascertain if bats have started to utilise the features in the meantime. Bats and their roost sites are protected under the 1981 Wildlife and Countryside Act, the Countryside and Rights of Way Act 2000 & Conservation of Habitats & Species Regulations 2010, and are also deemed a European Protected Species.

INFORMATIVE 9:

The applicant/developer is advised that a protected species licence from Natural England is required to undertake the works. Further information about species licensing and legislation can be obtained from the Applicant's ecological surveyor or the Species Licensing Service on 0845 601 4523.

INFORMATIVE 10:

The applicant/developer's attention is drawn to the comments made by National Grid Plant Protection Unit dated 11/06/2013 attached to this decision notice.

INFORMATIVE 11:

The applicant/developer is advised that owing to the presence of several listed buildings and structures within the site and its overall parkland setting, tall fences and walls may not be appropriate in certain locations from a visual aspect and therefore it may not be possible to fully satisfy the mitigation measures as detailed in the Noise Report ref 190030 Issue 4 dated 29th November 2013 received by the Local Planning Authority on 11th December 2013 and as referred to in Conditions 5 & 8 above. On this basis, the applicant/developer will need to advise potential purchasers of such exposed plots that external noise levels for such plots are above the moderate or significant annoyance levels specified by the World Health Organisation based on their proximity to the M6 Motorway and A426 highway.

INFORMATIVE 12:

The applicant/developer is advised that pursuant to the details to be submitted as part of Condition 16 above, the Phase II Contaminated Land Investigation shall include the existing electricity substation.

INFORMATIVE 13:

The applicant/developer is advised that compliance with planning conditions does not necessarily prevent action from being taken by the Council or members of the public to secure the abatement, restriction or prohibition of statutory nuisance's actionable under the Environmental Protection Act 1990 or any other statutory provisions. The applicant/developer should also relay this to any successful tender/bidder and any sub-contractors onsite.

INFORMATIVE 14:

The applicant/developer is advised that before any demolition or construction works are carried out, it is the responsibility of the site contractor to ensure that all asbestos containing materials (ACMs) have been identified in order that employees and others are not exposed to asbestos fibres. It is duty of the client/applicant/developer to provide information in order to assist in the identification of ACMs.

INFORMATIVE 15:

The applicant/developer is advised that prior to the commencement of development, including demolition works, on site a site meeting with the Council's Arboricultural Officer, the developer and the designated arboricultural consultant responsible for the site is conducted in order to inspect the tree protection measures and tree works as referred to in Condition 26 above.

INFORMATIVE 16:

The applicant/developer is advised that pursuant to Condition 15 the surface water attenuation scheme shall include:

- surface water drainage system/s to be designed in accordance with either the National Sustainable Drainage Systems (SUDs) Standards, or CIRIA C697 and C687, whichever are in force when the detailed design of the surface water drainage system is undertaken;
- limiting the discharge rate and storing the surface water run-off generated by all rainfall events up to the 100 year plus 30% (for climate change) critical rain storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site;
- provision of surface water run-off attenuation storage to accommodate the difference between the allowable discharge rate/s and all rainfall events up to the 100 year plus 30% (for climate change) critical rain storm;
- detailed design (plans, cross, long sections and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements; &
- details of how the on site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development, to ensure long term operation to design parameters.

INFORMATIVE 17:

The provision for the treatment of sewage effluent appears sufficient providing that the systems installed meet the required British Standards and conform to current legislation. Details can be found on the Environment Agency website at www.environment-agency.gov.uk and at www.BritishWater.co.uk

If you wish to discharge treated sewage effluent into a surface water or to ground you may require an Environmental Permit from us. In some cases you may be able to register an exemption. You should apply online at <http://www.environment-agency.gov.uk/business/topics/permitting> or contact us for an Environmental Permit application form and further details on 08708 506506.

The granting of planning permission does not guarantee the granting of a permit under the Environmental Permitting Regulations 2010. A permit will be granted where the risk to the environment is acceptable.

To qualify for a registered exemption the rate of sewage effluent discharge must be 2 cubic metres a day or less to ground or 5 cubic metres a day or less to watercourse. You must also be able to satisfy a number of specific criteria.

A Standard Rules Permit is available for discharges of secondary treated sewage (to surface water only) of between 5 cubic metres a day and 20 cubic metres a day.

Discharges of treated sewage greater than 2 cubic metres a day to ground and greater than 20 cubic metres a day to a surface water require a Bespoke Permit.

INFORMATIVE 18:

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution;
- treated materials can be transferred between sites as part of a hub and cluster project; and

- some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to our:

- Position statement on the Definition of Waste: Development Industry Code of Practice; and
- website at www.environment-agency.gov.uk for further guidance.

INFORMATIVE 19:

The applicant/developer is advised that:

- Public footpath R105 must remain open and available for public use at all times, so must not be obstructed by parked vehicles or by materials during construction;
- If it is necessary to close public footpath R105 for any length of time during construction then a Traffic Regulation Order will be required. Warwickshire County Council's Rights of Way team should be contacted well in advance to arrange this (01926 412004); &
- The installation of any new gate or other structure on public footpath R105 requires the prior authorisation of Warwickshire County Council's Rights of Way team.

INFORMATIVE 20:

The applicant/developer is advised that Condition 5 above requires works to be carried out within the limits of the public highway. The applicant / developer must enter into a Highway Works Agreement made under the provisions of Section 278 of the Highways Act 1980 for the purposes of completing the works. The applicant / developer should note that feasibility drawings of works to be carried out within the limits of the public highway which may be approved by the grant of this planning permission should not be construed as drawings approved by the Highway Authority, but they should be considered as drawings indicating the principles of the works on which more detailed drawings shall be based for the purposes of completing an agreement under Section 278.

An application to enter into a Section 278 Highway Works 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 21:

Warwickshire Police recommend that the following advisory comments are drawn to the attention of the applicant/developer:

- Research studying the distribution of burglary with open rear access footpaths has shown that up to 85% of entries occurred at the back of the house. Where there is

rear access to multiple rear gardens this access needs to be gated at either end with a lockable gate that only the effected occupants have keys.

- All ground floor glazing and vulnerable windows meet BS 7950/ PAS 24 and have laminate safety glazing (6.4 minimum). All laminated glass must be certified to BS EN 356 2000 rating P2A. [Please note this may not be acceptable for the listed buildings and curtilage listed buildings].

- All external doors meet PAS 24 all glazing in and adjacent to doors must include one of laminate glass to a minimum thickness of 6.4mm. In the future some of the residents might have issues lifting the handles on this type of system. Product development has now moved forward substantially and doors are available with the following options:

a) Doors operating on a single locking point negating the need for both upwards and downwards operation of a handle by the occupier; &

b) Doors operating with electromechanical locking systems, operated by either a key, an electronic fob or even by fingerprint, utilising a biometric system.

[Please note this may not be acceptable for the listed buildings and curtilage listed buildings].

- Lighting on adopted highways, footpaths, private roads and footpaths and car parks must comply with BS 5489-1:2003.

INFORMATIVE 22:

The applicant/developer is advised that listed building applications R13/0783, R13/0786, R13/0790 & R13/0928 also relate to this site.

Reference number:

R13/0783

Site address:

The Old Dairy, Coton House, Lutterworth Road, Churchover, Rugby, CV23 0AA

Description :

Listed Building Application for the alteration and extension of the Old Dairy to form a single dwellinghouse

Case Officer Name & Number:

Richard Holt 01788 533687

Description of Site:

The Old Dairy lies approximately 100 metres to the west of Coton House a Grade II* listed building and is believed to have been constructed around the second half of the 19th Century. Extensive parkland lies to the north of the building with an array of more contemporary, 20th Century, buildings to the south and west. A small grassed area and a variety of shrubs immediately surround the building.

It is a six-sided single storey building and on the northern side a narrow wing with a pitched roof has been added. The hexagonal section has wide overhanging eaves whilst the wing has more conventional eaves. The external walls are white painted brick and the roof is covered in decorative clay tiles. The existing windows are timber framed and single glazed painted black on their external elevations. A small modern glazed porch has been added on the southern elevation of the building at some point.

Internally the rear wing is open to the roof with smooth plastered walls painted magnolia. The hexagonal part of the building has a lower ceiling height with a small timber planked door in the rear wing giving access to the loft space above. Secondary glazing has been installed to the windows.

The hexagonal section of the building extends out to approximately 6 metres wide (8 metres wide when accounting for the significant eaves overhang) with the rear wing projecting by around 4.5 metres. The Old Dairy rises to approximately 2.8 metres to the eaves and 6.3 metres to the top of the hexagonal roof structure and 5.8 metres to the top of the ridge of the rear wing.

During the occupation of the Coton House site by the Post Office the building was used as an actual Post Office.

Description of Proposals:

This report relates to the listed building application for the conversion, alteration and extension of the Old Dairy to form a single-storey dwellinghouse. The original plans proposed a large cross-shaped addition that projected by approximately 9.5 metres from the northern wing and then extended out to both sides of the building to an overall width of around 10.5 metres to provide a two-bedroom unit. Amended plans now show a slightly smaller single-storey projection of approximately 8.5 metres but of a slender linear form of less than 4 metres wide providing one bedroom instead. This new addition will have the same eaves and ridge height as the existing wing but will be separated by a metal framed glazed link of 1.2 metres wide with a slightly lower eaves and ridge height.

The modern glazed porch to the front (south) of the building will be removed. The single glazed windows and external timber shutters will be retained with double-glazed timber units to the new build element of the proposal. The existing window in

the northern elevation of the existing rear wing will be removed along with the brickwork beneath to enable the insertion of doorway into the glazed link with the new extension beyond.

Existing fabric, including rain water goods, will be retained and repaired where deemed to be essential.

A Design & Access Statement, Heritage Statement and Design Strategy for the Listed Buildings have also been submitted in connection with the proposal.

Relevant Planning History:

The overall site has an extensive planning history dating back to 1949. It is understood that from the late 1940s the site was used as a training centre with associated accommodation for students and apprentices working at nearby industrial premises. The site then became the Post Office Management and Training Centre in the 1970s and extensive works were carried out in the mid to late 1970s. A variety of proposals have been subject to planning permission and listed building consent since then as the site has developed. At some point the Old Dairy was turned into a Post Office.

The fire at Coton House itself was in June 2010 and in January 2012 the Post Office closed the Management Centre.

The northern part of the site is used as a Scout Campsite and is unaffected by the current proposals.

Technical Consultees:

English Heritage - <u>Original Plans</u>	Object	Extension not subordinate to listed building; Running through of tiled roof to extension rather than a complete glazed link leads to a substantial addition; Dry lining of walls and injecting damp proof course inappropriate; Lot of uncertainty to nature of works being undertaken – vague notes that need to be addressed prior to determination; & Principle acceptable, but insufficient information to determine application.
English Heritage – <u>Revised Plans</u>	No objection, subject to conditions.	Content with broad principle; Careful attention to detailing needed with use of traditional materials is required; & Substantial range of conditions required and milestones need to be built into consents to ensure new build elements not completed ahead of listed buildings.

Ancient Monuments Society	Comments	Defer to Georgian Group on acceptability of proposals
Natural England		No objection, subject to a condition and informatives based on revised ecological reports submitted.
WCC Ecology		No objection, subject to informatives based on revised ecological reports submitted.
National Grid		No objection
Warwickshire Police		No objection, subject to informatives
Highways Agency		No objection
WCC Paths		No objection, subject to informatives
Ramblers Association		No objection
WCC Archaeology		No objection, subject to a condition
RBC Environmental Services		No comments

Third Party Consultations:

Churchover Parish Council	Conditional Support	Subject to evidence that the works are the minimum required.
Neighbour (1)	Object	Traffic lights & pedestrian access needs to be put in place at junction with Leicester Road and Churchover – without it great risk of serious accident; Pedestrian links to Churchover and Coton Meadows, Rugby needed; Highway safety and growing traffic usage not properly researched – road is main thoroughfare for M6 & A5 and used by large vehicles; Stop construction of isolated communities dependent on cars; Site must not be developed on cheap; and Listed buildings need to be treated properly within the law and curtilage buildings not pulled down without considering if they can be redeveloped.

Relevant Planning Policies & Guidance:

Rugby Borough Council Local Plan 2006 – Saved Policies:

E6 Biodiversity Complies
E17 Development Affecting Parks & Gardens & Other Elements of the Historic Landscape Complies

Rugby Borough Council Core Strategy 2011:

CS16 Sustainable Design Complies

National Guidance & Policies:

National Planning Policy Framework, 2012

Other:

Sustainable Design & Construction Supplementary Planning Document (February 2012)

Assessment of Proposals:

This assessment focuses solely on the listed building aspect of the conversion, alteration and extension of the Old Dairy into a single dwellinghouse. The building is considered to be a Grade II* curtilage listed building associated with the Grade II* listed building of Cotton House. On this basis, the Old Dairy is considered to be a significant designated heritage asset. The gardens and parks surrounding the site are understood to be included on the Warwickshire Register of Parks & Gardens of Historic Interest and judged to be of regional archaeological, architectural and historic interest.

Policy CS16 states that new development should seek to complement, enhance and utilise where possible, the historic environment and must not have a significant impact on existing designated and non-designated heritage assets and their settings. The National Planning Policy Framework (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The NPPF considers that where a proposed development will lead to substantial harm to the significance of a heritage asset it should be refused and where a proposal will lead to less than substantial harm this harm should be weighed against the public benefits or the proposal securing its optimum use.

PPS5 the Historic Environment Practice Guide identifies a number of potential heritage benefits that could weigh in favour of a scheme, such as sustaining the significance of a heritage asset, reducing or removing risk to a heritage asset and securing the optimum viable use of a heritage asset in support of its long term conservation.

The Old Dairy is an important curtilage listed building and securing a suitable re-use is crucial to its long term survival. The principle of using the building for residential purposes in listed building terms is acceptable and it is acknowledged that to establish a suitable re-use modest extensions may be required. However, the original plans which resulted in a large cross-shaped addition to the rear (northern) elevation of the building dominated the Old Dairy and the link between the original and extended building was blurred by the roof resulting in a substantial addition. On this basis the scale was totally unacceptable and the use of dry lining to the walls and injection of a damp proof course was completed inappropriate.

The revised plans now result in a far more modest extension and the glazed link provides a key break between the original historical built form and the new addition. References to dry-lining and injecting damp proof courses have been removed from the submitted plans. The majority of the building techniques used in the extension and repair to the Old Dairy are now considered acceptable and the use of double glazed timber units in the extension to the Old Dairy would be acceptable provided slimline glazing is used. It is considered that further details to ensure that all materials and techniques used are sympathetic to the character and integrity of the listed building can be adequately secured by condition.

The revised plans are now considered not to harm the curtilage listed building and the scale, height, massing, alignment and materials to be used in the extension result in a successfully designed solution to this empty building.

Based on the scale and location of the extension it is not considered that the addition to the Old Dairy would harm the setting of the other listed and curtilage listed buildings on the Coton House site nor the historic character and appearance of the gardens and parkland of Coton House.

The supporting statements accompanying the application refer to the Old Dairy having been subject to limited alteration but earlier internal fixtures and fittings have been removed. The updated Design Strategy now acknowledges that the principles of minimal intervention and avoidance of intrusive damp proofing and insulation methods would apply but the new extension would comply with modern day construction standards.

Reference in the notes is made to the roof structure needing to be inspected by a structural engineer and any essential repairs/strengthening to be undertaken as necessary. This statement is rather vague, but based on the other documents and plans submitted and the overall need to bring the building back into use to safeguard the longevity of the designated heritage asset, on balance it is considered that any further identified essential works could be controlled by condition.

As this application relates solely to the listed building works points raised by Warwickshire Police, National Grid, Highways Agency, The Ramblers, WCC Paths, Natural England, WCC Ecology and Environmental Services are matters that will be addressed as part of the Hybrid Application, R12/1353. However, a note to applicant is relation to protected species is considered reasonable.

WCC Archaeology have identified that the site is within an area of archaeological potential as identified in the archaeological desk-based assessment accompanying the Hybrid Application, R12/1353. The NPPF states that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, an appropriate desk-based assessment and field evaluation, where necessary, should be submitted. Whilst this document will be assessed as part of the Hybrid Application, R12/1353, it is considered appropriate to impose an archaeological condition on this consent.

Overall, the proposal is considered to accord with the Development Plan, the NPPF and PPS5 Historic Environment Practice Guide. Although the works relate to a curtilage Grade II* listed building neither English Heritage or any of the National Amenity Societies have objected to this specific application and therefore, the proposal does not need to be referred to the National Planning Casework Unit.

Recommendation:

Approve, subject to conditions and informatives.

DRAFT DECISION

APPLICATION NUMBER

R13/0783

DATE VALID

01/05/2013

ADDRESS OF DEVELOPMENT

THE OLD DAIRY, COTON HOUSE
LUTTERWORTH ROAD
CHURCHOVER
RUGBY
CV23 0AA

APPLICANT/AGENT

Peter Frampton
Framptons
Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH
On behalf of Jon Burgwin, Coton House
Rugby Limited

APPLICATION DESCRIPTION

Listed Building Application for the alteration and extension of the Old Dairy to form a single dwellinghouse

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

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

REASON:

To comply with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.

CONDITION 2:

Subject to Condition 3 below and unless otherwise agreed in writing by the Local Planning Authority the development and associated works shall be carried out in accordance with the plans and documents detailed below:

Email to the Local Planning Authority from the Architect, Malcolm Payne Group dated 26th November 2013 [18:03] re roof space ventilation;

343A01 4003 Rev B Proposed Elevations; &
343A01 4004 Rev B Plan & Sections;
both of the above were received by the Local Planning Authority on 19th November 2013;

343A01 4002 Rev A Site Plan received by the Local Planning Authority on 21st October 2013;

Amendments to Indicative Layout & Design Strategy for Listed Buildings document (excluding summary of drawings) dated 30th September 2013 received by the Local Planning Authority on 11th October 2013;

343A01 4001 Location Plan;
S520 02 Rev A Site Survey Sheet 1 of 2;
S520 05 Former Dairy Sheet 1 of 2; &
S520 05 Former Dairy Sheet 2 of 2;
all of the above were received by the Local Planning Authority on 5th April 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:

Notwithstanding the approved plans detailed in Condition 2 above and the notes written on those plans, no works to both the interior and exterior of the Old Dairy shall be undertaken until:

a) the scope of a detailed physical conditions survey of the Old Dairy for the interior and exterior of the building has been submitted to and approved in writing by the Local Planning Authority;

b) a detailed specification of works shall be prepared pursuant to the findings of a) above and be submitted to and approved in writing by the Local Planning Authority;

c) a detailed specification of new works to the interior and exterior of the Old Dairy so as to accommodate the proposed change of use has been submitted to and approved in writing by the Local Planning Authority;

d) the details specification of works required by b) and c) above shall include:

- a schedule for materials and finishes, including samples, colouring and mortar/plaster mixes, for all interior and external surfaces (including walls, ceilings, roofs & floors);

- construction and design detailing for any existing roof repairs/strengthening measures;

- joinery details for all windows, doors, skirting, shutters and any other exposed timber joinery;

- reveal depths, header and cill details to all windows and doors;

- glazing details for all doors and windows;

- door and window ironmongery;

- rain water goods;

- any ducts, flues or vents;

- heating and radiator details;

- internal & external lighting; &

- conduit and service routes;

All works undertaken to the Old Dairy shall be undertaken in accordance with the above details approved in writing by the Local Planning Authority together with a detailed timeframe for implementation and completion of the works.

REASON:

To safeguard the character, appearance and integrity of the listed building.

CONDITION 4:

The Old Dairy shall not be first brought into a residential use until all internal and external surfaces, including walls, ceilings and floors, removed or damaged by the implementation of the approved scheme shall be made good using traditional materials, including lime plaster and mortar, unless otherwise agreed in writing with the Local Planning Authority.

REASON:

To safeguard the character, appearance and integrity of the listed building.

CONDITION 5:

No additional breaches other than those depicted on the approved plans and as approved as part of Condition 3 above to the internal and external fabric of the Old Dairy shall be implemented without the prior written consent of the Local Planning Authority.

REASON:

To protect the character, appearance and integrity of the listed building.

CONDITION 6:

No works shall take place in connection with the Old Dairy and within the application site boundary until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON:

To ensure the preservation of important archaeological remains and that any archaeological history of the site is recorded.

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 consent relates to the hybrid planning application R12/1353 and shall be read in conjunction with that application.

INFORMATIVE 2:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season, lasts approximately from March to September, 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 for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE 3:

Bats can be found in many buildings, even those that initially appear to be unsuitable or have been subject to a bat survey and found no evidence. Therefore if any evidence of bats is found on site, work should stop while a bat survey is carried out by an experienced bat worker, and any recommendations made following the survey are undertaken. It shall also be noted that as bats are a mobile species and can move into a property with potential access at any time. Please note that if the works are not undertaken within two years of the date of the bat survey report, by August 2015, an additional survey will be required to ascertain if bats have started to utilise the features in the meantime. Bats and their roost sites are protected under the 1981 Wildlife and Countryside Act, the Countryside and Rights of Way Act 2000 & Conservation of Habitats & Species Regulations 2010, and are also deemed a European Protected Species.

INFORMATIVE 4:

The applicant/developer's attention is drawn to the comments made by National Grid Plant Protection Unit dated 11/06/2013 attached to this decision notice.

Reference number:

R13/0786

Site address:

The Stable Block, Coton House, Lutterworth Road, Churchover, Rugby, CV23 0AA

Description :

Listed Building Application for the alterations and extensions of the Stable Block to form 8 dwellings.

Case Officer Name & Number:

Richard Holt 01788 533687

Description of Site:

The former Stable Block is a Grade II listed building and lies approximately 200 metres to the west of Coton House a Grade II* listed building. The original Stable Block was constructed in the late 18th Century and has been adapted with 19th & 20th Century fenestration treatments. A more modern 20th Century wing extending to the rear from the left (east) has been added. Extensive parkland and gardens lie to the south, west and north of the former Stable Block, whilst to the immediate east is a mix of single and two storey late 19th Century buildings with an extensive array of more contemporary 20th Century buildings beyond.

The late 18th Century part of the former Stable Block is two storey in height with a central archway and a brick tower and clock above, topped off with a timber cupola that still contains a bell inside. The late 18th Century part consists of three ranges of buildings to the north-west, south-west and south-east of an almost enclosed courtyard.

It is red brick in a Flemish bond and slate roof with dentilled brick eaves cornice and the windows have stone cills and gauged brick lintels with stone or concrete keyblocks. The majority of the windows on the main (north-western) elevation are single glazed timber whilst to the remaining elevations there are a considerable number of metal Crittel windows and the odd plastic window. They are all finished in white.

All three of the identified ranges were extensively remodelled in the 1940s and many original openings were altered and new ones created. The majority of the original interior has been lost which probably occurred when it was converted to provide residential accommodation and only the space within the clock tower retains any of its original character. The majority of the rooms are finished in smooth plastered walls painted magnolia and there is extensive electrical ducting.

The front (north-western) elevation measures approximately 34 metres wide rising to around 4.8 metres to the eaves and 7.5 metres to the ridge increasing to 11.7 metres to the top of the cupola (excluding the finial). Once in the former Stable Block courtyard ground levels drop gradually by around 2 metres to the south east and comprise of two and single storey buildings projecting by approximately 70 metres.

Description of Proposals:

This report relates solely to the listed building application for the conversion and extension of the former Stable Block to form eight dwellings arranged in a square over two levels. The single-storey north-eastern side of the courtyard will be demolished to enable the creation of a symmetrical built form thereby resulting virtually in an enclosed courtyard. A separate listed building application, R13/0928,

relates to the demolition works to the former Stable Block and adjacent curtilage listed buildings.

The original former Stable Block will house 5 dwellings comprising of a 1-bed unit, a 2-bed unit, a 3-bed unit and two 4-bed units. The extended section will have two 3-bed units and a 2-bed unit. The courtyard will be utilised for parking and manoeuvring as some of the existing and new build elements on the ground floor will serve as garaging. Vehicle access will be under the existing clock tower and cupola. To the north-eastern and south-western sides of the development will be private gardens. This will involve the erection of new boundary walls attached to the side of the listed building.

The extensions to the former Stable Block will be comparable to the eaves and ridge heights of the original Stable Block, although the ground level in part will be slightly built up to enable this to occur.

Updated plans now clarify various elements of the intended works to the former Stable Block. This includes replacement timber single glazed sliding sash windows and the removal of references to dry-lining of internal walls and the injecting of damp proof course treatments. The existing fabric, including rain water goods, lead flashing and cappings, and pavers will be retained and repaired where deemed to be essential.

A Design & Access Statement, Heritage Statement and Design Strategy for the Listed Buildings have also been submitted in connection with the proposal.

Relevant Planning History:

The overall site has an extensive planning history dating back to 1949. It is understood that from the late 1940s the site was used as a training centre with associated accommodation for students and apprentices working at nearby industrial premises. The former Stable Block was significantly altered in the late 1940s, particularly in relation to fenestration treatments and internally to form residential accommodation. The site then became the Post Office Management and Training Centre in the 1970s and extensive works were carried out in the mid to late 1970s. A variety of proposals have been subject to planning permission and listed building consent since then as the site has developed.

The fire at Coton House itself was in June 2010 and in January 2012 the Post Office closed the Management Centre.

The northern part of the site is used as a Scout Campsite and is unaffected by the current proposals.

Technical Consultees:

English Heritage - <u>Original Plans</u>	Object	Conversion into 8 dwellings acceptable in principle; Appropriate detail needed for a listed building proposal; Dry lining of walls and injecting damp proof course inappropriate; Lot of uncertainty to nature of works being undertaken – vague notes that need to be addressed prior to determination;
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Structural engineer assessment should be resolved prior to determination;
 Concern that all windows are to be double glazed;
 Detailing of new windows needs to be appropriate for building; &
 Principle acceptable, but insufficient information to determine application.

English Heritage – <u>Revised Plans</u>	No objections, subject to conditions. Content with broad principle and note amendments to scheme, including previous concerns re dry lining and injected damp proof courses; Careful attention to detailing needed with use of traditional materials is required; & Substantial range of conditions required and milestones need to be built into consents to ensure new build elements not completed ahead of listed buildings.
Ancient Monuments Society	Comments Defer to Georgian Group on acceptability of proposals
Natural England	No objection, subject to a condition and informatives based on revised ecological reports submitted.
WCC Ecology	No objection, subject to informatives based on revised ecological reports submitted. Accept this will be addressed by hybrid application, R12/1353. A Natural England licence will be required to move bats.
National Grid	No objection, subject to informatives
Warwickshire Police	No objection, subject to informatives
Warwickshire Fire & Rescue	No objection, subject to a condition
Highways Agency	No objection
WCC Paths	No objection, subject to informatives
Ramblers Association	No objection
WCC Archaeology	No objection, subject to a condition
RBC Environmental Services	No comments
Third Party Consultations:	
Churchover Parish Council	Conditional Support Subject to evidence that the works are the minimum required.
Neighbour (1)	Object Traffic lights & pedestrian access needs to be put in place at junction with Leicester Road and Churchover – without it great risk of serious accident; Pedestrian links to Churchover and Coton Meadows, Rugby needed;

Highway safety and growing traffic usage not properly researched – road is main thoroughfare for M6 & A5 and used by large vehicles;
Stop construction of isolated communities dependent on cars;
Site must not be developed on cheap; and
Listed buildings need to be treated properly within the law and curtilage buildings not pulled down without considering if they can be redeveloped.

Relevant Planning Policies & Guidance:

Rugby Borough Council Local Plan 2006 – Saved Policies:

E6 Biodiversity Complies
E17 Development Affecting Parks & Gardens & Other Elements of the Historic Landscape Complies

Rugby Borough Council Core Strategy 2011:

CS16 Sustainable Design Complies

National Guidance & Policies:

National Planning Policy Framework, 2012
PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide, March 2010

Other:

Sustainable Design & Construction Supplementary Planning Document (February 2012)

Assessment of Proposals:

This assessment focuses solely on the listed building aspect of the conversion, alteration and extension of the former Stable Block into eight residential units. The former Stable Block is a Grade II listed building in its own right and whilst approximately 200 metres away from Coton House, a Grade II* listed building, clearly has an historical link to it and therefore is an important designated heritage asset. The gardens and parks surrounding the site are understood to be included on the Warwickshire Register of Parks & Gardens of Historic Interest and judged to be of regional archaeological, architectural and historic interest.

Policy CS16 states that new development should seek to complement, enhance and utilise where possible, the historic environment and must not have a significant impact on existing designated and non-designated heritage assets and their settings. The National Planning Policy Framework (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The NPPF considers that where a proposed development will lead to substantial harm to the significance of a heritage asset it should be refused and where a proposal will lead to less than substantial harm this harm should be weighed against the public benefits or the proposal securing its optimum use.

PPS5 the Historic Environment Practice Guide identifies a number of potential heritage benefits that could weigh in favour of a scheme, such as sustaining the significance of a heritage asset, reducing or removing risk to a heritage asset and securing the optimum viable use of a heritage asset in support of its long term conservation.

It is accepted that securing a suitable re-use for the former Stable Block is crucial to its long term survival as a building. When approaching the site from along the driveway it is the first historic building that is viewed and therefore plays a key role in the setting of the Coton House itself and the surrounding gardens and parkland. The principle of using the building for residential purposes in listed building terms is acceptable and it is acknowledged that to establish an appropriate re-use modest extensions may be required.

The supporting statements accompanying the application refer to the former Stable Block having been extensively altered in the late 1940s resulting in the loss of many original features and openings and that later additions to the original structure are considered an eyesore and inappropriate for conversion. The original fenestration was replaced during these alterations and now includes metal Crittel windows as well as timber. It is accepted that they have a merit of their own although are not traditional windows for historic stable buildings. Conservation philosophy generally seeks the retention of elements that allow the history of the building to remain legible. However, this needs to be balanced with the consideration of the character and appearance of the building, in particular elements which may not benefit the building. This balancing exercise is to an extent subjective but taking into account the amount of change the building has already undergone the replacement of the current windows with single glazed timber sliding sash units in the original former Stable Block building is on balance judged to be acceptable. The use of single glazing in the original building would also address the concerns of English Heritage in relation to fenestration treatments.

English Heritage also raised concerns about the lack of detail in part and references to inappropriate techniques such as damp proof injections and dry-lining. The accompanying notes refer to the roof structure needing to be inspected by structural engineer and any essential repairs/strengthening to be undertaken as necessary. This statement is rather vague, but based on the other documents and plans submitted and the overall need to bring the building back into use to safeguard the longevity of the designated heritage asset, on balance it is considered that any further identified essential works could be controlled by condition. Overall, the majority of the building techniques used in the extension, conversion and repair to the former Stable Block are now considered acceptable and further details to ensure that all materials and techniques used are sympathetic to the character and integrity of the listed building can be adequately secured by condition.

The proposals are considered not to harm the listed building and the scale, height, massing, alignment and materials to be used in the extensions create a well designed and logical addition to this empty building. References to dry-lining and injecting damp proof courses have been removed from the submitted plans and the updated Design Strategy now also acknowledges that the principles of minimal intervention and avoidance of intrusive damp proofing and dry lining insulation methods would apply.

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	29 January 2014
Report Title	Diversion of part of footpath R138 Wolston
Portfolio	N/A
Ward Relevance	Wolston
Prior Consultation	
Contact Officer	Marian Allen Tel 3556
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	This report relates to the following priorities Environment
Statutory/Policy Background	Town and Country Planning Act 1990
Summary	Confirmation of public path order
Risk Management Implications	N/A
Financial Implications	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 R138
Wolston) Public Path Order 2013 be confirmed.

***Reasons for
Recommendation*** No objections

Planning Committee – 29th January 2014

Diversion of part of footpath R138 Wolston

Report of the Legal and Elections Services Manager

Recommendation

The Borough of Rugby (Part of Footpath R138 Wolston) Public Path Order 2013 be confirmed.

On 17 October 2012 Committee refused the application for erection of 80 dwellings with associated open space, landscaping, infrastructure and newt reserve. That decision was the subject of appeal to the Secretary of State. On 6 March 2013 the appeal was allowed and planning permission granted. Part of the development requires the diversion of part of footpath R138,

On 7 November 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 R138 and create a replacement footpath as shown on the attached plan.

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

Name of Meeting: Planning Committee
Date Of Meeting: 29th January 2014
Subject Matter: Diversion of Footpath R138 Wolston
Originating Department: Business Transformation

There are no background papers relating to this item.

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	29th January 2014
Report Title	Planning Appeals Update
Ward Relevance	All
Prior Consultation	None
Reporting Director	Head of Planning and Culture
Contact Officer	Greg Vigars Tel: Ext.3621
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	<p>This report relates to the following priority(ies):</p> <p>Ensure all the Borough's residents are aware of our services and can access and influence them. Enable the delivery of excellent Value for Money services in line with our corporate plans.</p>
Statutory/Policy Background	The Planning Appeals procedure which came into effect on 6 th April 2009.
Summary	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 01/10/2013 to 31/12/2013.

<i>Risk Management Implications</i>	There are no risk management implications arising from this report.
<i>Financial Implications</i>	Increases the scope for related costs claims within the Planning Appeals process.
<i>Environmental Implications</i>	There are no environmental implications arising from this report.
<i>Legal Implications</i>	Advice/support with regard to Cost Claims and any subsequent Costs awards.
<i>Equality and Diversity</i>	No new or existing policy or procedure has been recommended.
<i>Options</i>	N/A
<i>Recommendation</i>	The report be noted.
<i>Reasons for Recommendation</i>	To keep Members of the Planning Committee updated on a quarterly basis with regard to the current position in respect of Planning Appeals.

Planning Committee – 29th January 2014

Planning Appeals Update

Report of the Head of Planning and Culture

Recommendation

The report be noted.

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

1.1 Appeals determined

During the last quarter (1st October to 31st December 2013) a total of 10 planning appeals were determined, of which 4 were allowed, 3 were dismissed, 2 were split decisions and 1 was withdrawn. One enforcement appeal was also dismissed. A schedule of the appeal cases determined for this period is attached for information (see Appendix A).

1.2 Appeals outstanding/in progress

As at 31st December 2013 there were 8 planning and 1 enforcement appeals still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

Name of Meeting: Planning Committee
Date Of Meeting: 29th January 2014
Subject Matter: Planning Appeals update
Originating Department: Head of Planning and Culture

LIST OF BACKGROUND PAPERS

There are no background papers relating to this item.

APPENDIX A

PLANNING APPEALS DETERMINED FOR THE PERIOD: 1st October 2013 - 31st December 2013

R13/1420 BS	53 Coton Park Drive Rugby CV23 0WL	Retention of 1.75 m in height boundary wall and gate		APP/E3715/D/13/2206689 Delegated – Refused 23/08/2013
R12/2217 MN	8 Croft Close Wolvey LE10 3LE	Erection of two-storey side extension		APP/E3715/D/13/2203181 Delegated – Refused 17/05/2013
R13/0519 NL	17 Crowthorns Brownsover Rugby CV21 1PP	Retention of fencing to front of dwelling.		APP/E3715/D/13/2203289 Delegated – Refused 17/07/2013
	9 Park Cottages Harborough Road Harborough Magna CV23 0HA	Erection of a single storey rear extension, detached cycle shed and bin store and new surface finish to existing driveway.		APP/E3715/D/13/2203181 Committee – Refused 08/07/2013

R13/0945 JW	6 Spellow Close Rugby CV23 0GT	Single storey extension with balcony to rear of dwelling and extension to rear of garage.	HAS (Householder Appeal Service) Split Decision, 31/10/13 (Single storey extension dismissed/garage extension allowed)	APP/E3715/D/13/2204637 Delegated – Refused 07/06/2013
R13/0512 CD	Land adjacent to The Cottage Wolston Grange Rugby CV23 9HJ	Erection of a dwelling to provide ancillary accommodation in association with the existing cattery business (resubmission of planning reference R12/1654, dated 15 February 2013).	Written Reps Dismissed 11/11/2013	APP/E3715/A/13/2197297 Committee - Refused 25/04/2013
R11/2319 R12/1779 KMcC	Site at Mickle Hill Farm The Fosse Wolston CV8 3DG		Enforcement Hearing Split decision 11/11/2013	APP/E3715/C/13/2195563
R12/1852 CD	Thistle Farm 280 London Road Stretton on Dunsmore CV23 9HX	Erection of a replacement dwelling including demolition of the existing dwelling.	Written Reps Withdrawn 18/11/2013	APP/E3715/A/13/2200353 Delegated – Refused 16/04/2013
R12/1848 NL	16 Brambling Close Rugby CV23 0WR	Without planning permission the erection of a detached building	Written Reps Allowed and enforcement quashed 18/12/2013	APP/E3715/C/13/2198790 (appeal A) Linked Appeal ref. APPE3715/C/13/2198791
NL	16 Brambling Close Rugby CV23 0WR	Without planning permission the erection of a detached building	Enforcement Written Reps Dismissed 18/12/2013	APPE3715/C/13/219879 (appeal B) Linked Appeal ref. APP/E3715/C/13/2198790

R13/1083 AC	47 Coton Road Hillmorton Rugby CV21 4LW	Insertion of dormer window extension to form landing and bedroom		APP/E3715/D/13/2204111 Delegated – Refused 16/07/2013
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PLANNING APPEALS OUTSTANDING/IN PROGRESS as at 31.12.2013

Application Ref No.	Location	Description	Appeal Type	Planning Inspectorate Appeal Ref No. Decision Type
R12/2064 RR	Fosse Cottage Farm Street Ashton CV21 0PL	Erection of timber clad building and use as office (Use Class B1).	Written Reps	APP/E3715/A/13/2198296 Delegated – Refused 19/02/2013
R12/0972 NL	Site at Land at Gypsy Lane Wolvey CV13 0JA	Change of use of land for the siting of two mobile home, and one day room for a gypsy traveller family, together with the formation of a hardstanding area, and parking provisions (resubmission of previously withdrawn application ref: R12/0025 dated 28th March 2012)	Hearing	APP/E3715/A/13/2192798 Delegated – Refused 26/09/2012
R12/0833 NL	The Stables Land South Side of Top Road Barnacle CV7 9LE	The mixed use of land as a paddock and for the siting of residential caravans, trailers and commercial vehicles, including the formation of hard standings and the erection of timber shed buildings insofar as it relate to the creation of 2 pitches only.	Hearing	APP/E3715/A/13/2192742 Delegated – Refused 29/11/2012
R13/1072 NL	Stoney Grey Oxford Road Ryton on Dunsmore CV8 3EJ	Erection of an enclosed swimming pool (resubmission of previously refused planning application R12/1615 dated 02/01/2013)	Written Reps	APP/E3715/D/13/2203004 Delegated – Refused 05/07/2013
R13/0788 RR	14 Laburnum Grove Rugby CV22 7QB	Removal of Condition 7 of planning permission R09/0707/PLN dated 30 September 2009 to allow garage to be used as a habitable room.	Written Reps	APP/E3715/A/13/2203945 Delegated – Refused 07/06/2013
R13/0731 MN	The Old Post Office 24 Main Street Monks Kirby CV23 0QX	Listed Building Consent application for the removal of first floor internal chimney breast	Written Reps	APP/E3715/E/13/2205904 Delegated – Refused 19/07/2013

R12/1735 NL	Land at Smeaton Lane (known as Smeaton Paddock) Smeaton Lane Streeton under Fosse	Change of use of land to private gypsy caravan site including the erection of a day room.	Hearing	APP/E3715/A/13/226788 Committee – Approved with conditions 12/06/2013
NL	Land at Manor Farm Main Street Withybrook CV7 9LX	Erection of a building without planning permission.	Written Reps	APP/E3715/C/13/2206762 Enforcement appeal
R13/1290 NL	Hill Farm Princethorpe CV23 9PE	Retention of mobile home for use as a holiday let	Written Reps	APP/E3715/A/13/2209037 Delegated – Refused 29/08/2013

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	29 th January 2014
Report Title	Delegated Decisions – 5 th December 2013 – 9 th January 2014
Portfolio	N/A
Ward Relevance	All
Prior Consultation	None
Contact Officer	Paul Varnish 3774
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	N/A
Statutory/Policy Background	Planning and Local Government Legislation
Summary	The report lists the decisions taken by the Head of Planning and Culture under delegated powers
Risk Management Implications	N/A
Financial Implications	N/A

Environmental Implications N/A

Legal Implications N/A

Equality and Diversity N/A

Options N/A

Recommendation The report be noted

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

Rugby Borough Council

Planning Committee – 29th January 2014

Delegated Decisions – From 5th December 2013 to 9th January 2014

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: 29.01.2014
Subject Matter: Delegated Decisions – 05.12.2013 to 09.01.2014
Originating Department: Planning and Culture

LIST OF BACKGROUND PAPERS

There are no background papers relating to this item.

DECISIONS TAKEN BY THE HEAD OF PLANNING AND CULTURE UNDER
DELEGATED POWERS FROM 05.12.2013 TO 09.01.2014

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R13/2149 Refused 17.12.2013</i>	4 Holly Drive Ryton on Dunsmore	Erection of a first floor extension over the existing garage
<i>R13/1970 Refused 23.12.2013</i>	Land Adjacent to 10 Top Park Top Road Coventry	Construction of stable block & store with concrete hardstanding
<i>R13/2160 Refused 24.12.2013</i>	Land at Top Road Barnacle	Construction of stable with concrete hardstanding
<i>R13/1944 Refused 30.12.2013</i>	Clifton Cruisers Limited Clifton Cruisers Clifton Wharf	Retrospective permission for change of use of building to a site reception and café (mixed use class) and erection of timber outdoor, covered seating area for use in association with the café.
<i>R13/1983 Refused 30.12.2013</i>	44 Drummond Road Cawston	Retention of hard-surfacing to front of property
<i>R13/2038 Refused 30.12.2013</i>	35 Bronze Road Cawston	Retention of hard-surfacing to front of dwelling house.
<i>R13/2128 Refused 31.12.2013</i>	21 Paradise Street Rugby	Demolition of existing building and erection of a detached two storey dwelling
<i>R13/1673 Refused 31.12.2013</i>	Land adjacent to 2 Colledge Close Brinklow	Erection of a residential dormer bungalow
<i>R13/2248 Refused 02.01.2014</i>	The Old Dairy Home Farm Barns Birdingbury Road	Erection of detached double garage

	Bourton on Dunsmore	
<i>R13/2050 Refused 07.01.2014</i>	39 Percival Road Rugby	Erection of first floor to dwelling and proposed single-storey rear extension.
<i>R13/2241 Refused 07.01.2014</i>	119 Hillmorton Road Rugby	Erection of first floor side extension ,alterations to existing roof and provision of dormer window
Applications Approved		
<i>R13/1801 Approved 04.12.2013</i>	Stocks House Main Street Thurlaston	Demolition of the existing flat roofed garage and erection of replacement a detached oak framed garage and erection of a single storey side extension
<i>R13/0237 Approved 05.12.2013</i>	Meadow View Sheep Dip Lane Princethorpe	Renewal of planning permission R03/0062 for the retention of stables
<i>R13/1668 Approved 05.12.2013</i>	28 Prentice Close Long Lawford Rugby	Erection of a two storey side/rear and single storey rear extensions
<i>R13/1846 Approved 05.12.2013</i>	318 Lower Hillmorton Road Hillmorton	Installation of dormer window to front roof plane
<i>R13/1325 Approved 06.12.2013</i>	Street Ashton Farm Coventry Road Street Ashton	Conversion of barns to 4 no. dwelling houses including demolition of existing dilapidated building & construction of garages and minor extensions
<i>R13/2023 Approved 09.12.2013</i>	33/35 Rugby Road Long Lawford	Erection of double garage
<i>R12/1946 Approved 09.12.2013</i>	Donston Lutterworth Road Hinckley	Replacement of existing roof, including the installation of dormer windows to provide additional bedrooms in the roofspace.
<i>R13/2100 Approved 09.12.2013</i>	42 Drummond Road Cawston	Retention of hard standing including raised flower beds and retaining wall at front of property

<i>R13/1571 Approved 09.12.2013</i>	Marvin House Farm Green Lane Wibtoft	Installation of 160 ground mounted solar panels
<i>R13/1849 Approved 11.12.2013</i>	Wagon Barn Draycote Road Draycote	Erection of a one and a half storey extension to form an annexe at the dwelling and relocation of existing oil tank
<i>R13/1998 Approved 12.12.2013</i>	109 Firs Drive Rugby	Erection of a part single storey and part first floor side extension, single storey front extension and extension to the existing rear dormer
<i>R13/2127 Approved 12.12.2013</i>	Land rear of 263-273b Hillmorton Road Rugby	Erection of detached dwelling. (Substitution of house type on plot 2 of R10/2153, replacing plots 2 & 3 of R12/0044).
<i>R13/2107 Approved 12.12.2013</i>	200A Hillmorton Road Rugby	Erection of two-storey side/rear extension including rear balcony. Single-storey rear extension. Front porch. Provision of pitched roofs. External alterations to dwelling.
<i>R13/2126 Approved 12.12.2013</i>	The Lodge Willoughby House Moor Lane Rugby	Erection of a replacement dwelling with an attached garage (amendment to planning permission R11/0031 dated 23rd March 2011 to include an attached garage and minor external amendments).
<i>R13/2135 Approved 12.12.2013</i>	Stoney Grey Oxford Road Ryton on Dunsmore	Retention of swimming pool together with patio area.
<i>R13/2089 Approved 12.12.2013</i>	The Old Post Office Marton Road Birdingbury	Conversion of former post office to a 2 bedroom ground floor flat.
<i>R12/2146 Approved 13.12.2013</i>	29 Sandford Way Dunchurch	Erection of a porch, utility room and two storey side extension incorporating the construction of a new boundary wall. (amendment to approval R12/0849)
<i>R13/1774 Approved 13.12.2013</i>	The Willows 102 School Street Wolston	Alterations to roof comprising enlargement, raising roof height, provision of dormers & rear extension
<i>R13/2112 Approved 17.12.2013</i>	Rugby Town Football Club Butlin Road	Erection of extension, canopy, and alterations to form function room. Raising of existing roof.

	Rugby	
<i>R13/1192 Approved 18.12.2013</i>	Fox Farm Wolfhampcote Lane Sawbridge	Change of use of Residential Annex to Holiday Let
<i>R13/1455 Approved 19.12.2013</i>	It's A Gift Ltd 20 Sheep Street Rugby	Change of use of existing ground floor of premises to mixed A1 / A3 of The Town and Country Planning [Use Classes]Order1987 [As amended], change of use of upper floors and basement to B1[a] Offices of The Town and Country Planning [Use Classes] Order 1987 [as amended],alterations to elevations including new shop front and replacement windows and doors and new balcony arrangements , glazing over to form internal atrium and new extension on first floor rear elevation, and new roof terrace on 2nd floor rear elevation and re-roofing and installation of velux windows
<i>R13/2086 Approved 19.12.2013</i>	Former Little Chef Site London Road Thurlaston	Variation of Condition 2 of planning permission reference R12/1243 (Change of use of existing premises from Class A3 to mixed use as Classes A3 and A5 of the Town and Country Planning (Use Classes) Order 1987, including extending and refurbishing the restaurant, provision of a drive-through lane and associated works) to allow alterations to the approved elevations.
<i>R13/1351 Approved 19.12.2013</i>	The Community Hall St George's Church St John's Avenue Hillmorton	Provision of a disabled access ramp and associated works.
<i>R13/2189 Approved 19.12.2013</i>	155A Bilton Road Bilton	Retention of external extraction flue
<i>R13/2205 Approved 19.12.2013</i>	1 & 1A Bagshaw Close Ryton on Dunsmore	Alterations to the ground floor front elevation
<i>R13/1725 Approved 19.12.2013</i>	9 St Mark's Avenue Bilton	Erection of a detached dormer bungalow (resubmission and amendment to a previously approved scheme under R08/0561/PLN granted 26th June 2008)
<i>R13/2190</i>	Top Farm	Erection of a new storage barn

<i>Approved 19.12.2013</i>	74 Lutterworth Road Pailton	
<i>R13/2203 Approved 20.12.2013</i>	4A Bilton Lane Dunchurch	Erection of single storey front extension
<i>R13/1950 Approved 20.12.2013</i>	Former Binley Woods Library Monks Road Binley Woods	Insertion of doors into north and south elevations, erection of fence and erection of shed
<i>R13/2146 Approved 20.12.2013</i>	96 Heather Road Binley Woods	Alterations and extensions to existing property to form two storey dwelling
<i>R13/2171 Approved 23.12.2013</i>	Jasmine Court 239 Lower Hillmorton Road Rugby	Use of existing building as restaurant and provision of parking [Variation of condition 10 of planning permission Ref.R/89/1475/4395/P dated 20/2/1990 to allow the premises to open between 12.00 midday until 12.00 midnight Monday to Sunday inclusive]
<i>R13/2200 Approved 30.12.2013</i>	Rye Hill Farm Halfway Lane Dunchurch	External alterations to barn conversion and erection of detached 2 bay vehicle/storage building
<i>R13/2258 Approved 30.12.2013</i>	216 Lower Hillmorton Road Rugby	Erection of single storey front and rear extensions, and provision of a pitched roof over existing flat roof garage.
<i>R13/2193 Approved 30.12.2013</i>	28 Orchard Way Bilton	Erection of single storey side extension
<i>R13/2065 Approved 30.12.2013</i>	Gibbetts Cross Service Station Watling Street Shawell	Retention of car wash service adjacent to an existing petrol station with 2 storage containers for the use of a customer waiting room and a staff room and associated items.
<i>R13/2237 Approved 30.12.2013</i>	Temporary Field Shelter at Church Fields Fair Close Frankton	Retention of open ended shed to rear of stables for storage of forage and retention of hard standing.
<i>R13/2201 Approved 02.01.2014</i>	199 Townsend Lane Long Lawford	Erection of a two storey side and rear extension and single storey front and rear extensions.

<i>R13/2188 Approved 02.01.2014</i>	2 Fellows Way Hillmorton	Erection of a single storey extension incorporating an integral replacement garage (resubmission of planning permission reference R10/2162, approved 04/01/11).
<i>R13/2109 Approved 02.01.2014</i>	16 Langton Road Rugby	Erection of a two storey side and rear extension, a front porch, and a single storey replacement garage/store to the rear.
<i>R13/2198 Approved 02.01.2014</i>	13 Stephen Street Rugby	Continuation of use of outbuilding in the rear garden as a dog grooming business.
<i>R13/0713 Approved 02.01.2014</i>	96 Lower Hillmorton Road Rugby	Change of use of existing premises from Class A1 (beauticians) to Class D1 (private dental and doctor's surgery) of the Town and Country Planning (Use Classes) Order 1987 as amended (retrospective).
<i>R13/1388 Approved 02.01.2014</i>	21 Bloxam Gardens New Bilton	Outline application for the erection of no. 1 three bedroom dwelling on garden land adjacent to existing property
<i>R13/2099 Approved 02.01.2014</i>	Kingsley Cottage 26 Bond End Monks Kirby	Proposed first floor extension to provide bathroom and construction of ground floor oak framed extension to create studio space
<i>R13/0933 Approved 02.01.2014</i>	Great Central Service Station 89 Hillmorton Road Rugby	Installation of ATM (retrospective)
<i>R13/2260 Approved 03.01.2014</i>	98 Main Street Long Lawford	Retention of porch to the front of the dwelling.
<i>R13/2253 Approved 03.01.2014</i>	The Old Nursery 1 Main Street Clifton Upon Dunsmore	Erection of single storey garden room to rear
<i>R13/2103 Approved 03.01.2014</i>	Stretton on Dunsmore Village Hall Church Hill Stretton on Dunsmore	Erection of a storage shed within the grounds of the Village Hall.
<i>R13/2251</i>	Storage Land	Continued use of land for the siting of 15no.

<i>Approved</i> 03.01.2014	Vicarage Hill Rugby	Storage containers (retrospective)
<i>R13/2195</i> <i>Approved</i> 06.01.2014	16 Everest Road Overslade	Erection of a part single storey part two storey side, and a single storey front and rear extensions
<i>R13/2196</i> <i>Approved</i> 06.01.2014	67 Hillary Road Overslade	Erection of a two storey side, a single storey front and rear extensions
<i>R13/2202</i> <i>Approved</i> 07.01.2014	Old Carriageway Cottage 302 London Road Dunsmore Heath	Retention of building for the storage of farm equipment and use as an animal welfare unit.
<i>R13/2153</i> <i>Approved</i> 07.01.2014	Ashlawn School Ashlawn School Academy Trust Ashlawn Road Rugby	Demolition of the existing maintenance hut and creation of 5 No. parking spaces, provision of new portacabin maintenance hut to the west side car parking area of the school resulting in loss of 5 No. parking spaces.
<i>R13/1822</i> <i>Approved</i> 08.01.2014	6 North Street Rugby	Change of Use from A3 (café) to A3/A5 (hot food takeaway)
<i>Prior Approval Applications</i>		
<i>R13/2096</i> <i>Prior Approval</i> 09.12.2013	Glebe Farmhouse Montilo Lane Rugby	Prior approval application for 2 no. single storey rear extensions: 8m and 6m projection from original dwelling, 2.5m eaves heights, 4.0m ridge heights.
<i>R13/1694</i> <i>Prior Approval</i> 12.12.2013	Dunsmore Business Centre Spring Street Rugby	Prior approval application for the change of use from office (use class B1a) to residential (use class C3)
<i>R13/2014</i> <i>Prior Approval</i> 20.12.2013	211 Montague Road Bilton	Prior approval application for single storey rear extension: 3.5m projection from original dwelling, 3.4m maximum height, 2.1m height of eaves
<i>R13/2208</i> <i>Prior Approval</i> 20.12.2013	26 Heather Road Binley Woods	Prior approval for the erection of single storey rear extension 4.2 m projection from original dwelling and 2.9 m to eaves height and has Flat roof with a height of 2.9 m

<i>R13/2218 Prior Approval 30.12.2013</i>	54 Vernon Avenue Rugby	Prior approval for the erection of a single storey extension 3.5 m projection from original dwelling and 2.3 m to eaves height and 3.5 m to highest point
<i>R13/2268 Prior Approval 06.01.2014</i>	First and Second Floor 27 Albert Street Rugby	Prior approval application for the change of use of the first and second floors from offices (use class B1a) to one residential unit (use class C3)
Listed Building Consents		
<i>R13/1961 Listed Building Consent 09.12.2013</i>	Lessingham House Birdingbury Road Leamington Hastings	Listed Building Consent for 1 No.replacement fireplace.
<i>R13/2214 Listed Building Consent 30.12.2014</i>	Kingsley Cottage 26 Bond End Monks Kirby	Listed Building Consent for the erection of a first floor extension to provide a bathroom and construction of a ground floor oak framed extension to create studio space.
<i>R13/1267 Listed Building Consent 03.01.2014</i>	Oakdene Rugby Road Bretford	Listed Building Consent for alterations and repairs to the interior and exterior walls and timber framework, and retention of a timber hood over the first floor window in the front elevation.
Advertisement Consents		
<i>R13/2063 Advertisement Consent 06.12.2013</i>	Former Little Chef Site London Road Thurlaston	Display of 5no. internally illuminated roof-mounted signs.
<i>R13/2259 Advertisement Consent 02.01.2014</i>	Unit 1 Cawston Village Centre Heritage Close Cawston	Display of 1no. externally illuminated fascia sign, 2no. non-illuminated fascia signs, 1no. internally illuminated projecting sign, and 2no. non-illuminated wall-mounted aluminium panels.
<i>R13/2249 Advertisement Consent 02.01.2014</i>	Service Station Great Central Service Station 89 Hillmorton Road Rugby	Internally illuminated ATM collar (retrospective)

Certificate of Lawful Use or Development		
<i>R13/2288 Certificate of Lawful Use or Development 17.12.2013</i>	29 Handley Close Ryton on Dunsmore	Certificate of Lawfulness for proposed development to include a loft conversion and rear dormer window
Approval of Details/ Materials		
<i>R11/1918 Approval of Details 04.12.2013</i>	Plot 1 Central Park Drive Rugby	Erection of employment building with ancillary offices for use within Classes B1(b)(Research and Development), B1(c) (Light Industrial), B2 (General Industrial) or B8(Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended, together with new vehicular accesses, car parking, servicing and associated works.
<i>R13/1359 Approval of Details 05.12.2013</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>R12/1684 Approval of Details 06.12.2013</i>	1 Bawnmore Park Rugby	Demolition of existing dwelling and erection of 3 detached dwellings with associated parking and works.
<i>R13/1227 Approval of Details 09.12.2013</i>	Willow House (Plot 3) Poppy Close Heath Lane Brinklow	Substitution of house type to Plot 3 (retrospective).
<i>R10/1272 Approval of Details 10.12.2013</i>	Rugby Gateway Leicester Road Rugby	Outline application for residential development (up to 1300 units); employment development (up to 36ha in total, B2 – General Industrial & B8 – Storage & Distribution); community facilities (D1 – Non-residential Institutions) including primary school, nursery and health facility, retail premises (A1 – Retail, A3 – Food

		& Drink, A4 – Drinking Establishments & A5 - Hot Food Takeaway); open space; associated infrastructure and works including details of access into site (including alterations to highway and existing roundabouts). Demolition of existing buildings.
<i>R13/0331 Approval of Details 10.12.2013</i>	Land rear of 13 to 29 Crick Road Hillmorton	Variation of condition 2 of planning permission R12/0455, granted by appeal APP/E3715/A/12/2178105 (Erection of 8 detached dwellings and 2 double garages, accessed via existing access from Crick Road) to change housetypes on plots 12, 14 and 15, make alterations to approved dwellings on plots 9 and 11 and alter garage and siting of plot 11.
<i>R13/0529 Approval of Details 09.12.2013</i>	Land Adjacent to Grand Union Canal Rugby Road Stockton	Erection of training centre (Use Class D1) and associated works including reinstatement of canal arm, works to canal bank, improvement of access and landscaping.
<i>R10/1273 Approval of Details 11.12.2013</i>	Land Bounded by Murray Road, Craven Road & Railway Terrace Rugby	Mixed use development comprising: Part full planning permission for the erection of buildings for use as a 72 bedroom hotel with ancillary Bar/restaurant (C1/A3) and 420sq.m GEA of retail floorspace (A1), a 77 bed nursing home (C2), a 45 unit extra-care sheltered housing development (C3) and the erection of 47 no. affordable residential units (C3) together with associated access, parking and landscaping. Part outline planning permission for the erection of 69 no. residential units (C3), the erection of buildings for employment use (B1 (a), (b) and © - maximum floorspace 3842sq.m GEA) and community use (D1/D2 - maximum floorspace 2250 sq.m GEA) and the provision of public open space (0.95ha) - all matters reserved apart from access, and in the case of the residential units and public open space apart from layout and scale. Variation of condition 7 attached to planning permission ref. R09/0331/MAJP dated 01/09/2009 to substitute drawings comprising amendments to the site layout, design and floor layout of the nursing home.
<i>R05/1040/23566/PLN Approval of Details 16.12.2013</i>	Unit G Central Park Drive Bryant Road Rugby	Sub-Division of building to provide 2 units for use for purposes within Class A3 (restaurant) and A5 (hot food takeaway) of the Town & Country Planning (Use Classes) Order 1987, as amended, together with external alterations.

<i>R13/0822 Approval of Details 17.12.2013</i>	Land rear of 37 Crick Road Hillmorton	Erection of a detached dwelling (resubmission of R13/0376)
<i>R13/0094 Approval of Details 18.12.2013</i>	Springfield Fosse Way Princethorpe	Demolition of existing dwelling and outbuildings and the erection of a replacement dwelling and garage including landscaping works and free standing solar panels.
<i>R11/0330 Approval of Details 18.12.2013</i>	Land the South of Ashlawn Road Ashlawn Road	The creation of a Cemetery and Crematorium facility together with a building including 2 Ceremony rooms, an office, a book of remembrance room, associated administration rooms and floral tribute area as well as external areas including a cemetery, an interment area and garden of remembrance, cycle, car and coach parking spaces along with other associated landscaping and highways works.
<i>R10/1272 Approval of Details 18.12.2013 & 20.12.2013</i>	Rugby Gateway Leicester Road Rugby	Outline application for residential development (up to 1300 units); employment development (up to 36ha in total, B2 – General Industrial & B8 – Storage & Distribution); community facilities (D1 – Non-residential Institutions) including primary school, nursery and health facility, retail premises (A1 – Retail, A3 – Food & Drink, A4 – Drinking Establishments & A5 - Hot Food Takeaway); open space; associated infrastructure and works including details of access into site (including alterations to highway and existing roundabouts). Demolition of existing buildings.
<i>R11/1300 Approval of Details 02.01.2014</i>	Land rear of 100 Bilton Road Bilton	Renewal of planning permission reference R08/1594/PLN (Erection of 2no. dwellings with integral garages and associated works).
Approval of Reserved Matters		
<i>R12/0600 Approval of Reserved Matters 23.12.2013</i>	Former Peugeot Factory Site A Oxford Road Ryton on Dunsmore	Outline application for 13.39HA of northern part of former Peugeot Works Site for up to 51,860 sqm of employment comprising of up to 47,756 sqm of Class B8 (warehouse & distribution) with ancillary offices and up to 4,104 sqm of Class B1(c)/B2/B8 (light industry/general industry/warehouse & distribution with ancillary offices), including vehicles parking and landscaping with access from existing roundabout.

Approval of non-material changes		
<i>R12/1559 Approval of non-material changes 05.12.2013</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>R13/2127 Approval of non-material changes 20.12.2013</i>	Land rear of 263-273b Hillmorton Road Rugby	Erection of detached dwelling. (Substitution of house type on plot 2 of R10/2153, replacing plots 2 & 3 of R12/0044).
<i>R09/0811/PACA Approval of non-material changes 08.01.2014</i>	Leam Valley House Post Office Road Leamington Hastings	Erection of timber building comprising stables, tackroom and hay/feed stores. Provision of an all weather manege with 1.2M high post and rail fencing.
Withdrawn/ De-registered		
<i>R13/1897 Withdrawn 05.12.2013</i>	118 Dunchurch Road Rugby	Erection of first floor side extension
<i>R13/2088 Withdrawn 13.12.2013</i>	Land off Sheepcote Drive and Willowford Road Long Lawford	Retention of a 1.8m high close boarded timber fence.