

28<sup>th</sup> February 2014

## **PLANNING COMMITTEE - 12<sup>TH</sup> MARCH 2014**

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 12<sup>th</sup> March 2014 in the Council Chamber, Town Hall, Rugby.

### **Site visit**

A site visit will be held at the following time and location.

4.30pm      Land adjacent to 4 Lancaster Road, Rugby.

Andrew Gabbitas  
Executive Director

***Note: Members are reminded that, when declaring interests, they should declare the existence and nature of their interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a pecuniary interest, the Member must withdraw from the room unless one of the exceptions applies.***

***Membership of Warwickshire County Council or any Parish Council is classed as a non-pecuniary interest under the Code of Conduct. A Member does not need to declare this interest unless the Member chooses to speak on a matter relating to their membership. If the Member does not wish to speak on the matter, the Member may still vote on the matter without making a declaration.***

## **A G E N D A**

### **PART 1 – PUBLIC BUSINESS**

1. Minutes.

To confirm the minutes of the meeting held on 19<sup>th</sup> February 2014.

2. Apologies.

To receive apologies for absence from the meeting.

3. Declarations of Interest.

To receive declarations of –

(a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;

(b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and

(c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

4. Applications for Consideration.

5. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.

6. Delegated Decisions – 31<sup>st</sup> January 2014 – 20<sup>th</sup> February 2014.

## **PART 2 – EXEMPT INFORMATION**

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2013/14 – 16) are attached.

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

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

***If you have any general queries with regard to this agenda please contact Claire Waleczek, Senior Democratic and Scrutiny Services Officer (01788 533524 or e-mail [claire.waleczek@rugby.gov.uk](mailto:claire.waleczek@rugby.gov.uk)). Any specific queries concerning reports should be directed to the listed contact officer.***

*If you wish to attend the meeting and have any special requirements for access please contact the Democratic and Scrutiny Services Officer named above.*

*The Council operates a public speaking procedure at Planning Committee. Details of the procedure, including how to register to speak, can be found on the Council's website ([www.rugby.gov.uk/speakingatplanning](http://www.rugby.gov.uk/speakingatplanning)).*

**Planning Committee – 12<sup>th</sup> March 2014**  
**Report of the Head of Planning and Culture**  
**Applications for Consideration**

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

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

**Recommendation**

The applications be considered and determined.

## APPLICATIONS FOR CONSIDERATION – INDEX

### Recommendations for refusal

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	R13/1085	Land adjacent to 4 Lancaster Road, Rugby, CV21 2QW Erection of detached dwelling house with associated parking.	3

### Recommendations for approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
2	R14/0067	Woodside Caravan Park, Oxford Road, Ryton-on-Dunsmore, Coventry Creation of an additional 6 pitches, and construction of amenity blocks, together with associated works.	7

**Reference number: R13/1085**

**Site address: Land adjacent to 4 Lancaster Road, Rugby, CV21 2QW**

**Description: Erection of detached dwelling house with associated parking**

**Case Officer Name & Number: Nathan Lowde 01788 533725**

### **Description of proposed development**

The application seeks the erection of a detached two storey 5 bedroom dwelling house. Onsite car parking will be provided to the rear of the site with access to this parking area off the private access that runs along the western boundary of the site. The proposed dwelling would have a height of 8 metres and 4.5m to the eaves. An amended plan has been received showing the front elevation of the dwelling more angled towards main highway.

The application has been called into committee at the request of Cllr Robbins and Cllr Srivastava.

### **Description of Site**

The application site is located within the Rugby Urban Area to the north of Rugby Town Centre. To the south of the application site is Caldecott Park an area of open space, towards the west and north of the site are residential properties and to the east is a commercial premises currently used as a car garage/showroom for which outline planning permission has been granted for erection of a building to provide 6 building. To the south-east of the property is a day nursery.

### **Third Party Comments**

Neighbours                      no comments received

### **Technical Consultation Responses**

WCC Highways	objection the proposed development would be detrimental to highway safety.
Environmental Service	no objection subject to conditions requiring the submission of a full noise survey.
WCC Ecology	no objection subject to informative relating tree felling being undertaken outside of the bird breeding season (March-September)

### **Relevant planning policies/guidance**

RBC Core Strategy 2011

Policy CS1	Development Hierarchy	complies
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Policy CS16	Sustainable Design	complies
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Saved Local Plan Policies (Post Core Strategy Adoption) June 2011

Policy E6	Biodiversity	complies
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Policy T5	Parking Standards	complies
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## **Assessment of proposal**

### Principle

Core Strategy Policy CS1 sets a settlement hierarchy for locations within the Borough and seek to locate development sustainably within this hierarchy based on a sequential preference. CS1 states “It must be demonstrated that the most sustainable location are considered ahead of those further down the hierarchy.” Given its edge of town centre location it is considered that the proposed development accords with policy CS1.

### Visual Amenity

Policy CS16 of the Core Strategy states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenities of the areas in which they are situated. The design and appearance of the dwelling, including its architectural minutiae, is considered to emulate and complement surrounding properties. It is therefore considered that the character and appearance of the proposed dwelling is in keeping with the surrounding area in accordance with policy CS16 in that it would have an adverse impact upon the visual amenity of the area.

### Residential amenity

In terms of residential amenity, policy CS16 seeks to ensure that development does not have a materially harmful impact upon the amenities of neighbouring properties. Consideration is given to the impact that may be caused by the proposed dwelling upon the existing dwelling 4 Lancaster. The proposed dwelling would impact upon light into an existing side facing first floor window of this dwelling house. This window serves an existing bedroom at first floor level, which is also served by two windows within the front elevation. As such this window is considered to be a secondary window and the impact upon this window in terms of loss of light is therefore considered acceptable. The proposed dwelling would not breach the 45 degree guidance of windows formed within the rear elevation of no.4, as such the proposed dwelling would not result in loss of light to windows within the rear elevation. Within the proposed dwelling windows will be formed within the side elevation at first floor and second floor level facing 4 Lancaster Road. These windows would serve bathrooms, and subject to conditions requiring them to be obscure glazed it is considered that these windows would not result in any loss of privacy to residents residing at no.4. It is therefore considered that the proposed development would not impact upon the amenities of nearby neighbouring properties in accordance with policy CS16.

### Parking

For the purposes of assessing Parking Standards the application site is on the edge of the high access zone. It is considered, given that it is within working distance to the Town Centre, and Railway Station that for the purposes of assessing parking standards it is within an area of high access. The proposed development seeks to provide 2 onsite car parking spaces which would meet the minimum standard of 1.5 spaces for a 5 bedroom property within an area of high access. The proposal therefore complies with saved policy T5 and the Council’s Planning Obligations SPD.

### Biodiversity

Following consultation with WCC Ecology it is not considered that the proposed development would impact upon protected species or habitats in accordance with saved policy E6.

## Access

WCC County Council have objected to the proposed application, and are concerned that the private alleyway that will be utilised to access the proposed car parking spaces to the rear, no pedestrian splays exist such that emerging vehicles are able to view pedestrians. Whilst the 1.35m high wall on the right egress which is within the applicants control could be remove to permitted appropriate splays to be formed, the 1.5m high wall on the left egress is not within the control of the applicants.

Whilst it is accepted that the private alleyway is utilised by owners of the garages that this alleyway serves, the level of vehicles using this alleyway is unknown and by permitting this development the use may increase considerably with the day to day comings and goings of the occupiers of the proposed dwelling house.

It is understood that the wall has now been removed, however, WCC remain adamant that their objection remains, given that the right egress is outside of the red edge of the application and as such outside of the control of the applicant, pedestrian splays on the right egress cannot be maintained by the applicant.

It is therefore considered that should be development be permitted occupiers of the proposed development using the proposed car parking spaces would be unable to view pedestrians (in particular children) whilst emerging from the alleyway; likewise, pedestrians would be unable to see emerging vehicles. These concerns are heightened when taking into consideration some of the surrounding uses which include a day nursery and a public open space.

## **Recommendation**

Refusal

### **APPLICATION NUMBER**

R13/1085

### **DATE VALID**

01/10/2013

### **ADDRESS OF DEVELOPMENT**

Land adjacent to  
4 LANCASTER ROAD  
RUGBY  
CV21 2QW

### **APPLICANT/AGENT**

Mr Phil Godden  
Phil Godden Building Contracts Management  
66 Railway Terrace  
Rugby  
Warwickshire  
CV21 3EX  
On behalf of Mr A Salam

## **APPLICATION DESCRIPTION**

Erection of detached dwelling house with associated parking

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

### **REASON FOR REFUSAL:**

It is the considered opinion of the Local Planning Authority that the use of the existing private alleyway adjacent to the application site to access the proposed car parking spaces which

would serve the proposed development would be to the detriment of pedestrian safety as no pedestrian splays exist to allow emerging vehicles and pedestrians an opportunity to see each other and give way. Given that the right egress is outside of the red edge of the application and as such outside of the control of the applicant, pedestrian splays on the right egress cannot be maintained by the applicant.

#### 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, however, given the highway objection and impact upon pedestrian safety it is not possible on this occasion to approve such a development.

**Reference number: R14/0067**

**Site address: Woodside Caravan Park, Oxford Road, Ryton-on-Dunsmore, Coventry**

**Description: Creation of an additional 6 pitches, and construction of amenity blocks, together with associated works**

**Case Officer Name & Number: Nathan Lowde 01788 533725**

### **Description of Site and proposed development**

The site is located approximately one and a half kilometres south of the village Ryton on Dunsmore. It lies within the designated West Midlands Green Belt the edge of which is approximately 120 metres south-west off the A423 opposite the Bull and Butcher Public House. Access to the site is off the Oxford Road. The application site is an established gypsy and traveller site for which in 2007 outline permission was granted for the redevelopment of the site to provide 36 pitches in total. The Borough Council has acquired the central triangle and redeveloped this part of the site by creating 12 pitches. The pitches around the edge of this triangle totalling 18 pitches are privately owned. The land edged red which forms part of this application was included as part of the outline application granted in 2007, and was granted outline permission for the provision of 8 pitches on this land; however the subsequent reserved matters application submitted only considered the 12 pitches currently owned by the Council. Funding has now been secured for the development of the land edged red which forms part of this application to provide an application six pitches.

To the north-east of the application site is a private gypsy and traveller site which currently comprises of 10 pitches. To the north and east of the site are open agricultural fields and to the south is Ryton Woods SSSI. Along the access road into the application site is an additional gypsy and traveller site for 1 pitch known as Berrybanks.

The application is to be determined by members of the planning committee as the applicants are the Borough Council.

### **Background**

A recent appeal decision (Top Park, Top Road, APP/E3715/C/11/2153638) questioned the planning status of the site. As part of the planning permission granted for the use of the site as a Gypsy and Traveller Site in January 1998, it was required through a condition imposed on this permission that a bund between the site and Ryton Wood, a Site of Special Scientific Interest, was to be created before June 1998. This was not created prior to June 1998, but was created as part of the Council's redevelopment of the site for which consent was granted in 2007.

Prior to the appeal decision the LPA were of the considered opinion that Woodside Park had a valid planning permission. Given the findings of this recent appeal decision this has created uncertainty about the planning status of Woodside Park, not necessarily uncertainty about the lawfulness of the site, as given the historic use of Woodside Park and the fact that areas which have been developed and used for residential accommodation for a continued period of 10 years, it has become lawful through the passage of time.

The land to which this application relates to has not been developed or used for residential accommodation, and whilst it formed part of the 2007 planning application for the redevelopment of the site, it was considered, given the findings of the Top Park appeal decision, that it was incumbent upon the Council to remove all uncertainty about the planning status of this section of land and to submit the application for which it is currently considering. The scheme which forms part of this application is a reduced scheme of six

pitches in comparison to the scheme of eight pitches previously granted by the Council in 2007 as part of the redevelopment of the site.

### **Relevant planning history**

#### R90/0653/19891/P

Use of land as 30 pitch gypsy caravan site Refused 05/09/1990

Appeal against 5 enforcement notices Appeals dismissed  
17/05/1991R96/0498/19891/P

Use of land as private gypsy caravan site Appeals allowed by Secretary of State  
06/01/1998

#### R07/0873/MAJP

Outline application for the redevelopment of existing gypsy site to provide 36 pitches in total (which includes an additional 6 pitches), construction of ancillary buildings and self contained sewage treatment plant, provision of 3 CCTV cameras and poles, and improvement of access and landscaping. Approved 21/09/2007

#### R07/1812/PLN

Provision of 1 No. pole mounted CCTV camera. Approved 02/01/2008

#### R09/0705/DET

Discharge of conditions 3 (phasing plan) 8 (surface water drainage), 9 (foul drainage), 10 (drainage), 12 (CCTV cameras), 14 (access), 15 (visibility) and 16 (landscaping & buffer strip) against planning permission R07/0873/MAJP (Outline application for the redevelopment of existing gypsy site to provide 36 pitches in total (which includes an additional 6 pitches), construction of ancillary buildings and self contained sewage treatment plant, provision of 3 CCTV cameras and poles, and improvement of access and landscaping.) Approved 09/12/2009

#### R09/0722/RSM

Approval of reserved matters (layout, scale, appearance & landscaping) against planning permission R07/0873/MAJP (Outline application for the redevelopment of existing gypsy site to provide 36 pitches in total (which includes an additional 6 pitches), construction of ancillary buildings and self contained sewage treatment plant, provision of 3 CCTV cameras and poles, and improvement of access and landscaping.) Approved 04/11/2009

### **Third Party Comments**

#### Neighbours

Comments received from existing residents on Woodside Park

- Site would be too large
- Increase anti-social behaviour
- Area would be better suited as a play area

Parish Council            comments

- Would like reassurances that this will be the last increase in the size of the park, due to the impact an additional six pitches is likely to have on the services provided within the villages of Ryton-on-Dunsmore and Stretton-on-Dunmore.
- Concerns relating to the safety issues of the access onto the busy Oxford Road
- This is development in the Green Belt and there is a need to comply with the conditions set out by the Inspector.

**Technical Consultation Responses**

Environmental Services	no objections subject conditions relating to details to be submitted relating to the capacity of the existing treatment plant, ensuring that the pitches are used for residential purposes only, restriction to the size of vehicles to be stationed, stored on the land, no burning of any waste.
Natural England	no objection subject to conditions requiring details to be submitted on surface water drainage, and the completion of the landscaping on the bund that separates the proposed pitches from the SSSI.
Warwickshire CC (Ecology)	no objection subject to conditions requiring details to be submitted on surface water drainage, submission of a protected species method statement and the completion of the landscaping on the bund that separates the proposed pitches from the SSSI.
Warwickshire Wildlife Trust	no comments received

**Relevant planning policies/guidance**

Rugby Borough Council LDF Core Strategy 2011

CS1:	Development Strategy	complies
CS16:	Sustainable Design and Construction	complies
CS22:	Gypsy, Travellers and Travelling Showpeople.	complies

Warwickshire County Council Landscape Assessment of the Borough of Rugby 2006

Saved Local Plan Policies (Post Core Strategy Adoption) June 2011

E6    Biodiversity            complies

National Planning Policy Guidance

National Planning Policy Framework 2012

Planning Policy for traveller sites

## Assessment of proposal

Until the recent Top Road appeal decision, the Local Planning Authority and the applicant were of the considered opinion that Woodside Park had an established lawful planning permission for the use of the site as a gypsy and traveller site comprising of 36 pitches which included the land edged red which forms part of this application which had permission to be developed into 8 pitches, all be it that an application for reserved matters would have been required to be submitted. As a result of this recent appeal decision which questioned the lawfulness of the site, the applicant considers that it is their interest to resolve and remove any and all uncertainty on this matter, especially as funding from the Homes and Communities Agency has now been secured to develop this parcel of land. As such this application does not seek to increase the number of pitches on the site to that previously granted.

The site is located within the Green Belt and as such the proposed development constitutes inappropriate development. However, it is considered that special circumstances exist to outweigh the harm by reason of inappropriateness which includes the historical use and consented development for the land and its relationship with Woodside Park as a gypsy and traveller site, and the need for further developed gypsy and traveller pitches within the borough and more especially at Woodside Park which would reduce the number of families currently on the expressions of interest list for accommodation at this site. It is therefore considered that the principle of development is acceptable in accordance with policy CS1, CS22 and guidance contained within the NPPF and National Planning Policy for Traveller Sites.

The site does lie within the rural landscape and clearly impacts upon its character and appearance. However, owing to the distance set back from Oxford Road, together with the existing landscaping and bund, and the current use of the site, it is considered that the proposed use of land together with the operation development would not cause adverse harm to the character and appearance of the area. The site is currently untidy and derelict and as such this application would result in the effective use of untidy/derelict land which is encouraged by the National Planning Policy for Traveller Sites. As the proposed development and use would be contained within the established Caravan Park it is not considered that the proposed development would result in further encroachment into the countryside. Nevertheless, the caravans and associated structures would cause harm to the openness of the Green Belt. However, the level of additional harm arising from the proposal is not considered to be significant based on its location and relationship with Woodside Park, and that the proposed scheme for six pitches is a reduction in that previously considered as part of the 2007 outline application and as such the harm to the openness of the green is lessened to that previously considered.

The proposed development in terms of layout and the design and appearance of the amenity buildings are similar to the 12 pitches that have been developed and owned by the Council. As such it is considered that the design and layout of these pitches together with the amenity buildings are considered acceptable.

It is therefore considered that the proposed development would not cause adverse harm to the character and appearance of the area and the harm to the openness of the green belt is not considered to be significant. The proposal therefore accords with policy CS16 as contained within the Core Strategy.

In terms of residential amenity, policy CS16 seeks to ensure that development does not have a materially harmful impact upon the amenities of neighbouring properties. Given the distance to neighbouring properties it is not considered that the proposed development would impact upon the amenities of nearby neighbouring properties.

Residents of the site have expressed concerns about the development and the increase in anti-social behaviour and the need for an amenity space to serve the site. The first issue comes down the management of the site and the implementation of a robust anti-social behaviour policy, which currently exists on the site. Whilst an amenity space would be of value to the site and residents it is considered that there is a greater need for additional pitches on the site to reduce the number of people currently on the expressions of interest list.

In terms of impact upon the Ryton Woods SSSI both Natural England and WCC Ecology have no objection subject to conditions.

### **Recommendation**

Approval subject to conditions

#### **APPLICATION NUMBER**

R14/0067

#### **DATE VALID**

14/01/2014

#### **ADDRESS OF DEVELOPMENT**

Woodside Caravan Park  
Oxford Road  
Ryton-on-Dunsmore  
CV8 3JY

#### **APPLICANT/AGENT**

Mr Michael Magri  
Gss Architecture  
73 Macrae Road  
Bristol  
Avon  
BS20 0DD

On behalf of Mrs Michelle Dickson, Rugby  
Borough Council

#### **APPLICATION DESCRIPTION**

Creation of an additional 6 pitches, and construction of amenity blocks, together with associated works

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

##### **CONDITION: 1**

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

##### **REASON:**

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

**CONDITION: 2**

Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

Application form dated 10/01/14

Dwg No SK01

Dwg No SK05

Dwg No SK06

**REASON:**

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

**CONDITION: 3**

The facing materials to be used on the external walls and roof of the proposed amenity buildings shall be of the same type, colour and texture as those used on the existing amenity buildings on Woodside Park.

**REASON:**

In the interest of visual amenity.

**CONDITION: 4**

The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites.

**REASON**

The site lies within the Green Belt where planning permission is not normally granted except where there are very special circumstances

**CONDITION: 5**

The site shall be used for residential purposes only and materials or equipment used in connection with commercial activities, business or trade of the occupants shall not be stored in the open on the land.

**REASON:**

In the interests of visual amenity and to ensure a satisfactory development.

**CONDITION: 6**

No vehicle over 3.5 tonnes shall be stationed, stored or parked on the site.

**REASON:**

In the interests of visual amenity.

**CONDITION: 7**

The development hereby permitted shall be restricted to 6 pitches with no more than two caravans on each pitch at any one time.

**REASON:**

The site lies within the Green Belt where planning permission is not normally granted except where there are very special circumstances and in the interests of the amenities of the locality.

**CONDITION 8:**

The vegetation buffer zone on the bund (which was part of planning decision - R07/0873/MAJP and R09/0705/DET) that separates the proposed pitches from the SSSI should be completed in accordance with details previously approved within the next planting season following the date of this permission, and should be properly maintained for five years following planting; any failures being replaced during the following planting season. The design of the vegetation zone included planting spiny shrubs (holly, hawthorn, blackthorn, etc).

**REASON**

To ensure that the development, as submitted, will not impact upon the features of special interest within Ryton Wood SSSI.

**CONDITION: 9**

Prior to commencement of works a scheme for the provision of surface water drainage works must be submitted to and approved in writing by your authority in consultation with Natural England.

**REASON**

To ensure that the development, as submitted, will not impact upon the features of special interest for which Ryton Wood SSSI is notified.

**CONDITION: 10**

The development hereby permitted shall not commence until a protected species method statement for protected species (to include supervision of works by a licenced ecologist, timing of works and protection measures) has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full.

**REASON**

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

**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.

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	12 <sup>th</sup> March 2014
<b>Report Title</b>	Delegated Decisions – 31 <sup>st</sup> January 2014 to 20 <sup>th</sup> February 2014
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Contact Officer</b>	Paul Varnish 3774
<b>Report Subject to Call-in</b>	N/A
<b>Report En-Bloc</b>	N/A
<b>Forward Plan</b>	N/A
<b>Corporate Priorities</b>	N/A
<b>Statutory/Policy Background</b>	Planning and Local Government Legislation
<b>Summary</b>	The report lists the decisions taken by the Head of Planning and Culture under delegated powers
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	N/A

***Environmental Implications*** N/A

***Legal Implications*** N/A

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

***Options*** N/A

***Recommendation*** The Report be noted

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

**Rugby Borough Council**

**Planning Committee – 12<sup>th</sup> March 2014**

**Delegated Decisions – from 31<sup>st</sup> January 2014 to 20<sup>th</sup> February 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: 12<sup>th</sup> March 2014  
Subject Matter: Delegated Decisions – 31<sup>st</sup> January 2014 to 20<sup>th</sup> February 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 31.01.2014 TO 20.02.2014

**A. APPLICATIONS – DELEGATED**

<b>Applications Refused</b>		
<i>R13/2111 Refused 29.01.2014</i>	Fieldgate Farm Pailton Road Harborough Magna	Erection of 3no. wind turbines (hub height 15.5m with a maximum tip height of 20.2m)
<i>R13/2263 Refused 31.01.2014</i>	6 Easenhall Road Rugby	Erection of two-storey rear extension and single-storey front extension
<i>R13/2042 Refused 31.01.2014</i>	5 Easenhall Road Rugby	Erection of two-storey rear extension and single-storey front extension
<i>R14/0019 Refused 04.02.2014</i>	Hill Farm Rugby Road Princethorpe	Formation of new vehicle access
<i>R12/1582 Refused 14.02.2014</i>	38 Broad Street Brinklow	Use of part of ground floor of existing residential property for retail purposes
<b>Applications Approved</b>		
<i>R14/0035 Approved 30.01.2014</i>	Foxley Barn Toft Farm Southam Road Kites Hardwick	Conversion of existing barn to form a single dwelling house, together with external alterations, and the alteration of an existing access.
<i>R13/2044 Approved 29.01.2014</i>	Land Rear of Cromwell House Fosse Way Princethorpe	Outline planning permission for the erection of 4 no. dwellings (all matters reserved except access)
<i>R14/0033 Approved 03.02.2014</i>	14 Main Street Willoughby	Remove existing projections to rear and side and replace with single storey rear extension and one and a half storey side extension together with associated external alterations

<i>R13/2110 Approved 03.02.2014</i>	Newnham Grounds Farm Kings Newnham Lane Bretford	Installation of 218 ground mounted solar PV panels
<i>R14/0034 Approved 03.02.2014</i>	16 Main Street Willoughby	Erection of single storey rear extension, front porch extension, conversion of existing garage, erection of canopy to rear and extension of existing dormer window to rear
<i>R14/0009 Approved 04.02.2014</i>	Wesley Road Methodist Church Wesley Road Hillmorton	Erection of three dwelling houses with vehicular access and parking
<i>R13/0896 Approved 06.02.2014</i>	Brookfield 70 Lime Tree Avenue Bilton	Erection of first floor rear conservatory
<i>R13/2242 Approved 07.02.2014</i>	12 Rathbone Close Hillmorton	Erection of two storey side and rear extension and single storey rear extension
<i>R14/0001 Approved 07.02.2014</i>	Little Spinney 11 Dunsmore Heath Rugby	Alterations to rear conservatory and front porch together with replacement windows
<i>R14/0080 Approved 07.02.2014</i>	The Willows 102 School Street Wolston	Alterations to roof comprising enlargement, raising roof height, provision of dormers & rear extension - Material amendments to approval R13/1774
<i>R14/0018 Approved 10.02.2014</i>	Mickle Hill Farm Fosse Way Wolston	Retention and completion of partially constructed stable building for private equine use
<i>R14/0027 Approved 10.02.2014</i>	Park Cottages 9 Harborough Road Rugby	Retention of hard-standing to form a patio area
<i>R14/0043 Approved 10.02.2014</i>	56 Hillmorton Road Rugby	Erection of dwelling (previous application R10/1751)
<i>R12/0620 Approved</i>	13 North Street Marton	Erection of detached garage and home office to rear of dwelling

10.02.2014		
<i>R13/1921 Approved 10.02.2014</i>	Victoria House 14 Church Street Marton	2 storey side extension and demolition of existing detached garage.
<i>R13/1505 Approved 11.02.2014</i>	Pipewell Court 16 Daventry Road Dunchurch	Amendments to planning permission R12/1229 (Conversion of building from A1 retail shop and 2 no. flats to 6 no. flats, including erection of two-storey and first floor side extensions, rear terrace, orangery and external alterations), to include iron gates and railings to front, pedestrian gate and steps to rear, window boxes to front elevation and change of use of part of land to rear to provide 6 residential parking spaces.
<i>R13/2191 Approved 12.02.2014</i>	Land adjacent to 99 Pytchley Road Rugby	Demolition of the existing garage and erection of a detached dwelling
<i>R13/2069 Approved 12.02.2014</i>	Laurel Farmhouse 58 Daventry Road Dunchurch	Change of use of land to residential curtilage, demolition of existing stables and erection of replacement building for ancillary residential purposes.
<i>R13/0674 Approved 13.02.2014</i>	The Old Vicarage Burton Fields Burton Hastings	Erection of two storey extension and conservatory
<i>R13/2310 Approved 13.02.2014</i>	JRM Transport Services Spinney Farm Main Street Withybrook	Erection of a new 6 bay stable with associated feed and tack rooms and creation of a manege
<i>R13/0824 Approved 13.02.2014</i>	54 Coventry Road Brinklow	Erection of a single storey detached garage.
<i>R14/0085 Approved 14.02.2014</i>	2 Main Street Clifton Upon Dunsmore	Remodelling of bungalow to form two storey dwelling with external alterations and extensions - Material Amendments to approval R11/0131 to include a driveway and access to the front of the property, relocation of garage doors to the front from the rear and increase in the size of 2 windows to the front.
<i>R14/0083</i>	9 Park Cottages	Erection of a bicycle shelter

<i>Approved</i> 14.02.2014	Harborough Road Rugby	
<i>R14/0036</i> <i>Approved</i> 14.02.2014	7 Bronze Road Cawston	Extension of block paved driveway to provide additional parking space
<i>R14/0102</i> <i>Approved</i> 17.02.2014	46 Caldecott Street Rugby	Retention of summer house (retrospective)
<i>R14/0155</i> <i>Approved</i> 17.02.2014	Red House Farm Draycote Road Draycote	Retrospective application for amendments to R12/0036 (erection of detached 3-bay garage), for a storeroom and artists studio above, including addition of velux windows, external stairs with a glazed door and an additional set of garage doors.
<i>R14/0073</i> <i>Approved</i> 17.02.2014	10 Fleet Crescent Rugby	Erection of two storey side and single storey front and rear extensions
<i>R13/2232</i> <i>Approved</i> 17.02.2014	91 Heath Lane Brinklow	Demolition of the existing and erection of a detached garage with a room over
<i>R14/0029</i> <i>Approved</i> 18.02.2014	Sainsburys Supermarkets Ltd Unit 1 Ansty Park Draken Drive Ansty	Proposed means of escape door and ramp on the west side of the existing office building
<b><i>Prior Approval Applications</i></b>		
<i>R13/2067</i> <i>Prior Approval</i> 12.02.2014	40 Hillfield Road Bilton	Prior approval application for single storey rear extension: 6m projection from original dwelling, 3.3m maximum height, 3.0m eaves height
<i>R14/0097</i> <i>Prior Approval</i> 18.02.2014	1 Nettle Hill Cottage Ansty Lane Ansty	Prior approval application for single storey rear extension: 6m projection from original dwelling, 2.8m eaves height, 4.0m ridge height
<b><i>Listed Building Consents</i></b>		
<i>R14/0087</i> <i>Listed Building</i>	2 Main Street Stretton under Fosse	Listed Building Consent for a replacement kitchen window to the rear elevation

<i>Consent</i> 14.02.2014		
<b><i>Certificate of Lawful Use or Development</i></b>		
<i>R13/1231</i> <i>Certificate of Lawful Use or Development</i> 31.01.2014	Pailton House Gardens Coventry Road Pailton	Certificate of lawful use of the first floor of the outbuilding as 2 No. bedrooms, a sitting room, a kitchenette and a bathroom area and the retention and use orangery/garden room on the ground floor as ancillary living accommodation to the main dwelling house.
<i>R13/0948</i> <i>Certificate of Lawful Use or Development</i> 10.02.2014	Annex Long Acre Heath Lane Brinklow	Certificate of lawfulness for conversion of former garage/workshop into one bedroom bungalow and use as an independent permanent residence together with associated curtilage
<i>R14/0133</i> <i>Certificate of Lawful Use or Development</i> 14.02.2014	Southlands (Green Lane) off Heath Lane Brinklow	Certificate of Lawfulness application for proposed single-storey extension, porch and orangery.
<i>R13/2234</i> <i>Certificate of Lawful Use or Development</i> 17.02.2014	The Green Man 14 Daventry Road Dunchurch	Certificate of Lawfulness application for existing use of land as car park.
<b><i>Approval of Details/ Materials</i></b>		
<i>R10/1972</i> <i>Approval of Details</i> 29.01.2014	Units DC3 & DC4 Former Peugeot Works (Site B) Oxford Road Ryton on Dunsmore	Renewal of outline planning permission (R07/2010/OPS) 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].
<i>R13/0083</i> <i>Approval of Details</i> 31.01.2014	113 Townsend Lane Long Lawford	Erection of 7 dwellings with associated access, parking and landscaping, alterations to 113 Townsend Lane.
<i>R10/1272</i> <i>Approval of Details</i>	Rugby Gateway Leicester Road	Outline application for residential development (up to 1300 units); employment development

31.01.2014	Rugby	(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>R11/1725 Approval of Details 04.02.2014</i>	Red Lion Inn Main Street Wolston	Change of use of existing public house to provide a single residential dwelling, demolition and re erection of front elevation wall [ re using cleaned good existing bricks] and the re-introduction of Georgian style timber framed windows and replacement door, restoration and refurbishment [localised repair where necessary ] to side gable walls, refurbishment of existing roof to include re-use of existing tiles and replacement of existing rafters where necessary and new dormer windows, demolition of rear two storey element and single storey additions and replacement with two storey extension, erection of 2 bay detached car port with external store, ancillary storage and provision of new residential curtilage and new boundary wall in accordance with planning permission reference R11/2409 dated 18/2/2013
<i>R13/0765 Approval of Details 04.02.2014</i>	Red Lion Inn Main Street Wolston	Conservation area consent for demolition works to Red Lion PH
<i>R13/0529 Approval of Details 10.02.2014</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>R10/1272 Approval of Details 12.02.2014</i>	Land at Unit 1 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.

<b>Approval of non-material changes</b>		
<i>R10/1272 Approval of non-material changes 30.01.2014</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>R12/1610 Approval of non-material changes 03.02.2014</i>	Land at Leicester Road Leicester Road Rugby	Erection of 87 dwellings and garages; construction of associated infrastructure comprising estate roads, foul water pumping station and balancing pond; provision of open space and all ancillary and enabling works - submission of reserved matters in respect of phase 1 comprising access, appearance, landscaping, layout and scale pursuant to outline planning permission ref. R06/0064/MAJP dated 17.09.2007
<i>R13/1172 Approval of non-material changes 04.02.2014</i>	Elm House Back Lane Birdingbury	Erection of a garden room
<i>R13/1359 Approval of non-material changes 12.02.2014</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>R13/0440 Approval of non-material changes</i>	Units DC3 & DC4 Former Peugeot Factory Site B	Approval of reserved matters for Units 3&4/Plot 3 relating to layout, appearance, landscaping and scale (Application D) against renewed

12.02.2014	Oxford Road Ryton on Dunsmore	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 3 - Units DC3 & DC4).
R13/2129 Approval of non-material changes 18.02.2014	17 Crowthorns Brownsover	Erection of fencing to front of property (resubmission of previously refused planning application R13/0519 dated 17/07/2013 to include alterations to the height and design of the fencing previously refused).
<b>Approval of Reserved Matters</b>		
R13/2307 Approval of reserved Matters 31.01.2014	Rugby Gateway Leicester Road Rugby	Formation of junction to Leicester Road roundabout and provision of access road and roundabout into site (Approval of Reserved Matters in relation to planning permission R10/1272.)
R13/2311 Approval of reserved Matters 12.02.2014	Land at Unit 1 Rugby Gateway Leicester Road Rugby	Erection of building for B8 - storage and distribution use, with associated access, landscaping and other works. (Approval of reserved matters relating to outline planning permission R10/1272.)
<b>Withdrawn/ De-registered</b>		
R13/2236 Withdrawn 18.02.2014	7 Holbrook Avenue Rugby	Erection of single storey rear extension