

7<sup>th</sup> June 2010

## **PLANNING COMMITTEE - 16<sup>TH</sup> JUNE 2010**

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 16<sup>th</sup> June 2010 in the Council Chamber, Town Hall, Rugby.

Carol Bradford  
Head of Democratic and Legal Services

***Note: Members are reminded that, when declaring interests, they should declare the existence and nature of their personal interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a prejudicial 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 personal 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 26<sup>th</sup> May 2010.
2. Apologies.  
To receive apologies for absence from the meeting.
3. Declarations of Interest.  
To receive declarations of –
  - (a) personal interests as defined by the Council's Code of Conduct for Councillors;
  - (b) prejudicial 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 – 14<sup>th</sup> May to 4<sup>th</sup> June 2010.

## **PART 2 – EXEMPT INFORMATION**

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2010/11 – 3) are attached.

Tea will be served in the Members` Room at 5.00 pm.

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

Councillors Gillias (Chairman), Butlin, Cranham, Day, Lane, Lewis, Kirby, Mrs Parker, Ms Robbins, Roberts, Sandison and Whistance.

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

**AGENDA ITEM 4**

**RUGBY BOROUGH COUNCIL  
PLANNING COMMITTEE - 16<sup>TH</sup> JUNE 2010  
REPORT OF THE HEAD OF PLANNING AND CULTURE  
APPLICATIONS FOR CONSIDERATION**

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

- (i) applications recommended for refusal with the reason(s) for refusal (pink pages)
- (ii) applications recommended for approval with suggested conditions (gold 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	R10/0121	Oak Tree Farm, Freeboard Lane, Ryton-on-Dunsmore Extension to existing annexe to provide a study/ancillary accommodation to the main house	3

### Recommendations for Approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location Site and Description</b>	<b>Page number</b>
2	R10/0116	Oak Tree Farm, Freeboard Lane, Ryton-on-Dunsmore Certificate of Lawfulness for existing storage building	7
3	R10/0118	Oak Tree Farm, Freeboard Lane, Ryton-on-Dunsmore Certificate of Lawfulness for existing annexe	10
4	R10/0320	Land to the rear of Bryants Bungalow, Brandon Lane, Toll Bar End Change of use of land for siting of 6 no. residential caravan pitches and associated works (partially retrospective)	13

**Reference number: R10/0121**

**Site address: Oak Tree Farm, Freeboard Lane, Ryton-on-Dunsmore**

**Description: Extension to existing annexe to provide a study/ancillary accommodation to the main house.**

### **Description of application**

This application is for an extension to the existing annex at Oak Tree Farm. Brick built outbuildings were converted to a residential annex in September 2004 (this is the subject of a separate Certificate of Lawfulness application) and this application is for the retention and completion of an extension to the east of this existing building.

The application was received following an enforcement investigation and work on the proposed extension has ceased.

The extension projects 3.15m from the side of the existing building and will continue the existing front and rear walls and roof height, the materials are proposed to match the existing building.

### **Description of site**

Oak Tree Farm is located within the countryside and Green Belt. The existing building is located to the east of the dwelling house, adjacent to the access driveway to the property. The building is constructed of red brick with cream render sections and red/brown roof tiles.

There is a storage building to the north of the annex building (which is also the subject of a Certificate of Lawfulness application) and this is attached to a stable block, which is outside of the residential curtilage.

There is a ditch running along the eastern boundary of the property and this has been filled, the ownership of this ditch is currently the subject to a dispute between the applicants and adjacent landowner.

The property is surrounded by agricultural land.

### **Other relevant information**

This application is being reported to Committee following a request from Councillor Roberts.

### **Associated applications & relevant planning history**

R01/1013/22584/P – Erection of two storey side extensions to existing dwelling, erection of detached stable block and storage building – Approved 20/2/2002

R10/0116 – Certificate of Lawfulness for existing storage building – Under consideration

R10/0118 – Certificate of Lawfulness for existing annex – Under consideration

Applications R10/0116 & R10/0118 are to be considered at the 16<sup>th</sup> June Planning Committee.

### **Third party comments**

Neighbours (1)            Objection

Applications include neighbours land and notice has not been given,

Ditch within neighbours' ownership has been filled in and contains foundations & drainage from the development,

This will affect the ecology & biodiversity of the ditch and is contrary to PPS9 - Biodiversity,  
This will also threaten the income of the adjacent farmers in relation to environmentally based subsidies,  
Proposals change use of site from agriculture to equine use and mean it is unlikely agriculture could be re-established,  
Site is within the Green Belt and will result in a separate dwelling leading to increased traffic, even if the annex extension is for an office this is not suitable,  
Green Belt is protected from inappropriate development by local and national policies.

### **Technical consultation responses**

No technical consultations required.

### **Relevant policies and guidance**

E1	Conflicts	Development in the countryside
E2	Conflicts	Green Belt
E5	Complies	Landscape and settlement character
GP1	Complies	Appearance and design of development
GP3	Complies	Protection of amenity

PPG2: Green Belts

### **Assessment of proposals**

The main issue to assess in relation to this application is whether the proposed extension to the outbuilding is acceptable in this location. An assessment of the impact on visual amenity and neighbouring properties must also be made.

The site is located within the West Midlands Green Belt. Guidance contained within PPG2: Green Belts, and saved policy E2 of the Rugby Borough Local Plan state that within the Green Belt there is a presumption against inappropriate development.

The construction of new buildings within the Green Belt constitutes inappropriate development unless it is for a specific range of uses. These are, agriculture & forestry; essential facilities for outdoor sport & recreation; limited extension, alteration or replacement of existing dwellings; limited infill in existing villages (under specific circumstances) and limited infill of major developed sites (where these are identified in the Local Plan.)

In relation to extensions to existing dwellings PPG2 goes on to state that extensions will not be inappropriate where they will not result in disproportionate additions over and above the size of the original dwelling.

The original dwelling was previously extended to both sides resulting in an increase in the buildings footprint of around 100%. In addition the existing outbuilding has been converted to an annex and the detached storage building has been constructed to the rear of the stables (although Certificates of Lawfulness related to these buildings have not yet been determined.)

As substantial additions to the property have been constructed in the past it is considered that any additional works would not constitute "limited extension" to the existing dwelling.

The agents have commented that the previous extensions were permitted as large numbers of outbuildings were removed and that the proposed extension would not lead to a significant increase over the floorspace of buildings that were previously present on the site and are therefore appropriate development.

However, when the extensions were permitted consent was also granted for the stable buildings on the site and for an agricultural storage building that has not yet been constructed. As the consent has been implemented this agricultural storage building could be constructed in the future. Regardless of the previously removed buildings on the site it remains the Officers view that the proposed extension will result in a disproportionate addition over and above the size of the original dwelling.

As the proposals do not fall within any of the specified categories they constitute inappropriate development which is, by definition harmful to the Green Belt. Policy E2 and PPG2 go on to state that inappropriate development will not be acceptable unless there are very special circumstances to outweigh the harm to the Green Belt. The applicant has not submitted any information regarding very special circumstances. It is therefore considered that the principle of the proposed development is unacceptable and contrary to policy E2 and PPG2.

The application site is located outside of any defined settlements in a countryside location Local Plan policy E1 states that development will be resisted in order preserve the character of the countryside, unless it is permitted elsewhere in the Local Plan. As the proposals are contrary to Green Belt policy they are also contrary to policy E1.

The visual amenity of the proposals must also be assessed. The proposed extension will be situated to the side of the existing annex building and the scale, design and materials will reflect this. As this is located within the curtilage of Oak Tree Farm it will be seen in the context of the existing buildings and will not appear overly prominent or affect the openness of the Green Belt. The proposals are therefore considered to comply with policies E5 and GP1.

In relation to the impact on neighbours there are no dwellings in the immediate vicinity of the application site and it is considered that policy GP3 is complied with. The adjacent landowner has objected to the application and included comments that a ditch within their ownership has been infilled by the applicants. Notice has not been served on the neighbouring landowner and this is essentially a private matter between the 2 landowners concerned.

Ryton-on-Dunsmore does not have a Parish Plan.

**Recommendation**  
Refusal

**DRAFT DECISION**

**APPLICATION NUMBER**

R10/0121

**DATE VALID**

21/04/2010

**ADDRESS OF DEVELOPMENT**

OAK TREE FARM  
FREEBOARD LANE  
COVENTRY  
CV8 3EQ

**APPLICANT/AGENT**

Mr Ian Gidley  
lg Land & Planning  
1 Thornton Close  
Crick  
Northamptonshire  
NN6 7GE  
On behalf of Mr & Mrs N Humphrey

**APPLICATION DESCRIPTION**

Extension to existing annexe to provide a study/ancillary accommodation to the main house.

**CONDITIONS, REASON FOR APPROVAL & RELEVANT DEVELOPMENT PLAN POLICIES**

**REASON FOR REFUSAL:**

The site is located in the Green Belt where there is a presumption against inappropriate development. It is the policy of the Local Planning Authority, as set out in the Development Plan and having regard to guidance contained in PPG2 "Green Belt" not to grant planning permission except in very special circumstances, for new buildings other than for the purposes of agriculture and forestry, outdoor sports and recreation facilities, cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, for the limited extension, alteration or replacement of existing dwellings and for limited infill in specified villages.

It is considered that the proposed extension, combined with existing extensions and outbuildings will result in disproportionate additions over and above the size of the original dwelling. Therefore the proposed extension constitutes inappropriate development which is, by definition, harmful to the Green Belt. In the opinion of the Local Planning Authority, there are no special circumstances, which would justify the granting of planning permission for an extension in the face of a strong presumption against inappropriate development derived from the prevailing policies. The proposed development is therefore contrary to saved policy E2 of the Rugby Borough Local Plan 2006 and guidance contained within PPG2: Green Belts.

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

E1, E2, E5, GP1 & GP3.

The development plan policies referred to above are available for inspection on the Rugby Borough Council's web-site [www.rugby.gov.uk](http://www.rugby.gov.uk) or at the Council Offices.

**INFORMATIVE:**

This permission relates to the following plans received by the Council on 1st February 2010: 1:1250 Site Location Plan, Block Plan, Proposed Extension to Annex - DR/01 & Proposed Extension to Annex - DR/02.

**Reference number: R10/0116**

**Site address: Oak Tree Farm, Freeboard Lane, Ryton-on-Dunsmore**

**Description: Certificate of Lawfulness for existing storage building.**

### **Description of application**

This application is a Certificate of Lawfulness application for an existing storage building at Oak Tree Farm. This is not an application for planning permission but seeks to demonstrate that the storage building is lawful by virtue of being constructed as permitted development.

### **Description of site**

Oak Tree Farm is located within the countryside and Green Belt. The storage building is to the east of the property and is attached to a stable building. The storage building is built of timber with a shallow monopitched roof and at the time of the case officers visit contained general domestic equipment such as cycles, mowers, other gardening equipment and some building equipment.

### **Other relevant information**

This application is being reported to Committee following a request from Councillor Roberts.

This application is for a Certificate of Lawfulness, it is not an application for planning permission and the issues to be assessed are different than when dealing with applications for planning permission.

The application seeks to establish whether the storage building is lawful by virtue of being constructed as permitted development, the application can only be assessed on this basis and no consideration can be given to planning policies or other material considerations.

Circular 10/97 states that the onus of proof in such an application is firmly on the applicant. It goes on to state that if the Council have no evidence of their own, or from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate 'on the balance of probability.'

### **Associated applications**

R10/0118 – Certificate of Lawfulness for existing annex

R10/0121 – Planning application for extension to annex

These applications are currently under consideration and will be considered at the 16<sup>th</sup> June 2010 Committee.

### **Third party comments**

Neighbours (1)            Objection

Applications include neighbours land and notice has not been given, Ditch within neighbours' ownership has been filled in and contains foundations & drainage from the development,

This will affect the ecology & biodiversity of the ditch and is contrary to PPS9 - Biodiversity,

This will also threaten the income of the adjacent farmers in relation to environmentally based subsidies,

Proposals change use of site from agriculture to equine use and mean it is unlikely agriculture could be re-established,

Site is within the Green Belt and will result in a separate dwelling leading to increased traffic, even if the annex extension is for an office this is not suitable, Green Belt is protected from inappropriate development by local and national policies.

### **Technical consultation responses**

Legal Services – Evidence submitted is sufficient for application to succeed

### **Relevant policies and guidance**

Circular 10/97 Annex 8 – Lawfulness & The Lawful Development Certificate

### **Assessment of application**

As detailed above the only issue to consider in the determination of this application is whether the evidence submitted is sufficient to demonstrate, on the balance of probability, that the storage building was erected as permitted development.

In determining Certificate of Lawfulness applications it is for the applicant to provide sufficient information to prove their case. To this end the applicant has provided an Affidavit that states that a specified area has been used as residential curtilage for at least 10 years and that the storage building was substantially completed by 1<sup>st</sup> July 2008.

The Council have no other information as to when the building was erected or how long the area has been used as residential curtilage. On the basis of this information an assessment must be made as to whether the proposals constituted permitted development in July 2008, prior to the October 2008 amendment to the General Permitted Development Order.

At the time the storage building was constructed outbuildings for purposes incidental to the residential use of a property were permitted between a dwelling house and a highway, subject to being at least 20m from the highway. The storage building is located around 80m from the highway and complies with the restrictions related to building heights and amount of curtilage covered by buildings.

It is considered that on the balance of probabilities the building was completed in July 2008 and therefore constituted permitted development.

The storage building is therefore considered lawful.

The neighbouring landowner has raised concerns that the applicants have filled in a ditch which is within the neighbours' ownership and that the applicant did not advise the neighbour of the applications. The storage building that is the subject of this application is not built on this ditch area and it is therefore not necessary for notice to be served on the neighbours in relation to this application.

### **Recommendation**

Approval

**DRAFT DECISION**  
**REFERENCE NO:**  
R10/0116

**SITE ADDRESS:**

**APPLICANT/AGENT**

OAK TREE FARM  
FREEBOARD LANE  
RYTON-ON-DUNSMORE  
COVENTRY  
CV8 3EQ

Mr. I. Gidley  
IG Land & Planning  
1 Thornton Close  
Crick  
NN6 7GE  
On behalf of: Mr & Mrs N  
Humphrey

Rugby Borough Council hereby certify that on 03/02/2010 the operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and hatched red on the plan attached to this certificate were lawful within the meaning of section 191 of the Town and County Planning Act 1990 (as amended) for the following reasons:

By virtue of being substantially completed by July 2008 in accordance with the Town and County Planning (General Permitted Development) Order 1995.

**FIRST SCHEDULE:**

Storage building, ancillary to the residential use of Oak Tree Farm, as detailed on the following plans:

- Storage building residential use elevations – DR/04 received by the Council on 1<sup>st</sup> February 2010
- Storage building residential use floor plan – DR/03 received by the Council on 1<sup>st</sup> February 2010
- Block plan (Amended) – received by the Council on 30<sup>th</sup> April 2010

**SECOND SCHEDULE:**

Land at Oak Tree Farm, Freeboard Lane, Ryton-on-Dunsmore

**Reference number: R10/0118**

**Site address: Oak Tree Farm, Freeboard Lane, Ryton-on-Dunsmore**

**Description: Certificate of Lawfulness for existing annex.**

### **Description of application**

This application is a Certificate of Lawfulness application for an existing annex at Oak Tree Farm. This is not an application for planning permission but seeks to demonstrate that the annex is lawful by virtue of being converted to an ancillary residential annex as permitted development.

### **Description of site**

Oak Tree Farm is located within the countryside and Green Belt. The annex building is located to the east of the dwelling house. The annex was formed following the conversion of a brick building to residential accommodation. The annex contains a lounge, kitchen, bedroom and bathroom and there is a partly completed extension (subject of a separate planning application) to the side.

This application only seeks to establish the lawfulness of the annex, as completed, the part built extension does not form part of this application.

### **Other relevant information**

This application is being reported to Committee following a request from Councillor Roberts.

This application is for a Certificate of Lawfulness, it is not an application for planning permission and the issues to be assessed are different than when dealing with applications for planning permission.

The application seeks to establish whether the annex is lawful by virtue of being converted as permitted development, the application can only be assessed on this basis and no consideration can be given to planning policies or other material considerations.

Circular 10/97 states that the onus of proof in such an application is firmly on the applicant. It goes on to state that if the Council have no evidence of their own, or from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate 'on the balance of probability.'

### **Associated applications**

R10/0116 – Certificate of Lawfulness for existing storage building

R10/0121 – Planning application for extension to annex

These applications are currently under consideration and will be considered at the 16<sup>th</sup> June 2010 Committee.

### **Third party comments**

Neighbours (1)            Objection

Applications include neighbours land and notice has not been given, Ditch within neighbours' ownership has been filled in and contains foundations & drainage from the development,

This will affect the ecology & biodiversity of the ditch and is contrary to PPS9 - Biodiversity,

This will also threaten the income of the adjacent farmers in relation to environmentally based subsidies,

Proposals change use of site from agriculture to equine use and mean it is unlikely agriculture could be re-established,  
Site is within the Green Belt and will result in a separate dwelling leading to increased traffic, even if the annex extension is for an office this is not suitable,  
Green Belt is protected from inappropriate development by local and national policies.

### **Technical consultation responses**

Legal Services – Evidence submitted is sufficient for application to succeed

### **Relevant polices and guidance**

Circular 10/97 Annex 8 – Lawfulness & The Lawful Development Certificate

### **Assessment of application**

As detailed above the only issue to consider in the determination of this application is whether the evidence submitted is sufficient to demonstrate, on the balance of probability, that the annex was created as permitted development.

In determining Certificate of Lawfulness applications it is for the applicant to provide sufficient information to prove their case. To this end the applicant has provided an Affidavit that states that a specified area has been used as residential curtilage for at least 10 years and that conversion of the building to ancillary residential accommodation was substantially completed by 1<sup>st</sup> September 2004.

The Council have no other information as to when the building was converted or how long the area has been used as residential curtilage. On the basis of this information an assessment must be made as to whether the works constituted permitted development in September 2004, prior to the October 2008 amendment to the General Permitted Development Order.

At the time the annex was formed alterations to outbuildings for purposes incidental to the residential use of a property were permitted between a dwelling house and a highway, subject to being at least 20m from the highway. The annex building is located over 80m from the highway and complies with the restrictions related to building heights and amount of curtilage covered by buildings.

It is considered that on the balance of probabilities the conversion of the building was completed in September 2004 and therefore constituted permitted development.

The use of the building as ancillary residential accommodation is therefore considered lawful.

The extension to the annex building, that is currently partially completed, was built at a later date and is not part of this application.

The neighbouring landowner has raised concerns that the applicants have filled in a ditch which is within the neighbours ownership and that the applicant did not advise the neighbour of the applications. The annex building that is the subject of this application is not built on this ditch area and it is therefore not necessary notice to be served on the neighbours.

### **Recommendation**

Approval

### **DRAFT DECISION**

**REFERENCE NO:**

R10/0118

**SITE ADDRESS:**

**APPLICANT/AGENT**

OAK TREE FARM  
FREEBOARD LANE  
RYTON-ON-DUNSMORE  
COVENTRY  
CV8 3EQ

Mr. I. Gidley  
IG Land & Planning  
1 Thornton Close  
Crick  
NN6 7GE

On behalf of: Mr & Mrs N  
Humphrey

Rugby Borough Council hereby certify that on 03/02/2010 the operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and hatched green on the plan attached to this certificate were lawful within the meaning of section 191 of the Town and County Planning Act 1990 (as amended) for the following reasons:

By virtue of being substantially completed by September 2004 in accordance with the Town and County Planning (General Permitted Development) Order 1995.

**FIRST SCHEDULE:**

Residential annex, ancillary to the residential use of Oak Tree Farm, (excluding the proposed extension) as detailed on the following plans:

- Proposed extension to annex (part of building shown as "existing" only) – DR/01 received by the Council on 1<sup>st</sup> February 2010,
- Proposed extension to annex – rear view (part of building shown as "existing" only) – DR/02 received by the Council on 1<sup>st</sup> February 2010.

**SECOND SCHEDULE:**

Land at Oak Tree Farm, Freeboard Lane, Ryton-on-Dunsmore

**Reference number: R10/0320**

**Site address: Land to the rear of Bryants Bungalow, Brandon Lane, Toll Bar End**

**Description : Change of use of land for siting of 6no residential caravan pitches and associated works (partially retrospective)**

**The Proposal;**

Planning permission is sought for the change of use of an area of land to the rear of the existing bungalow to provide a residential caravan site for six gypsy families with 6 caravans and associated works including an amended and up-graded vehicular access to the site. Pitches for 4 of the 6 caravans for which permission is sought are already on the site and contain caravans and as such this element of the proposal is retrospective. Details have been submitted in support of the proposal pertaining to education requirements for a number of children currently in education within the local area and associated health requirements. Vehicular access to and from the site will change from the existing access point at the western end of the site's frontage with Brandon Lane to the existing, unused access point positioned centrally within the road frontage.

**Authorised Use;**

Residential garden.

**Site History;**

R09/0563/PLN 06.01.2010	Change of use of land for the provision of 10No. residential caravan pitches and associated works (partially retrospective).	Refused
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**Technical Consultation;**

Highway Authority	No objections	Request conditions
Warwickshire Council Ecology Unit	No objections	Request informatives
Environmental Health informatives	No objections	Request conditions and

**Third Party Consultation;**

Brandon & Bretford Parish Council	No objections	Request condition preventing further expansion of the site for more caravans.
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**Other Relevant Information;**

The site is located within the West Midlands Green Belt and comprises land associated with the existing residential property known as 'Bryants Bungalow'. This has a substantial amount of garden area to the front, rear and western side. Ground levels within the site fall towards the rear although the area where the caravans are to be sited has been built up in order to achieve a flat, level surface.

This current application is a re-submission of a previous application on the site for the change of use of the land for the siting of 10 residential caravan pitches (part retrospective). The application was refused by committee on the grounds of the site's location within the Green Belt, where there is a presumption against inappropriate development, with it not falling within any of the categories normally accepted and no special circumstances having been put forward to justify it, so failing to preserve the openness of the Green Belt contrary to local plan policies E2 and H13 as well as PPG2, Green Belts.

**Relevant Policies;**

RBLP Policy S3	Complies	Rural Settlement Hierarchy
RBLP Policy GP1	Complies	Design & Appearance
RBLP Policy GP3	Complies	Protection Of Amenities
RBLP Policy E2	Complies	The Green Belt
RBLP Policy T3	Complies	Access & Highway Layout
RBLP Policy T5	Complies	Parking Provision
RBLP Policy H13	Conflicts	Gypsy Sites.

Planning Policy Guidance Note 2, "Green Belts".  
 Circular 01/2006 'Planning for Gypsies and Travellers'.  
 West Midlands Regional Spatial Strategy Interim Policy Statement: Provision of New Accommodation for Gypsies, Travellers and Travelling Show people.  
 The Southern Staffordshire and Northern Warwickshire Gypsy and Traveller Accommodation Assessment.

**Consideration;**

In planning terms the key issues relate to the principle of development and its appropriateness given the location of the site within the defined Green Belt; whether the proposal can be justified in the context of an identified need for gypsy and traveller sites within the Borough of Rugby and whether the proposal meets with other relevant adopted policy aims, objectives and standards.

The site is located in the countryside in the Green Belt. PPG 2 – 'Green Belts' and Local Plan 'saved' policy E2 apply, they state that there is a presumption against development within the Green Belt and that unless development is for a range of specified purposes it is inappropriate. The development of residential caravan sites is not specified as an acceptable development and the proposals are therefore inappropriate development that is, by definition, harmful to the Green Belt. PPG2 paragraph 3.2 does however state that inappropriate development will not be permitted unless there are very special circumstances that will outweigh the harm by reason of inappropriateness. In determining this application it will be necessary to establish whether such circumstances exist in this instance. The key determinants of this will be the need for additional gypsy family accommodation, availability of alternative sites and the associated personal circumstances of the applicants.

'Saved' policy H13 of the Rugby Borough Local Plan relates to the provision of gypsy and traveller sites. This is a criteria based policy that states that permanent sites will only be permitted if there is an unmet need for further provision, the site would have convenient access to local services, the site is outside of the Green Belt and would not adversely affect the character of the area and appropriate facilities are provided to meet the needs of the occupiers.

The Southern Staffordshire and Northern Warwickshire Gypsy and Traveller Accommodation Assessment (GTAA) published in February 2008 assessed the level of need for pitches for Rugby Borough. The GTAA identified a need of 48 pitches in the Borough from 2007 to 2012. However, in March 2010 the West Midlands RSS Interim Policy Statement on new accommodation provision for travelers was adopted that assessed the level of need in the Borough for 42 pitches over the period 2007 to 2017. As the RSS Interim Statement is the more recent document the level of provision required in the Borough is taken to be the 42 pitches it identifies with an additional 5 transit sites.

This need is also identified within the Proposed Core Strategy Submission for Rugby which is to form the basis of the evolving Local Development Framework and will replace 'saved' policies of the Rugby Borough Local Plan that currently form the basis for determining planning applications. Proposed Submission Core Strategy Policy CS24 states that the Council will allocate land through a Gypsy and Traveller Site Allocations Development Plan Document (GTSA DPD). There has been some slippage in the production of the GTSA DPD with a revised Local Development Scheme shortly being sent to Government Office for approval to update the timetable for its production. The proposed timetable for the development plan document is now anticipated to commence in 2010 with consultation on the document within the summer and adoption in 2011. Based on the GTAA figure and the present situation regarding the lack of any new site allocations, it is apparent that there is both an immediate and longer term need to find sites.

Criteria 2 of 'saved' policy H13, relates to the site having convenient access to schools, medical facilities, public transport routes and other local services. The site is located within 2km walking distance of a primary school, Post Office, fish and chips shop situated on St James Lane, Willenhall, Coventry. The site therefore has convenient access to services without the use of the private car. It must also be noted that supporting evidence submitted by applicant states that at the time four of the existing residents on the application site also attend a primary school within Wolston and one resident is also registered to Wolston Doctors Surgery and requires regular medication for an existing medical condition.

As part of criteria 3 of saved policy H13 and Circular 01/2006 the applicant should demonstrate that there are no suitable alternative locations before considering sites within the Green Belt. It is important to note that approximately two thirds of the Borough of Rugby is designated Green Belt and that the remaining area of countryside offers little potential for the location of development reliant on the availability of local services. The Council is not currently aware of any suitable alternative sites for Gypsy and Traveller pitches outside of the Green Belt and there is a significant shortage of suitable and available gypsy sites in the area at present which could provide an alternative location for the applicant to reside on. With regards to other existing authorised gypsy sites in the Green Belt, a number exist with all bar one of these being in private ownership and fully occupied whilst the Woodside site does at present have 4 vacant sites however there is a waiting list for these to be filled. As such there are no other existing sites or plots available in the Green Belt capable of accommodating this family unit.

The proposed Submission Core Strategy Policy CS24 also contains criteria to assess the location of allocations for Gypsy and Traveller sites. The applicant's site accords with the criteria with it being adjacent to the Coventry urban area and located within reasonable distance of local services and facilities. The site has an existing vehicular access via the public highway and would not require any ground works as the land is already hard standing, thus the development of the site would not cause

unacceptable nuisance to existing neighbours by virtue of noise and other disturbances caused by movement of vehicles to and from the site. The proposal also appears to include appropriate screening which would result in the site being assimilated into its surroundings.

The site where the proposed caravans will be and are sited has an authorised use as part of the garden area within the residential curtilage of 'Bryants Bungalow' and therefore constitutes previously developed land. The use of this previously developed land to provide the 6 caravan pitches for which permission is sought means that the development will not result in any impact on green field land in the Green Belt by way of its loss. Policy S3 of the Local Plan, whilst relating to the rural settlement hierarchy, details that in all instances '...preference will be given to the use of previously developed land' and given that the site is brown field land which constitutes previously developed land the proposal complies with the requirements of this policy.

It is therefore considered that the proposal would contribute significantly to the immediate need for pitches within the period of 2007-2017, reducing the amount of allocations that will be required in GTSA DPD, which will not be adopted until 2011 at the earliest. Until such time it is not considered that there are any suitable alternative sites for the development. As such there is an identified bonafide need for the proposed development and very special circumstances existing in the form of there being existing educational and health requirements on the site from existing occupants. The very special circumstances are further supported by virtue of the fact that the application site represents previously developed land.

As such the proposal is considered to comply with the requirements of policy E2 of the Rugby Borough Local Plan as well as PPG2 on the Green Belt yet whilst it conflicts with the provisions of policy H13 by virtue of its Green Belt location, very special circumstances exist to justify a departure from policy.

With regard to other relevant considerations relating to the design and appearance of the proposal and its impact on the openness of the green belt, both the area of hard standing and access road into and out of the site already exist and are of an appropriate scale, form and appearance to serve the development. The design, appearance, proportions and scale of the caravans proposed are governed by the way in which they are manufactured. However, whilst they may not appear an appropriate feature in this rural location, the site is of a sufficient size that would provide scope for effective landscaping and tree planting which would serve to minimise any visual prominence of the proposal and positively contribute to the enhancement of the character and appearance of the Green Belt. The existence of the bungalow to the front of the site assists in screening the site from the road whilst existing landscaping to both sides of the site already provides good levels of screening and features which accord with the rural landscape. The provision of landscaping to the rear would not only reinforce but improve the general character, appearance and nature of the site.

The position of the application site away from other buildings and sites means that there will be no adverse or detrimental impact on amenities such as light, privacy or noise on other users nor neighbouring sites that are used for agricultural purposes.

As such the proposal is considered to comply with the requirements of policies GP1 and GP3 of the Rugby Borough Local Plan.

Turning to the issue of access and highway arrangements for the site, the plan submitted showing access to and from the site for the proposed pitches is the same as the amended plan provided on the previous application. It shows entry and exit being via the central access point to the site that is currently unused but would be reopened in connection with the proposal and the access point to the west of the road frontage that is currently used being closed. The Highway Authority has no objections to this proposal subject to conditions on the grounds that the reuse of this central access is the most appropriate and safest in highway terms with its use improving on the current situation. Within the site there is sufficient space to provide adequate parking space in accordance with Appendix 3 guidelines. As such it complies with the requirements of policies T3 and T5.

In conclusion it can therefore be seen that whilst the sites location in the Green Belt results in it conflicting with policy H13, very special circumstances have been put forward to support the proposal. These very special circumstances comprise the significant shortfall in existing gypsy pitches in the Borough with there being a need for the Council to provide a total of 42 pitches (excluding transit sites) by 2017 which this proposal would contribute toward. Additional to this are the facts that the site comprises a brown field site which policy supports the re-use of in the first instance, a proportion of the caravans already being on-site with some of the occupants using the local school as well as having identified health issues and there being no other existing authorised sites within the Borough capable of accommodating the proposal.

**Recommendation;**

Recommend approval subject to conditions;

**CONDITION 1:**

This permission shall be deemed to have taken effect on .....

**REASON:**

To comply with Section 73A of the Town & Country Planning Act 1990.

**CONDITION 2:**

Within 3 months of the date of this permission a tree planting scheme identifying and indicating trees and shrubs to be retained or removed and the type, density, position and planting height of new trees and shrubs to be planted along the sites southern boundary shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented within 1 planting season of the details being approved.

**REASON:**

In the interests of the visual amenities of the locality.

**CONDITION 3:**

The caravans shall not be occupied by persons other than gypsies as defined by paragraph 15 of ODPM Circular 01/2006.

**REASON:**

The justification for the application is based on the need to provide gypsy and traveller sites within the Borough that this permission provides and in order to maintain its use for these purpose.

**CONDITION 4:**

No more than 6 residential pitches comprising 1 caravan per pitch, as detailed in the Design and Access Statement submitted as part of the application, shall be provided on the site to the rear of the dwelling known as Bryants Bungalow as per the plans submitted.

**REASON:**

For the avoidance of doubt.

**CONDITION 5:**

Within 3 months of the granting of Planning Approval, the vehicular access arrangements shall be improved to include the following requirements all of which are specified in Transport and Roads for Developments - The Warwickshire Guide 2001 (published by Warwickshire County Council).

a) A minimum width of 5.5 metres, with 7.5m radii, a gradient not steeper than 1 in 15 and hard surfaced in a bound material for a distance of 12.0 metres from the near edge of the highway carriageway.

b) Gates and barriers opening into the site and not being placed within the vehicular access any closer than 12.0 metres from the near edge of the highway carriageway.

c) The canopies to the existing trees along the site frontage shall be raised and maintained to give a minimum clearance of 2.4 metres at all times. Visibility splays for vehicles shall be provided and maintained with an 'x' distance of 2.4 metres and 'y' distances of 120 metres as measured from the centre of the access. No further structure, erection, trees or shrubs exceeding 0.9 metres in height shall be placed, allowed to grow or be maintained within the visibility splays so defined.

d) The access shall not allow surface water to run off the site onto the highway.

**REASON:**

In the interest of highway safety.

**CONDITION 6:**

Vehicular access to the site from the highway (Brandon Lane - C85) shall not be made other than at the position identified on the plans received by the Local Planning Authority on 19th February 2010 as part of this application that indicate the use of an existing centrally located access point to the front of Bryants Bungalow.

**REASON:**

In the interests of public and highway safety

**CONDITION 7:**

Within three months of the date of this decision all parts of the existing access point on to Brandon Lane - the C85 - at the western end of the site frontage shall be permanently closed and the highway features, (including the verge and kerblines) have been reinstated in accordance with details approved in writing by the Local Planning Authority in consultation with the Highway Authority.

**REASON:**

In the interests of public and highway safety.

**CONDITION 8:**

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

**REASON:**

In the interests of public and highway safety.

**CONDITION 9:**

Within three months of the date of this permission the improved access arrangements shown on the plans provided with the application and received by the Local Planning Authority on the 19th February 2010 shall be laid out and constructed to the satisfaction of the Local Planning Authority.

**REASON:**

In the interests of highway safety.

**CONDITION 10;**

The use hereby permitted shall only be used by the dependants of Mr and Mrs F Rooney and their dependant children unless otherwise agreed in writing by the Local Planning Authority.

**Reason:**

The development hereby permitted was specifically intended for the dependants of Mr Rooney and their families as detailed in the submission which represented the very special circumstance and justification given the sites Green Belt location.

**ADOPTED POLICIES:**

Policies GP1, GP3, E2, T3, T5 and H13.

Planning Policy Guidance Note 2, Green Belt

Circular 01/2006, Planning For Gypsies and Travellers

The Southern Staffordshire & Northern Warwickshire Gypsy Traveller Accommodation Assessment.

West Midlands Regional Spatial Strategy Interim Policy Statement: Provision of New Accommodation for Gypsies, Travellers and Travelling Show people.

**REASON FOR APPROVAL:**

The site is located in the Green Belt where there is a presumption against inappropriate development. It is the policy of the Local Planning Authority, as set out in the Development Plan and having regard to guidance contained in PPG2 "Green Belt" not to grant planning permission except in very special circumstances, for new buildings or changes to the use other than for the purposes of agriculture and forestry, outdoor sports and recreation facilities, cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, and for the limited extension, alteration or replacement of existing dwellings.

In the opinion of the Local Planning Authority very special circumstances have been established in this application to justify an approval being issued contrary to Policy H13 and in accordance with Policy E2. The circumstances comprise the identification of a short fall in the provision of such sites within the Borough, the fact that the site comprises the re-use of previously developed land by virtue of it being residential curtilage and information pertaining to both educational and health needs having been shown. It is considered that the proposal would not have any adverse or detrimental impact on the character, appearance or open nature of the Green Belt nor raise any impacts on amenity whilst access and highway matters are acceptable. As such the proposal complies with the provisions of policies GP1, GP3, E2, T3 and T5 of the Rugby Borough Local Plan as well as PPG2 on Green Belts.

**INFORMATIVE 1:**

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

**INFORMATIVE 2:**

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the [applicant(s)/ developer(s)] must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

**INFORMATIVE 3:**

The applicant is advised that before any improvement works required by this planning permission are commenced to the existing highway, they may be required to enter into an Agreement under the Highways Act 1980 with the Highway Authority (Warwickshire County Council) and that they should contact them directly in order to ascertain what exactly is required.

**INFORMATIVE 4:**

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

**INFORMATIVE 5;**

In view of the nearby reptile records and composition of the surrounding habitat care should be taken when clearing the ground prior to the development. If any evidence of specially protected species such as adder, grass snake, slow worm or common lizard is found work should stop while Warwickshire Museum Ecology Unit (01926 418060) or Natural England is contacted. Section 9 (part 1) of the Wildlife and Countryside Act 1981 makes it an offence to intentionally or recklessly kill or injure any of the species listed above.

**INFORMATIVE 6:**

This permission relates to the plans submitted as part of this application received by the Council on 19th February 2010.

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	16 <sup>th</sup> June 2010
<b>Report Title</b>	Delegated Decisions – 14 <sup>th</sup> May 2010 to 4 <sup>th</sup> June 2010
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Contact Officer</b>	Maureen Buckland x 3774
<b>Report Subject to Call-in</b>	Y
<b>Report En-Bloc</b>	N
<b>Forward Plan</b>	N
<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 Deputy Chief Executive 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 – 16<sup>th</sup> June 2010**

**Delegated Decisions – 14<sup>th</sup> May 2010 to 4<sup>th</sup> June 2010**

**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: 16<sup>th</sup> June 2010

Subject Matter: Delegated Decisions 14<sup>th</sup> May 2010  
4<sup>th</sup> June 2010

Originating Department: Planning and Culture

**LIST OF BACKGROUND PAPERS**

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

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

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\* Exempt information is contained in the following documents:

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

(\*Delete if not applicable)



DECISIONS TAKEN BY THE DIRECTOR OF TECHNICAL SERVICES UNDER  
DELEGATED POWERS FROM 14<sup>TH</sup> MAY 2010 TO 4<sup>TH</sup> JUNE 2010

**A. APPLICATIONS – DELEGATED**

**Applications  
Refused**

There were no Delegated refusals

**Applications  
Approved**

<i>R10/0284 Approved 14.05.2010</i>	21-27 Regent Street Rugby	Erection of a three storey rear extension to accommodate an internal staircase, and provision of an external staircase
<i>R10/0369 Approved 14.05.2010</i>	Autumn Farm 355 Easenhall Road Rugby	Proposed extension to raise the eaves and ridge levels of the west wing of dwelling (amendment to planning permission R09/0220/HOUS)
<i>R09/0796/PLN Approved 14.05.2010</i>	The Stables Wood Lane Shilton	Erection of an agricultural storage building
<i>R10/0078 Approved 14.05.2010</i>	60 Nelson Way Bilton Rugby	Temporary planning permission – Siting of steel container for drop-in sessions and activities for local youths on land adjacent to 60 Nelson Way
<i>Service Review Ref. No. 878 Approved 14.05.2010</i>	Glebe Farm Barn Birdingbury Road Bourton on Dunsmore Rugby	Renewal of planning permission R04/1096/16911/P for conversion of redundant barn to form a two-storey residential dwelling with side extension
<i>Service Review Ref. No. 333 Approved 17.05.2010</i>	26 Hillmorton Road Rugby	Demolition of the existing garage and section of boundary wall to create a hardstanding parking area which will include the erection of new fencing
<i>R10/0287 Approved 17.05.2010</i>	21 Paddocks Close Wolston Coventry	Erection of first floor side extension and front canopy
<i>R10/0264 Approved 17.05.2010</i>	Rear of 33 Southam Rd. Dunchurch Rugby	Conversion of existing detached garage to studio apartment, including extension and alteration to create first floor accommodation
<i>R10/0388 Amended Approved 17.05.2010</i>	85 Heather Road Binley Woods Coventry	Erection of a car port and provision of a bay window in the front elevation

<i>R10/0151 Approved 18.05.2010</i>	1 Willow Brook Road Wolston Coventry	Erection of a single storey side and rear extension, new pitched roof over existing garage and front canopy
<i>R10/0401 Approved 18.05.2010</i>	52 Bawnmore Road Bilton Rugby	Retrospective application for amendments to planning permission reference no. R08/0627/HOUS (Erection of single and two storey front, side and rear extensions)
<i>R10/0410 Approved 18.05.2010</i>	25 Station Road Clifton upon Dunsmore Rugby	Erection of a part two-storey, part first floor, part single storey side and rear extension (re-submission)
<i>R10/0394 Approved 18.05.2010</i>	Church View Cooks Lane Frankton Rugby	Single storey side extension
<i>R10/0392 Approved 18.05.2010</i>	6 Swedish Houses Birdingbury Road Hill Rugby	Demolition of existing single storey side projection and erection of 2 storey side and single storey rear extensions
<i>R10/0407 Approved 18.05.2010</i>	16 Beswick Gardens Bilton Rugby	Erection of a single storey rear extension
<i>R10/0354 Approved 18.05.2010</i>	29 Fosse Crescent Princethorpe Rugby	Erection of single storey rear extension
<i>R10/0347 Approved 19.05.2010</i>	20 King Street Rugby	Conversion of existing two storey dwelling into two apartments
<i>R10/0374 Approved 20.05.2010</i>	55 Cambridge Street Rugby	Erection of a single storey rear extension
<i>R10/0586 Approved 20.05.2010</i>	15 Chaucer Road Rugby	Erection of a two storey side extension
<i>R10/0462 Approved 21.05.2010</i>	39 Tower Road Rugby	Erection of a two storey rear extension
<i>R10/0309 Approved 21.05.2010</i>	Cawston Farm House Coventry Road Cawston Rugby	Erection of a building and use as additional day care facility to the existing day nursery
<i>R10/0474 Approved 24.05.2010</i>	Hill Cottage School Lane Hill Rugby	Erection of a single storey front extension

<i>R10/0438 Approved 24.05.2010</i>	Land rear of 8 Oakdale Road Binley Woods Coventry	Insertion of obscure glazed side windows and pier to front porches on Type B bungalows approved as part of planning application R09/0669/PLN
<i>R10/0437 Approved 24.05.2010</i>	Land rear of 8 Oakdale Road Binley Woods Coventry	Erection of two 2 bay car ports, provision of an attached car port for one car to property one and amendment to car port approved under planning application R09/0669/PLN
<i>R10/0458 Approved 24.05.2010</i>	Land to the rear of Bilton Social Club 34 The Green Bilton Rugby	Retrospective permission for the installation of an additional radio equipment cabinet
<i>R10/0451 Approved 24.05.2010</i>	One Dental 51-53 Albert Street Rugby	Provision of velux windows to front elevation and dormer window to the rear elevation
<i>R10/0342 Approved 25.05.2010</i>	121 Lower Street Hillmorton Rugby	Partial demolition of dwelling and erection of two storey rear extension, replacement roof, external alterations and provision of access
<i>R10/0465 Approved 25.05.2010</i>	10 Shuckburgh Crescent Bourton on Dunsmore Rugby	Erection of two storey extension to side/rear and single storey extension to rear
<i>Service Review Ref. No. 910 Approved 26.05.2010</i>	St. Marks Church Church Walk Bilton Rugby	Single storey extension to form north porch with toilets, storage and lobby areas
<i>R10/0346 Approved 26.05.2010</i>	121 Lower Street Hillmorton Rugby	Erection of two detached dwellings (1 bungalow and 1 two storey dwelling) with associated vehicle access
<i>R10/0469 Approved 26.05.2010</i>	17 Southfield Road Rugby	Erection of replacement garage/store
<i>R10/0219 Approved 26.05.2010</i>	Featherstone Farm Leamington Road Coventry	Erection of a replacement dwelling
<i>Service Review Team No. 876 Approved 26.05.2010</i>	Ansty House Main Road Ansty	Demolition of dwelling and erection of a replacement dwelling (re-submission)
<i>R10/0422 Approved 26.05.2010</i>	Leam Valley House (formerly Home Farm Bungalow) Post Office Road Leamington Hastings	Erection of a garage/extension to west and extension to south (existing garage and sun room to be removed)

<i>R10/0491 Approved 27.05.2010</i>	4 Fosse Way Stretton on Dunsmore Rugby	Erection of a single storey side extension including a dormer window to the rear (retrospective amendments to planning permission reference R09/0885/HOUS)
<i>R10/0444 Approved 27.05.2010</i>	11 Lutterworth Road Brinklow Rugby	Erection of a single storey side extension and a canopy to the other side elevation
<i>Service Review Team No. 814 Approved 28.05.2010</i>	Elm Farmhouse The Dingles Rugby CV23 9PJ	Renewal of planning permission R05/0054/16920 for erection of two storey and single storey side extensions
<i>R10/0524 Approved 28.05.2010</i>	48 Pinewood Drive Binley Woods Coventry	Erection of single storey conservatory at rear of bungalow
<i>R10/0472 Approved 28.05.2010</i>	1 Elder Close Bilton Rugby	Erection of a conservatory
<i>R10/0507 Approved 28.05.2010</i>	4 Barton Road Bilton Rugby	Erection of a first floor side extension
<i>R10/0421 Approved 28.05.2010</i>	Greenacre Post Office Road Leamington Hastings	Amendment to planning approval ref R08/0921/PACA, to include a two storey rear extension, new single storey link between the garage and dwelling, use of garage loft space as a study and the roof space of the side extension as an en-suite
<i>R10/0112 Approved 28.05.2010</i>	Agricultural land to the rear of Ferndale Main Road Ansty	Erection of a new agricultural building
<i>R10/0435 Approved 01.06.2010</i>	The Ken Marriott Leisure Centre Bruce Williams Way Rugby	Siting of secure metal container for storage of air cylinders at rear of Leisure Centre
<i>R10/0329 Approved 01.06.2010</i>	Castle Hill Riding School Main Street Brandon	Extension to existing manege (retrospective)
<i>R10/0072/MAJP Approved 01.06.2010</i>	Area N. Cawston Grange Off Calveston Road Cawston	Substitution of house types on plot nos. 3, 4, 5, 9, 14, 16, 19, 24, 29, 30, 33 & 34 approved under approval of details ref. no. R06/1865/MAJP, dated 24 <sup>th</sup> January 2007.
<i>R10/0199 Approved 01.06.2010</i>	1 Stretton Road Wolston	Installation of canopy to front elevation of building

<i>R10/0492 Approved 01.06.2010</i>	Woodway Engineering Ltd Lower Road Barnacle	Provision of vehicular access door
<i>R10/0540 Approved 03.06.2010</i>	54 Meadow Road Coventry	Erection of attached garage to side
<i>R10/0561 Approved 03.06.2010</i>	Rose Cottage Main Street Frankton	Conversion of the existing garage to form a granny annexe
<b>Listed Building Consents</b>		
<i>Service Review Ref. No. 1090 Approved 17.05.2010</i>	26 Hillmorton Road Rugby	Listed Building Consent for the demolition of existing detached garage and a section of boundary wall
<i>R10/0475 Approved 28.05.2010</i>	Temple Reading Rooms Barby Road Rugby	Listed Building Consent for internal works to waterproof the semi-basement storage area
<b>Certificate of Lawful Use or Development</b>		
<i>R10/0040/CLE Certificate Issued 25.05.2010</i>	11a Village Farm Birdingbury Road Marton Rugby	Certificate of lawfulness for use of building as a residential dwelling
<b>Approval of Details/ Materials/ Non-material amendments</b>		
<i>R06/2136/PLN Approval of details 20.05.2010</i>	10 Permian Close Rugby	Discharge of Condition 3 – details of surfacing for car parking space
<i>R09/0615/HOUS Approval of non-material changes 27.05.2010</i>	Willow Lodge Hayway Lane Broadwell	Amendments – Roof lights enlarged in right side elevation
<i>R08/1433/DET Approval of details 27.05.2010</i>	Former Peugeot Works London Road Ryton on Dunsmore	Discharge of Condition 13 (archaeology) against outline planning permission R07/2010/OPS for storage, distribution and general industry
<i>R06/0064/MAJP and R07/2055/MRES Approval of non-material changes 28.05.2010</i>	The College Site, Land at Leicester Road Rugby	Amendments to Elevations, Roof Plan and Site Plan

<i>R06/0064/MAJP and R07/2055/MRES Approval of details 28.05.2010</i>	The College Site, Land at Leicester Road Rugby	Discharge of Condition No. 40 – Type, design and colour finish of the proposed weld mesh fence to the site boundaries and the all weather pitches
<i>R06/006/MAJP Approval of details 28.05.2010</i>	The College Site, Land at Leicester Road Rugby	Discharge of Conditions Part 4c and Part 5i as they relate to the College site only External lighting and provision refuse storage facilities
<b><i>Withdrawn/ De-registered</i></b>		
<i>Service Review Ref. No. 234 Withdrawn 19.05.2010</i>	The Forge The Green Broadwell Rugby	Erection of a detached dwelling and a detached garage