

28th June 2010

PLANNING COMMITTEE - 7TH JULY 2010

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 7th July 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 16th June 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. Planning Service Improvement Working Party.
6. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.
7. Statistics of Planning Applications – June 2009 – May 2010.
8. Delegated Decisions – 7th June to 24th 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 – 4) 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). 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 - 7TH JULY 2010
REPORT OF THE HEAD OF PLANNING AND CULTURE
APPLICATIONS FOR CONSIDERATION**

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

No applications recommended for refusal.

Recommendations for Approval

Item	Application Ref Number	Location Site and Description	Page number
1	R09/0704/PLN	Land adjacent to Rosefields, Hinckley Road, Wolvey. Change of Use of Land for the siting of a mobile home	3

Reference number: R09/0704/PLN

Site address: Land adjacent to Rosefields, Hinckley Road, Wolvey.

Description: Change of Use of Land for the siting of a mobile home

Applicant: Mr A. Smith

The Proposal:

Planning permission is sought for the change of use of an area of land on the east side of Hinckley Road, to the north of Wolvey village, for the siting of a mobile home for a gypsy family.

The submitted plans have subsequently been amended during the course of the consideration of the application, moving the proposed position of the mobile home to a more central location at the rear of the site. It is proposed to have a floor area measuring 8m x 3.2m, with a height of 3m to the eaves and 4.1m to the ridge and constructed in Sandtex roughcast walls with an aluminium tiled roof.

A new access is proposed to be created off Hinckley Road (B4104), with a curved driveway leading up to the hard-standing area at the rear of the site on which the mobile home is proposed to be positioned. The ground area of the hard-standing is proposed to measure 20m x 11m. Apart from the first section of the drive off Hinckley Road (which is proposed to be constructed in tarmac) the remaining part and the hard-standing will be constructed in unbound pea gravel.

The frontage of the site is proposed to be enclosed by traditional post and rail fences, with native hedgerow planting alongside, to retain a rural appearance to the site.

Details have also been submitted in support of the proposal, relating to the specific local connections of the family in the area and principally to the educational requirements of the applicants daughter who is currently at a local school.

Authorised Use:

Countryside

Site History:

R09/0426/PLN Erection of detached bungalow Withdrawn 7th July 2009

Technical Considerations:

WCC Highways No objections Subject to conditions

Severn Trent Water No objections Subject to conditions

Third Party Consultation:

Original Plans

Wolvey Parish Council Object Contrary to Green Belt policy. If Borough Council is considering relaxing policy for gypsy pitches then consent should be temporary (3 years), made personal to the applicant and will provide

		Wolvey's contribution to future Gypsy & Traveller pitch allocation.
Neighbours (2)	Object	Object to development of and erosion of the Green Belt. If allowed this would set a precedent. Already a large transient community within the parish (Bramcote Barracks). Also significant traffic problems on B4109.
Councillor A Warwick	Comment	Site is within Green Belt – any application should therefore be temporary and personal to the applicant. The site must also be well screened and conditions preventing more than one mobile home on the site.

Amended Plans (Re-consultation on amended siting)

Wolvey Parish Council	Object	Re-iterate previous objections
Neighbours (1)	Object	Re-iterate previous objection.
Councillor A Warwick	Comment	Re-iterates earlier comments – also confirmed that the applicants daughter attended Wolvey C of E School from 2003 to 2008.

Other Relevant Information.

The site is located in the Green Belt and comprises a parcel of land located between Rosedene Cottage and Rosemere on the eastern side of Hinckley Road. This part of Hinckley Road is characterised by small isolated groups of houses separated by small paddocks and fields. The opposite side of Hinckley Road is more open, comprising larger agricultural fields.

The site measures around 50m x 50m and is fairly flat with limited features. A 1.5m high concrete wall runs along the southern boundary to Rosemere and a conifer hedge runs along the eastern boundary.

Relevant Policies:

Rugby Borough Local Plan (2006) saved.

S3	complies	Rural settlement hierarchy
GP1	complies	Appearance & design of development
GP3	complies	Protection of amenity
E2	conflicts	Green Belt
T3	complies	Access & highway layout
T5	complies	Parking Facilities
H13	conflicts	Gypsy sites

PPG2 Green Belts

Circular 1/2006 'Planning for Gypsy's and Travellers'

W Midlands Regional Spatial Strategy (RSS) – Interim Policy Statement: Provision of New Accommodation for Gypsies, Travellers & Travelling Show People

South Staffordshire & North Warwickshire Gypsy & 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 and also whether the proposal can be justified in the context of an identified need for gypsy and traveller sites within the Borough of Rugby. In addition the proposal also has to be assessed with regard to its acceptability in terms of site layout, its impact on adjoining residential properties and highway safety.

Principle of development.

The site is located in the countryside and in the Green Belt. PPG 2 - 'Green Belts' and saved Local Plan Policy E2 apply in this case. These state that there is a general presumption against development within the Green Belt unless it is for a range of specific purposes, which include agriculture, forestry or essential facilities for outdoor sport. The development of land for residential caravan sites is not specified as an acceptable development and the proposal is 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.

Policy H13 of the saved 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.

Criteria 1 of Policy H13 relates to the level of unmet need for permanent gypsy sites within the Borough, which cannot be met from suitable alternative sites.

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 travellers was adopted, which refined the level of need in the Borough in this policy as 42 pitches over the period 2007 to 2017. This statement is therefore the most recent assessment of the level of provision required in the Borough which is 42 pitches with an additional 5 transit sites.

It should be noted that the new Secretary of State for Communities has recently announced a commitment to abolish RSS's, and that this intention should be considered as a material planning consideration in any decisions that Local Planning Authorities are currently taking. Notwithstanding this, the evidence base set out in the GTAA that supports the target provision is up to date and this demonstrates that there is still a clear unmet need for additional gypsy and traveller pitches in the Borough.

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 H13 & E2 of the Rugby Borough Local Plan.

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. However as a consequence of the delays in the Core Strategy, the timescale for this may have to be revisited. Based on the GTAA figures 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 Policy H 13, relates to the site having convenient access to schools, medical facilities, public transport routes and other local services. The site is located within a 2km walking distance of the village of Wolvey which contains a primary school, a church, a Post Office store and two public houses. The site therefore has convenient access to services without the use of the private car.

Criteria 3 of saved policy H13 and Circular 01/2006 states that 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 very limited 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. This was borne out by the findings of the Planning Inspector in the recent planning appeal at Sunrise Park (next to Woodside and also within the Green Belt) which was allowed principally due to the level of unmet need in the Borough and lack of suitable alternative sites.

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 applicant has also confirmed that he has been unable to find an alternative site in the locality.

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 within 2 km of Wolvey (which is a main rural settlement) and is thus located a reasonable distance from local services and facilities.

As stated above, the site lies within the Green Belt, where there is a general presumption against inappropriate development, unless it is for agriculture and forestry or essential facilities for outdoor sport and recreation, cemeteries and other uses which preserve the openness of the Green Belt. Inappropriate development will therefore not be approved except in very special circumstances

Supporting evidence has been submitted by the applicant's agent regarding the personal circumstances of the family and the need to reside in this immediate area. These are as follows:

- Mr Smith currently lives with his wife and his 12 year old daughter
- The family currently lives on a family owned transit site in the Blaby DC area (in Leicestershire) This site is family owned, but the one permanent pitch on this transit site is owned and occupied by Mr Smith 's son
- Mr Smith is a horse breeder who has to travel to find work. He also attends many of the travellers fairs.
- Mr Smith 's daughter attends Hastings High School in Burbage (Hinckley), which is closer to the proposed Rosefields site, than the transit site that they currently occupy. Mr Smith's daughter has attended this school since she left Wolvey C of E Primary School. She is also settled at her current school and it is important that she stays in education and has continuity of education.

A letter of support has also been submitted from the Head of Year at Hastings High School. This states that Mr Smith's daughter has a good record of attendance, is flourishing at the school and is achieving good assessments. Hastings High School is located in Burbage which is approximately 4.5 km (2.8 miles) from the application site. Although the school is located within Leicestershire, it is the nearest secondary school in relation to the application site. The nearest Warwickshire school is located in Bedworth approximately 7.5 km (4.7 miles) from the application site.

Mr Smith's current residential status in the Blaby DC area has also been investigated in more detail. The transit site is in Enderby, which is approximately 22.5 km (14.0 miles) from the application site. The Enderby site has planning permission for 5 transit pitches (restricted to touring caravans only) and one mobile home for the site manager. This is occupied by Mr Smith 's son and therefore the family cannot reside permanently on this site, without breaching conditions contained in the planning approval for this site.

A key consideration in terms of assessing any special circumstances that could override the presumption against inappropriate development in the Green Belt, relates to the level of local connections that mean that the family could reasonably expect to reside in the Wolvey area. The main determinant in this case relates to the settled nature of the daughters schooling and unmet need in the Borough for gypsy sites.

Councillor Warwick has confirmed in his position as governor of Wolvey School, that Mr Smith's daughter attended the school from 2003 to 2008, and now attends an upper school in Burbage. Therefore it has been demonstrated that Mr Smith's daughter has been educated locally for a number of years. By being able to reside in the area, rather than having to travel a significant distance to school each day, this would have obvious benefits for her schooling and create a more settled home environment. In addition, other children from the Wolvey area travel to school in Burbage, including some of Mr Smith's daughters school friends.

As stated above, there is a significant level of unmet need in the Borough for additional sites for gypsies and travellers, which was clearly identified by the Inspector in the recent Sunrise Park (Ryton) planning appeal decision. It is unlikely that any future sites will be identified and allocated before the GTAA DPD is anticipated to be adopted in 2012. This unmet need is a strong material planning consideration in this case and until such time as the DPD is adopted, it is not considered that there are any suitable alternative sites for the development. This

view was also taken by the Inspector in coming to his decision to allow the Sunrise Park appeal at Ryton.

As such there is an identified bona fide need for the proposed development and very special circumstances existing in the form of the specific educational requirements of the daughter.

Whilst the proposal conflicts with the provisions of Policies E2 and H 13 in the Rugby Borough Local Plan as well as PPS2 'Green Belts', by virtue of the site being in the Green Belt, very special circumstances are considered to exist to justify a departure from this policy.

Paragraphs 45 and 46 of Circular 1/2006 'Planning for Gypsy & Traveller Caravan Sites', provides advice on the use of temporary conditions in cases such as this. Where there is an unmet need, but no alternative site provision in an area, but there is a reasonable expectation that new sites are likely to become available, Local Planning Authorities should give consideration to granting a temporary permission.

The GTSA DPD is unlikely to be adopted in the near future and there will be a further time period required to obtain planning permission on potential future sites that are allocated. It would therefore appear reasonable to allow a temporary planning permission on this site for a 4 year period, which is personal to the applicant and his immediate family. This would be consistent with the approach taken by the Inspector in the Sunrise Park appeal, who allowed a 4 year temporary permission.

Design & Layout/Protection of Amenities.

The originally submitted scheme indicated the proposed location of the mobile home in the northern corner of the site adjacent to the boundary to Rosedene Cottage, with the remaining part as grazing land.

The plans have subsequently been amended and the red line application site boundary altered to move the mobile home location away from this boundary so that it sits more centrally along the rear boundary of the site. This has been requested in order to protect the amenities of the occupiers of Rosedene Cottage from potential noise and disturbance from vehicles entering and leaving the site and to allow room for additional screen planting to be provided.

The amendments will also provide a more open rural appearance on this site, which should now help the proposal to assimilate better into the surrounding landscape by creating a large paddock along the road frontage coupled with hedgerow and tree planting. It is therefore considered that the site will continue to maintain a fairly open appearance, particularly along the road frontage, which is a requirement of development in the Green Belt.

The proposal is therefore considered to comply with Policies GP1 and GP3 of the Rugby Borough Local Plan (2006).

Highways.

Warwickshire CC (Highways) commented that Hinckley Road (B4109) is currently subject to a 50mph speed limit. The proposals show that visibility splays exceeding the minimum standard of 160m in both directions can be achieved at the proposed site entrance, and therefore the proposal is considered to be acceptable in highway terms.

A number of conditions relating to the detailed highway design of the access are recommended.

The proposal is therefore considered to comply with Policies T3 and T5 of the Rugby Borough Local Plan (2006).

Recommendation.

Approve subject to conditions.

DRAFT DECISION

APPLICATION NUMBER

R09/0704/PLN

DATE VALID

04/08/2009

ADDRESS OF DEVELOPMENT

LAND ADJACENT TO ROSEFIELDS
HINCKLEY ROAD
WOLVEY
NR HINCKLEY
LE10 3HQ

APPLICANT/AGENT

Green Planning Solutions
Unit D, Lunesdale,
Shrewsbury
SY4 4TT
On behalf of Mr Aaron Smith

APPLICATION DESCRIPTION

Change of Use of Land for the siting of a mobile home.

CONDITIONS, REASON FOR APPROVAL & 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:

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 site boundaries and hedgerow planting around the paddock 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 mobile home hereby approved 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 1 mobile home as shown on the submitted plans shall be located on the site .

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 3.0 metres, with a gradient not steeper than 1 in 15 and hard surfaced in a bound material for a distance of 7.5 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 5.5 metres from the near edge of the highway carriageway.

c) Visibility splays for vehicles shall be provided and maintained with an 'x' distance of 2.4 metres and 'y' distances of 160 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 not reducing the effective capacity of any highway drain, and 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 (Hinckley Road - B4109) shall not be made other than at the position identified on the plans received by the Local Planning Authority on 20th May 2010 (Drawing No. 09-292-002).

REASON:

In the interests of public and highway safety

CONDITION 7:

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 8:

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

REASON:

In the interest of highway safety.

CONDITION 9;

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

Reason:

The development hereby permitted is specifically intended for Mr and Mrs Aaron Smith and their dependant children as detailed in the submission which represented the very special circumstance and justification given the sites Green Belt location. The temporary permission will allow a reasonable timeframe for the availability of alternative suitable sites to come forward via the LDF Core Strategy process.

CONDITION 10:

The use hereby permitted shall be for a limited period of 4 years from the date of this decision. At the end of this period the use of the land for the siting of a mobile home shall cease, all structures, materials and equipment brought on on to the land in connection with that use shall be removed and the land restored to its former condition.

Reason:

The development hereby permitted is specifically intended for Mr and Mrs Aaron Smith and their dependant children as detailed in the submission which represented the very special circumstance and justification given the sites Green Belt location.

CONDITION 11:

No commercial activities shall take place on the land including the storage of materials and no vehicle over 3.5 tonnes shall be stationed, parked or stored on the land.

Reason:

In the interest of amenity

CONDITION 12:

No external generators shall be used unless they are enclosed and sited in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of amenity.

ADOPTED POLICIES:

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

Planning Policy Guidance Note 2, Green Belt
Circular 01/2006, Planning For Gipsies 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 Policy E2. The circumstances comprise the identification of a short fall in the provision of such sites within the Borough, the fact that the applicants have demonstrated a local connection to the Wolvey area and in particular information pertaining to the educational needs of a dependent child 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 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.

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	7 th July 2010
Report Title	Planning Service Improvement Working Party
Ward Relevance	All
Prior Consultation	Customer and Partnerships Committee – 24 th June 2010
Contact Officer	Robert Back, Forward Planning and Economic Development Manager Tel: 01788 533752
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A

Statutory/Policy Background

Summary Customer and Partnerships Committee on 24th June 2010 considered a report concerning the appointment of representatives to the Planning Service Improvement Working Party.

The Committee decided that the Working Party be disestablished as it had not met since April 2008.

Financial Implications There are no financial implications arising from this report.

Environmental Implications There are no environmental implications arising from this report.

Legal Implications There are no legal implications arising from this report.

Options

None

Recommendation

The report be noted.

***Reasons for
Recommendation***

Planning Committee - 7th July 2010

Planning Service Improvement Working Party

Report of the Head of Planning and Culture

Recommendation

The report be noted.

1.1 INTRODUCTION

Customer and Partnerships Committee on 24th June 2010 considered the appointment of representatives of the Planning Service Improvement Working Party for this municipal year. It decided that the Working Party be disestablished as it had not met since April 2008.

Name of Meeting: Planning Committee

Date Of Meeting: 7th July 2010

Subject Matter: Appointment of Planning Service Improvement Working Party

Originating Department: Head of 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.

* 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)

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	7 th July 2010
Report Title	Statistics for Planning Applications – June 2009 – May 2010
Ward Relevance	All
Prior Consultation	N/A
Contact Officer	Ross Middleton
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	N/A
Statutory/Policy Background	Planning and Local Government Legislation
Summary	The report provides statistics for decisions on planning applications in relation to BVP1 log
Financial Implications	N/A

Environmental Implications N/A

Legal Implications N/A

Options N/A

Recommendation The Report be noted

***Reasons for
Recommendation***

Rugby Borough Council

Planning Committee – 16th June 2010

**Statistics for Planning Applications –
June 2009 – May 2010**

Report of the Head of Planning and Culture

Recommendation

The report be noted

This report shows the planning statistics as they have always been reported at Appendix 1 with the exception of the percentage of the applications determined in 8 weeks being removed and also the new format in line with the government's current development control targets for determining planning applications as specified in the best value performance indicator BVP1 157a, 157b and 157c.

See Appendices 2, 3 and 4

Name of Meeting: Planning Committee

Date Of Meeting: 16th June 2010

Subject Matter: Stats. for Planning Applications –
June 2009 – May 2010

Originating Department: Planning and Culture

LIST OF BACKGROUND PAPERS

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

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* Exempt information is contained in the following documents:

Document No.	Relevant Paragraph of Schedule 12A
--------------	------------------------------------

* There are no background papers relating to this item.

(*Delete if not applicable)

RUGBY BOROUGH COUNCIL
Planning Committee – 7th July 2010
Report of the Head of Planning and Culture
Statistics for Planning Applications June 2009 – May 2010

Statistics for planning applications for the period June 2009 – May 2010

	B/F	Received	Determined	Outstanding
June 2009	333	72	80	325
July 2009	325	71	73	323
August 2009	323	49	45	327
September 2009	327	64	79	312
October 2009	312	48	60	300
November 2009	300	58	72	286
December 2009	286	50	45	291
January 2010	291	34	62	263
February 2010	263	43	58	248
March 2010	248	48	58	238
April	238	70	45	263
May	263	23	69	217
Monthly Average	292	53	62	283

1.1 RECOMMENDATION

The report be noted.

RUGBY BOROUGH COUNCIL

Planning Committee – 7th July 2010

Report of The Head of Planning and Culture

Statistics for Major Planning Applications (Major) – BVP1 157a

The Government's development control targets for Major applications is 60% in thirteen weeks.

Statistics for planning applications for the period June 2009 – May 2010

Month	Applications Determined	Major Applications Determined Within 13 Weeks	% Of Major Applications Determined Within 13 Weeks
June 2009	4	2	50.0%
July 2009	3	1	33.3%
August 2009	0	0	N/A
September 2009	1	0	0.0%
October 2009	0	0	N/A
November 2009	3	1	33.3%
December 2009	0	0	N/A
January 2010	3	0	N/A
February 2010	0	0	N/A
March 2010	1	0	N/A
April 2010	4	4	100%
May	0	0	N/A
Monthly Average	1.6	0.7	42.1%

1.1 RECOMMENDATION

The report be noted

RUGBY BOROUGH COUNCIL

Planning Committee – 7th July 2010

Report of The Head of Planning and Culture

Statistics for Minor Planning Applications (Minor) BVP1 157b

The Government's development control targets for Minor applications is 65% in eight weeks.

Statistics for planning applications for the period May 2009 – May 2010

Month	Applications Determined	Minor Applications Determined Within 8 Weeks	% Of Minor Applications Determined Within 8 Weeks
June 2009	31	19	61.3%
July 2009	28	16	57.1%
August 2009	13	5	38.5%
September 2009	31	18	58.1%
October 2009	18	9	50.0%
November 2009	17	8	47.1%
December 2009	13	9	69.2%
January 2010	22	4	18.2%
February 2010	14	7	50.0%
March 2010	18	7	38.9%
April 2010	18	6	33.3%
May 2010	23	6	26.0%
Monthly Average	21	10	48.0%

1.1 RECOMMENDATION

The report be noted.

RUGBY BOROUGH COUNCIL

Planning Committee – 7th July 2010

Report of The Head of Planning and Culture

Statistics for Other Planning Applications (Other) BVP1 157c

The Government's development control targets for Other applications is 80% in eight weeks.

Statistics for planning applications for the period June 2009 – May 2010

Month	Applications Determined	Other Applications Determined Within 8 Weeks	% of Other Applications Determined Within 8 Weeks
June 2009	45	32	71.1%
July 2009	40	35	87.5%
August 2009	29	23	79.3%
September 2009	42	28	66.6%
October 2009	38	26	68.4%
November 2009	49	32	74.6%
December 2009	25	19	76.0%
January 2010	36	28	77.8%
February 2010	41	20	48.8%
March 2010	39	18	46.2%
April 2010	21	7	33.3%
May 2010	46	14	35.0%
Monthly Average	38	24	63.2%

1.1 RECOMMENDATION

The report be noted.

AGENDA MANAGEMENT SHEET

<i>Name of Meeting</i>	Planning Committee
<i>Date of Meeting</i>	7 th July 2010
<i>Report Title</i>	Delegated Decisions – 7 th June 2010 to 24 th June 2010
<i>Portfolio</i>	N/A
<i>Ward Relevance</i>	All
<i>Prior Consultation</i>	None
<i>Contact Officer</i>	Maureen Buckland x 3774
<i>Report Subject to Call-in</i>	Y
<i>Report En-Bloc</i>	N
<i>Forward Plan</i>	N
<i>Corporate Priorities</i>	N/A
<i>Statutory/Policy Background</i>	Planning and Local Government Legislation
<i>Summary</i>	The report lists the decisions taken by the Deputy Chief Executive under delegated powers
<i>Risk Management Implications</i>	N/A
<i>Financial Implications</i>	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 – 7th July 2010

Delegated Decisions – 7th June 2010 to 24th 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: 7th July 2010

Subject Matter: Delegated Decisions 7th June 2010
24th 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.

* 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 7TH JUNE 2010 TO 24TH JUNE 2010

A. APPLICATIONS – DELEGATED

**Applications
Refused**

<i>R10/0120 Refused 17.06.2010</i>	16 Two Pike Leys Rugby	Erection of a first floor extension above garage to accommodate study and creation of a new driveway
<i>R10/0420 Refused 18.06.2010</i>	Dunchurch Fish Bar 36 Southam Road Dunchurch Rugby	Retention of replacement shop front

**Applications
Approved**

<i>R10/0515 Approved 07.06.2010</i>	122 Ashlawn Road Rugby	Erection of a single storey side extension and provision of a new pitched roof and dormer window utilising the roof space to increase bedroom size
<i>R10/0436 Approved 07.06.2010</i>	4 Highgrove Bawnmore Road Rugby	Erection of single storey rear extension and covered link
<i>R10/0527 Approved 07.06.2010</i>	140 Dunchurch Road Rugby	Erection of a two storey rear extension
<i>R10/0422 Approved 07.06.2010</i>	33 Holly Drive Ryton on Dunsmore	Erection of a single storey front extension
<i>R10/0556 Approved 07.06.2010</i>	13 Montague Road Bilton Rugby	Erection of a two storey side extension
<i>R10/0547 Approved 08.06.2010</i>	Ash Fell Hall Lane Hinckley	Erection of a two storey front extension
<i>R10/0530 Approved 08.06.2010</i>	Offices 2 Somers Road New Bilton Rugby	Change of use of first floor offices (Class B1a) to café (Class A3)
<i>R10/0580 Approved 08.06.2010</i>	5 Boswell Road Rugby	Erection of an annexe

<i>R10/0399 Approved 08.06.2010</i>	50 Alwyn Road Rugby	Erection of a single storey front extension
<i>R10/0510 Approved 08.06.2010</i>	66 Malvern Avenue Hillmorton Rugby	Erection of a two storey side extension and single storey rear extension
<i>R10/0665 Approved 08./06.2010</i>	27 Percival Road Rugby	Waiver of Condition 3 (front gable materials) of Planning Permission reference R09/0932/HOUS (increasing the ridge height and provision of dormer extensions to the front and rear to provide first floor accommodation, and provision of a mono-pitched roof to the front elevation).
<i>R10/0402 Approved 09.06.2010</i>	Lineside Nursery Rugby Road Church Lawford Rugby	Erection of an agricultural barn for use as a potting shed and store
<i>R10/0218 Approved 09.06.2010</i>	Overslade Community Centre Buchanan Road Rugby	Proposed extensions to Community Centre and associated alterations (retrospective minor material amendment to previously approved planning permission granted 9 th October 2006)
<i>R10/0239 Approved 09.06.2010</i>	Oak Lodge Cathiron Lane Cathiron Rugby	Single and two storey rear extension
<i>R10/0278 Approved 11.06.2010</i>	BP Paddock Filling Station 339 Hillmorton Road Rugby	Retrospective application to vary condition No. 6 of planning permission ref. no. 21114/69/10A/S granted 26 th January 1970 to continue to provide 24 hour opening for a temporary period for 12 months
<i>R10/0246 Approved 11.06.2010</i>	60 Percival Road Rugby	Erection of two storey and first floor rear extensions
<i>R10/0463 Approved 11.06.2010</i>	16 Eydon Close Rugby	Conversion of integral garage into home office and games room
<i>R10/0603 Approved 11.06.2010</i>	8 Abbots Walk Binley Woods Coventry	Single storey side extension
<i>R10/0621 Approved 11.06.2010</i>	84 Newbold Road Rugby	Erection of single storey rear extension
<i>R10/0262 Approved 11.06.2010</i>	Herbert Gray College Little Church Street Rugby	Retention of temporary security fencing

<i>R10/0528 Approved 11.06.2010</i>	9 Lower Street Rugby	Erection of 4 houses (accessed from Constable Road) and 1 bungalow (accessed from Lower Street) – amendment to planning permission reference 210 to show amended siting of bungalow, revised rear garden boundaries for proposed houses and amended site boundary
<i>R10/0624 Approved 14.06.2010</i>	45 Lutterworth Road Rugby	Erection of single storey side and rear extensions
<i>R10/0557 Approved 14.06.2010</i>	Converteam UK Ltd. Boughton Road Brownsover Rugby	Continuation of use of land for the siting of 2 no. storage units
<i>R10/0607 Approved 15.06.2010</i>	Former Land adjoining 6 Chapel Street Long Lawford Rugby	Variation of Condition 2 (landscaping) of Planning Permission R08/1689/PLN for the erection of a detached dwelling
<i>R10/0663 Approved 16.06.2010</i>	26 Macbeth Close Bilton Rugby	Single storey front and rear extension
<i>R10/0441 Approved 16.06.2010</i>	Princethorpe College Leamington Road Princethorpe Rugby	Creation of new entrance lobby to the Art Department to create link to art facilities with new level access to rear of school. Demolition of existing ramp and steps to rear entrance and creation of new ramp access and entrance steps, new widened access door and glazed screen
<i>R10/0666 Approved 17.06.2010</i>	55 Montague Road Bilton Rugby	Erection of a single storey side extension and addition of render finish to detached garage
<i>R10/0296 Approved 17.06.2010</i>	155 Oxford Street Rugby	Conversion of existing dwelling into one three bedroom unit and one two bedroom unit including a single storey side extension
<i>R10/0635 Approved 17.06.2010</i>	Kimblewick Homestead Coventry Road Dunchurch Rugby	Erection of a shed / kids play house in the garden
<i>R10/0670 Approved 21.06.2010</i>	3 White Barn Close Willoughby Rugby	Erection of a rear conservatory
<i>R10/0522 Approved 22.06.2010</i>	Rugby School The Design Centre Oak Street Rugby	Erection of first floor extension to provide additional classrooms for the Design Centre – a building which abuts the adjacent Listed Racquets Court building

<i>R10/0178 Approved 24.06.2010</i>	6 Lansdowne Place Rugby	Erection of two and single storey extension to side, pitched roof to replace existing flat roof to rear
<i>R10/0450 Approved 24.06.2010</i>	Station Farm Coventry Road Dunchurch Rugby	Extension of existing outbuilding and use as a pottery and art workshop (resubmission)
Listed Building Consents		
<i>R10/0485 Approved 08.06.2010</i>	Little Orchard Main Street Willey Rugby	Listed Building Consent for replacement window
<i>R10/0502 Approved 08.06.2010</i>	Flat 5 9 Bilton Road Rugby	Listed Building Consent for the removal of existing fire escape and creation of new wrought iron balcony and increase width of existing door
<i>R10/0485 Approved 08.06.2010</i>	Little Orchard Main Street Willey Rugby	Listed Building Consent for replacement window
<i>R10/0525 Approved 11.06.2010</i>	Herbert Gray College Little Church Street Rugby	Listed Building application for the retention of temporary security fencing
<i>R10/0443 Approved 16.06.2010</i>	Princethorpe College Leamington Road Rugby	Listed Building Consent for the creation of a new entrance lobby to the Art Department to create link to art facilities with new level access to rear of school. Demolition of existing ramp and steps to rear entrance, and creation of new ramp access and entrance steps, new widened access door and glazed screen.
<i>R10/0523 Approved 22.06.2010</i>	Rugby School The Design Centre Oak Street Rugby	Erection of first floor extension to provide additional classrooms for the design Centre – a building which abuts the Listed Racquets Court building
<i>R10/0267 Approved 23.06.2010</i>	Rugby School Whitelaw House 4 Hillmorton Road Rugby	Partial re-roofing, replacement of defective guttering and downpipes and repair of damaged cills
<i>R10/0569 Approved 23.06.2010</i>	Rugby School School House Lawrence Sheriff Street Rugby	Restoration of headmasters' stair

Advertisement Consents

<i>R10/0604 Approved 17.06.2010</i>	Dunchurch & Thurlaston Working Mens Club The Green Dunchurch Rugby	Display of 1 no. hanging sign and 1 no. internally illuminated fascia sign
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Certificate of Lawful Use or Development

<i>R10/0429 Certificate issued 10.06.2010</i>	Land to the rear of Konkers Main Street Harborough Magna	The use of land as ancillary residential cartilage to the property known as Konkers, Main Street, Harborough Magna, Rugby, CV23 0HS
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Agricultural Determinations

<i>R10/0768 Prior Approval NOT required 15.06.2010</i>	Withybrook Hall Farm Main Street Withybrook Coventry	Determination as to whether prior approval is required for erection of a general purpose storage building.
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Approval of Details/ Materials

<i>R09/0309/PACA Approval of details 08.06.2010</i>	5 Royal George Buildings Market Place Rugby	Provision of a replacement shop front – discharge of Condition 3 and 4
<i>R09/0322/PLN Approval of details 09.06.2010</i>	Medda Place Coventry Road Thurlaston Rugby	Retrospective consent for change of use of land to mixed use as a nursery and for storage of up to 70 no. caravan, including provision of a chain link fence – discharge of Condition 4
<i>R09/0903/HOUS Approval of non- material changes 09.06.2010</i>	13 Rugby Lane Stretton on Dunsmore Rugby	Erection of a single storey side and rear extension – changes to door and window scheme
<i>E2E 1101 Approval of non- material changes 11.06.2010</i>	National Policing Improvement Agency Leamington Road Ryton on Dunsmore	Erection of an extension to existing dining room (temporary for a period of up to 5 years) – amended positioning of extension
<i>R06/1490/MAJP Approval of details 16.06.2010</i>	Land rear of 42-54 Winfield Street and 27-43 South Street Rugby	Demolition of existing garages and workshops and erection of 10 no. 2 bed apartments and 2 no. 1 bed apartments and provision of parking and recreational area – discharge of Conditions 5, 8, 12, 13, 14 and 16
<i>R10/0346 Approval of details 17.06.2010</i>	121 Lower Street Hillmorton Rugby	Erection of two detached dwellings (1 bungalow and 1 two storey dwelling) with associated vehicle access – discharge of Conditions 2 and 5

<i>R10/0342 Approval of details 17.06.2010</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 – discharge of Conditions 2 and 5
<i>R06/0525/PLN Approval of non-material changes 21.06.2010</i>	46 Crick Road Hillmorton Rugby	Demolition of existing and erection of 3 no. detached dwellings with attached garages – amendments to design of house type on Plot 3
<i>R09/0895/HOUS Approval of non-material changes 22.06.2010</i>	269 Hillmorton Road Rugby	Alterations and extensions to the existing dwelling – permission approved 02.12.2009
<i>Withdrawn/ De-registered</i>		
<i>R09/0863/PLN Withdrawn 02.06.2010</i>	Land rear of 6 Somers Road New Bilton Rugby	Erection of a concrete batching plant together with associated buildings and works
<i>R10/0612 Withdrawn 08.06.2010</i>	31 Albert Street Rugby	Demolition of building and provision of parking area with associated works
<i>R10/0710 Withdrawn 08.06.2010</i>	4 Tank Cottages Newbold Road Rugby	Erection of single storey and first floor extensions and works to repair fire damage.
<i>R10/0267 Withdrawn 14.06.2010</i>	Herbert Gray College Little Church Street Rugby	Display of advertisements on existing hoarding/security fencing
<i>R10/0707 Withdrawn 18.06.2010</i>	Heathfields Lawford Heath Rugby	Erection of detached building to provide farm office, parking & staff facilities, erection of single storey extension to front of house.