

16th July 2010

PLANNING COMMITTEE - 28TH JULY 2010

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 28th July 2010 in the Council Chamber, Town Hall, Rugby.

Site Visits

Site visits will be held at the following times and locations.

3.30pm Land at Copston Lane, Copston Magna
4.00pm 5 Newbold Road, 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 7th July 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. Statistics of Planning Applications – July 2009 – June 2010.
7. Delegated Decisions – 25th June 2010 – 16th July 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.

**RUGBY BOROUGH COUNCIL
PLANNING COMMITTEE - 28TH 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

Item	Application Ref Number	Location Site and Description	Page number
1	R08/0303/ MRES	5 Newbold Road, Rugby. Reserved matters application for residential development comprising 7 one-bed and 5 two-bed flats (Outline Planning Permission R05/1197/2339/MAJP).	3

Recommendations for Approval

Item	Application Ref Number	Location Site and Description	Page number
2	R10/0593	Land adjacent to 15 Green Lane, Brinklow. Erection of a detached two-bed bungalow (re-submission)	10
3	R10/0313	Land adjacent to Beeches, Rugby Road, Princethorpe. Erection of an agricultural worker's dwelling (reserved matters application).	16
4	R10/0440	Woodhouse, Leamington Road, Princethorpe Proposed extension of hotel to provide permanent function suite (to replace existing temporary marquee) together with associated facilities and car parking.	22
5	R10/0602	Land at Copston Lane, Copston Magna. Erection of 60 metre high meteorological mast to measure wind speed (temporary period of 24 months)	35

Reference number: R08/0303/MRES

Site address: 5 Newbold Road, Rugby

Description : Reserved matters application for residential development comprising 7 one-bed and 5 two-bed flats (Outline Planning Permission R05/1197/2339/MAJP).

Applicant: Mr D O'Brien

Case Officer: Nigel Reeves (x3685)

The Proposal

The application site is located within the urban area of Rugby, just to the north of the town centre on Newbold Road directly opposite the Town Hall. It is situated within a wider area allocated in the Rugby Borough Local Plan as being predominantly residential.

Outline planning permission was granted on 3rd March 2006 for residential development comprising 7 no. one-bedroom and 5 no. two-bedroom apartments and the associated widening of the access (R05/1197/2339/MAJP). This proposal would involve the demolition of the existing late Victorian/early Edwardian building which has been significantly extended by outbuildings to the rear.

Reserved matters approval is now sought for the outstanding reserved matters set out in condition 3 of the outline approval. These are:

- the layout of the development of the site
- the siting, size, height, design and external appearance of the proposed building including facing materials to be used on all external surfaces
- the landscaping of the site

The current proposal is for the construction of a building with a roughly 'T-shaped' floor plan on the approximate site of the existing office building. The front element will comprise a 4-storey building (including the top floor within the roofspace) designed with a central gable feature and a mansard type roof with half hips at each end. There is also a small two-storey side projection on the south side. There is also a large two-storey rear projection with a hipped roof at the end.

In total the proposal will provide 12 flats (7 one-bed and 5 two-bed). The forecourt to the building, which is currently mainly hard surfaced in tarmac will remain relatively unchanged. The access to this forecourt area is in the same position as the existing access to the site from Newbold Road, which is adjacent to a pedestrian crossing over this road. 12 car parking spaces are proposed to be provided in this area. Bins stores and bicycle storage facilities are also shown to be provided.

There are also 3 lime trees on the site that are protected by a tree preservation order. A site survey showing the location of the existing buildings and the position of canopy spreads of the trees has been submitted with the application.

The gable wall of the proposed apartment building is to be proposed to be sited approximately 6.75m from the side wall of the adjoining house (No. 7 Newbold Road). The side elevation of the two-storey rear projection is located between 8.5m and 7.8m from the side boundary to this property and 1.0m from the rear boundary. The two-storey side projection to the main

building is approximately 4.0m from the southern boundary and 8.2m from the rear elevation of No. 3 Newbold Road, which is in commercial use.

Cllr Kirby requested a site visit on this application, when it was originally submitted, and hence its determination by the Planning Committee.

Authorised Use

Offices (B2) and Public Hall (Class D1)

Site History.

Outline application for erection of 15 apartments – withdrawn 31/05/2005
Partial change of use from A2 (Court Building) to D1 (Spiritual Centre) – approved 8/06/2005
Outline application for 14 apartments – withdrawn 21/09/2005

Technical Consultations.

WCC Highways	No objections	Subject to conditions
Tree Officer	No objections	Subject to conditions
Warwickshire Wildlife Trust	No objection	Request bat survey before development is commenced
Warwickshire Fire & Rescue	No objection	

Representations.

Originally Submitted Scheme.

Neighbours (12) and 1 petition containing 40 signatures.
Object on the following grounds:
Loss of light; overly intrusive; overlooking; loss of privacy; proposed materials inappropriate; parking problems; impact on trees covered by Tree Preservation Orders (TPO's); loss of view; scale; character; density; unacceptable massing; out of character with area; loss of amenity; insufficient parking and turning space; proximity of windows to boundary with 7 Newbold Road; insufficient parking spaces; overbearing impact on surrounding residential dwellings; visually out of keeping with the area; vehicular access to the site dangerous; highway and pedestrian safety; design; and appearance.

Amended Scheme.

Neighbours (6) including 1 letter on behalf of local residents in St John St, Dale Street, Oliver St and Newbold Rd.
Object on the following grounds:

Same objections to those made in 2006 and 2008 remain, overlooking, loss of privacy, parking problems caused by many multi-let properties in the area (residential parking scheme in area already overloaded, new crossing installed on Newbold Rd by entrance to site – possible danger – many children and mums use this crossing, building at rear far larger than existing single-storey extension, impact on trees, impact on open views from our property, building out of character with rest of area – new scheme is monolithic in scale and character, unacceptable building massing, loss of amenity, privacy and light, impact of development so close to our property boundary, impact on trees.

Planning Policies

S1	Complies	Urban development priorities
S2	Complies	Release of development land
S4	Complies	Windfall developments
GP1	Conflicts	Appearance and design of development

GP2	Complies	Landscaping
GP3	Conflicts	Protection of amenity
T3	Complies	Access and highway layout
T5	Complies	Parking facilities
PPS1	Conflicts	Delivering Sustainable Development
PPS3	Conflicts	Housing

Considerations

The principle of the development of this site for 12 flats and the access to the site has already been established by the granting of the outline planning permission in 2005.

The key issues to assess relates to whether the proposal is acceptable in terms of; its appearance & design and impact on the character of the surrounding area, its impact on neighbouring properties and the impact of the proposal on protected trees.

Appearance & Design and Impact on the Character of the Area

Policy GP1 relates to the appearance and design of development, and this states that proposals for development should amongst other things:

- be integrated with any settlement of which it would be part and be consistent and compatible with the scale and form of the settlement (proviso 1)
- create an attractive relationship between buildings and open space, access routes and natural and other features (proviso 5)
- ensure the scale, massing, form orientation and height of buildings (as well as use of materials and detailing) is attractive and unobtrusive and does not detract from local amenity or the appearance of any building being extended or otherwise altered (proviso 6)
- respect the townscape and landscape characteristics of the area, including the scale and form of the buildings, the use of materials, fenestration and detailing which contribute to its distinctive quality (proviso 8)
- respects the contribution of existing open land to visual amenity (proviso 11)

Newbold Road forms one of the main routes and entrances into Rugby Town Centre from the north. The character and appearance of parts of this road has declined over the years due to highway improvement proposals that never materialised, which blighted certain properties.

A small part of Newbold Road which contains the application site and the two adjoining properties is characterised by larger detached properties situated in fairly large gardens with buildings set back from the road. There is also some mature trees and landscaping within these gardens/forecourts, which combine to produce a more landscape dominant character. This is in marked contrast with the character of other parts of Newbold Road, which are built to a much higher density and thus has a more urban appearance. It is therefore considered important that this landscape dominant character is retained and not denuded by further inappropriate development.

The main building on the application site comprises a two-storey property with a third floor partly provided in the roofspace. This building is characterised by a gable feature with square bay windows, and the main ridgeline running parallel to Newbold Road. Skyline interest is supplied by chimneys and overhanging eaves features.

No. 7 Newbold Road also has a similar domestic scale comprising a two-storey property with gable projections on the front elevation and chimneys to provide skyline interest.

No3 Newbold Road is located on the corner of Newbold Road and Oliver Street and again is two-storeys in height. The grey blue bricks used on this property (with stone cills and quoins) contrasts with the red/brown bricks used on the other two properties.

The proposed apartment building has a significantly larger bulk and mass to the existing property. When the outline planning permission was under consideration, indicative sketch designs were provided by the applicant at that time to demonstrate that a building containing 12 flats could be accommodated on this site. A condition (no. 14) restricted the height of the proposed to a maximum of 12m, which is the height of the existing building.

The granting of an outline planning permission with all matters reserved except for access can be problematic, particularly on constrained sites in urban locations such as this one, when the overall design, scale and massing of the building is not agreed at the outline stage. This has partly been rectified by the issuing of new guidance in August 2006 'Guidance on Changes to the Development Control System' by the DCLG. This now requires an indicative layout to be provided, and scale parameters (upper and lower limits for height, width and length of each building) to be included for consideration at the outline stage.

There has been a significant amount of discussion with the applicant's agent to try to produce a scheme that fits this constrained site. Following the submission of a site survey (which produced a slightly different site area from that in the original submission), a building footprint that is broadly acceptable has now been produced. Unfortunately issues relating to design, scale and massing of the proposed building remain to be resolved.

The proposed building in terms of its design, scale and massing is considered to be detrimental to the character and appearance of this area for the following reasons:

It would introduce a building which has a significantly larger height, scale and massing that is not consistent or compatible with the scale and form of the adjoining properties on this part of Newbold Road, particularly No. 7 Newbold Road. (The submitted street-scene elevation also shows the height of No. 7 plotted incorrectly – it is estimated that the height to the eaves on No.7 it is 5.0m not 6.6m and to the main gable it is 7.7m not 9.8m as indicated on the drawings). When the drawing is adjusted, the proposed building on the application site appears to be significantly larger than No.5 – approximately 3.0 to 3.5m higher.

The proposed building is in effect a four-storey building trying to fit into a street elevation that in effect comprises two-storey buildings with some additional floorspace in the roof at second floor level in the existing property on the application site.

In terms of bulk and massing, the main part of the building has quite a wide front elevation (measuring 15m) which is broken up by a central gable feature. The existing property measures only 11.2 and has significantly more variety in its built form – a more pronounced front gable, varying height eaves, bay windows, chimneys and overhanging eaves to provide shadowing – to provide a much more interesting and vibrant building elevation. The indicative sketch drawings did produce a larger building form and massing, but attempted to replicate these design cues in a more modern manner, with a combination of gable projections, a variety of roof planes and roof heights and balconies to provide visual interest in the elevation. In comparison the proposal currently under consideration is considered to be fairly bland in comparison and lacks the visual interest that is appropriate for this prominent site.

The bulk and massing of the roof, (which includes an awkward flat roof mansard design which is not common to Rugby), is also likely to be visible from a number of locations around the site, including from points along Newbold Road to the south and from Oliver Street.

In conclusion, the amended design of the proposed building is considered to be detrimental to the character and appearance of this part of Newbold Road. The proposals are therefore

contrary to Policy GP1 in the Rugby Borough Local Plan (2006) and national planning policy guidance set out in PPS1 and PPS3.

Residential Amenity.

Policy GP3 of the Rugby Borough Local Plan states that the amenity of neighbouring residents should be protected.

The current proposal moves the building further away from No 7 Newbold Road compared to the location of the existing building and the two-storey rear projection has been reduced in height, compared to three-storeys shown in the indicative scheme that accompanied the outline planning application. This element of the current proposal is considered to be an improvement over the original sketch proposal that accompanied the outline permission.

The relationship to the adjoining residential properties in Dale Street and St John Street is considered to be acceptable given the distances between the proposed and existing – the rear elevation of the two-storey rear projection (which does not contain any windows) will be 20 m from the rear elevations of dwellings and 10.5m from the garden boundaries of properties in Dale Street. Although the ground level at the application site is approximately 1m higher, any possible adverse impact of bulk and massing is negated by the fact that a hipped end roof is provided. The rear elevations of properties in St John Street are 21m from the site boundary, which is considered to be acceptable.

The previous outline planning approval did contain a condition (condition 12) preventing any windows being sited within 9m of the boundary with No. 7 Newbold Road. A separate application has also been submitted to vary this condition.

It is important to note the function of the proposed windows in the part of the building closest to this boundary, as they will have differing impacts on the adjoining residential amenities of No 7 Newbold Road. Bathrooms, kitchens and bedrooms have relatively less impact as they are not the main habitable rooms in flats. Living rooms, especially those with Juliet balconies, are likely to encourage occupiers to stand and linger and thus have more potential to overlook adjoining land. In this instance it is considered that the first floor living room windows to Flat 7, being only 8.5m from this boundary and directly overlooking the patio at the rear of No. 7 would result in an unacceptable loss of privacy.

The living room windows in the side gable to Flat 6 at first floor level and Flat 11 at second floor level also overlook this patio and are only 6m from this boundary, which is again considered to result in an unacceptable loss of privacy to the adjoining property.

Therefore the proposal is considered to conflict with Policy GP3 of the Rugby Borough Local Plan (2006).

Trees

A tree survey has been submitted with the application, which measures the canopy spread and root protection area (RPA) around the protected lime trees. These have been plotted on the submitted layout plan. This demonstrates that the building will be located outside of the RPA's of these trees.

The Council's Tree Officer therefore raises no objections to the latest proposal subject to suitable conditions to ensure the protection of all of the trees on this site, including:

- a detailed arboricultural method statement/tree protection plan
- the protection of all trees identified for retention, and ,
- a replacement tree planting scheme

Highways.

The Highway Authority raises no objections to the current proposal as the means of access to the site has already been agreed at the outline stage. This was on the basis that traffic generation for 12 flats would be similar in nature to the existing use.

12 car parking spaces are proposed, which is considered to be acceptable given the location of the site close to the town centre.

The proposal is therefore considered to comply with Local Plan Policies T3 & T5.

Recommendations

Refuse for the following reasons:

DRAFT DECISION

APPLICATION NUMBER

R08/0303/MRES

DATE VALID

19/02/2008

ADDRESS OF DEVELOPMENT

5 NEWBOLD ROAD
RUGBY
CV21 2RN

APPLICANT/AGENT

Mr D O'brien
Copperoak Builders Limited
Rugby
Warwickshire
CV21 2RN

APPLICATION DESCRIPTION

Reserved Matters application for residential development comprising of 7no. one bedroom and 5no. two bedroom Flats against outline planning permission R05/1197/2339/MAJP

CONDITIONS, REASON FOR APPROVAL & RELEVANT DEVELOPMENT PLAN POLICIES

REASON 1:

This part of Newbold Road immediately adjoining the application site is characterised mainly by two-storey buildings/dwellings positioned on fairly large plots, with front gardens containing significant levels of landscaping (including mature trees which are protected by preservation orders), which provides a low-density, landscape-dominant character, along a main route into Rugby town centre. The proposed development is considered by virtue of its height, design, location, bulk and massing to be unsympathetic to the appearance and character of the area, which if approved would constitute an incongruous form of development which would be detrimental to the established character and visual amenity of the area. It would therefore be contrary to Policy GP1 of the Rugby Borough Local Plan 2006 and National Policy Guidance contained in PPS1 and PPS3 which specifically seeks to ensure all new development is in keeping with the form of the surrounding area.

REASON 2:

The proposal would result in an unacceptable level of overlooking from certain main habitable room windows in the proposed buildings due to their positioning close to the property boundary, leading to an adverse impact on the residential amenities of the adjoining property (No. 7 Newbold Road) by virtue of potential overlooking of private amenity space close at the rear of this property. It would therefore be contrary to Policy GP3 of the Rugby Borough Local Plan 2006

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Policies GP1, GP2, GP3, T3, T5, S1, S2 & S4 of the saved Rugby Borough Local Plan (2006)

PPS1 and PPS3

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

Prepared by: Nigel Reeves 19th July 2010

Reference number: R10/0593

Site address: Land adjacent to 15 Green Lane, Brinklow

Description : Erection of a detached two-bed bungalow (re-submission)

The Proposal;

Planning permission is sought for the erection of a detached two-bed bungalow to be accessed via a dropped kerb access off Green Lane. The submitted plans detail it will be constructed of rendered brickwork with a tiled roof whilst also having a 1.8m high close-boarded fence around the rear garden with a 1m high timber fence to the front. Entry to the dwelling will be via the main door in the south facing flank wall accessed via a 0.9m wide path. In the north facing flank wall there will be 2 windows serving a utility room and a WC whilst in the south facing flank wall there will be 1 en-suite bathroom window and a window to the kitchen / dining area. Amended plans have been received re-positioning the WC and bathroom windows from the north facing flank wall to the roof slope.

Site History;

Demolition of the existing detached bungalow and garage and the erection of 2 detached dwellings	Approved 14.05.2008
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Erection of a detached bungalow.	Refused 03.06.2009
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Erection of a detached bungalow (re-submission) and dismissed on appeal	Refused 07.09.2009
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Consultee Responses;

Highway Authority	Object	On the grounds that the LPA's parking standards are being used to justify inadequate parking however provides a list of conditions should the LPA be minded to approve.
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Third Party Responses;

Neighbours (2)	Object	On the grounds of the private sewer serving these houses not of sufficient size to accommodate a further dwelling; access road too narrow; increased traffic; and inadequate parking provision.
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Other Relevant Information;

The site is currently occupied by a detached bungalow with detached garage and is bordered by 1 and 2 metre high boundary treatment in the forms of brick wall, fencing and hedging. Ground levels on the site are level and a mixture of residential units and agricultural fields surrounds the site.

This application is a further submission following the previous 2 refusals including the latter of the 2 refusals having been dismissed on appeal. Both previous applications for a bungalow were refused for 2 reasons firstly relating to inadequate access and

turning area and secondly relating to the cramped nature and appearance of the development in the street scene. In the Planning Inspectors report dismissing the appeal it states that the substandard access width of 3m coupled with the provision of 2 parking spaces with inadequate turning and manoeuvring space would likely result in vehicles reversing out onto Green Lane to the detriment of highway safety. The report continues by stating that the design, appearance and siting of the bungalow within the plot would not be out of keeping or cramped given the current situation in the area nor impact on amenity.

The main difference between this application and that dismissed on appeal is that the access width has been increased from 3m to 3.5m and on-site parking spaces reduced from 2 to 1. The design, appearance and plans of the actual bungalow the same as that previously submitted in the refused and dismissed application.

Relevant Policies;

RBLP Policy S3	Complies	Rural Settlement Hierarchy.
RBLP Policy GP1	Complies	Design & Appearance
RBLP Policy GP3	Complies	Protection Of Amenities
RBLP Policy T3	Complies	Access & Layout
RBLP Policy T5	Conflicts	Parking Facilities

Planning Policy Statement 3, 'Housing'

Consideration;

Policy S3 details the rural settlement hierarchy and details Brinklow as being a main rural settlement where small-scale developments will be permitted. In this instance the erection of an additional bungalow adjacent to the existing bungalow is, due to the numbers involved, considered to be a small scale development and as such complies with the requirements of this policy.

Recent changes to guidance contained in Planning Policy Statement 3 on Housing has seen the classification of residential gardens change from brown field to green field where new developments should normally be resisted unless circumstances exist to allow them. In this instance there is a current permission for the erection of 2 detached dwellings that could be implemented immediately whilst the appeal decision on the previously refused application indicated that this extant permission has established the suitability and capability of this area of garden to be developed for residential purposes. As such, whilst the proposal conflicts with the contents of PPS3, circumstances exist that has established the site to provide residential accommodation and is therefore in this instance acceptable.

The design, appearance, height, scale, massing and proportions of the proposed dwelling are identical to those submitted and refused in the previous application. In the dismissed appeal the Inspector considered that although the application site was narrow the proposal would not be untypical of many other plots in the vicinity in terms of site coverage. Its design and appearance are all very similar to the existing bungalow on the site whilst its height, scale, massing and proportions are similar not only to the existing bungalow but other bungalows in the area. The application forms detail that it will be finished with white rendered walls, plain grey roof tiles as well as white windows, doors and rain water goods. These materials are the same as the

existing neighbouring bungalow as well as being common place in the locality so as not to be out of keeping. As such it complies with the requirements of policy GP1.

The provisions of policy GP3 are such that they seek to ensure that the amenities of neighbouring sites and proposed developments are protected. In this instance, whilst the proposal is located on the site boundary with the existing bungalow and will due to this position reduce light to the existing windows, all the rooms served by these flank wall windows on the donor property are secondary windows with a reasonable level of light to the rooms still being achieved by their primary windows. The repositioning of the windows from the flank wall to the roof slope in the proposal will ensure no loss of privacy or overlooking. Overall the proposal therefore complies with the requirements of this policy.

Policy T3 deals with highway access and layout whilst policy T5 relates to parking levels. The Highway Authority has objected to the scheme. In their assessment of the proposal they detail that the proposed access and layout arrangements are satisfactory and meet the required standards. It continues by detailing that the basis for the objection is that only one on-site car parking space is proposed as opposed to two which they would prefer. On this basis they object on the grounds of maximum parking standards being used to justify inadequate parking levels in respect of the proposal.

In response to this the Council's maximum parking standards are in-line with Government guidance and as such so long as parking levels within and do not exceed the maximum number required then it complies with policy. The proposal requires a maximum of 2 on-site spaces so the provision of one is in accordance with this requirement and therefore the policy. Furthermore, in the response of the Highway Authority it is stated that the proposed highway access and layout, which includes the parking area, has been assessed in conjunction with vehicular movement capabilities in the site which shows that in its current layout any more than one car would result in a detrimental impact on highway and pedestrian safety as a result of inadequate turning space leading to vehicles reversing out. On balance therefore it is considered that the proposal complies with policy T3.

Given the relatively restricted nature of the site it is considered appropriate that permitted development rights be removed in order to prevent extensions that would adversely impact on the amenities of its future occupiers as well as neighbouring sites.

Recommendation;

Recommend approval subject to conditions;

DRAFT DECISION

APPLICATION NUMBER

R10/0593

DATE VALID

31/03/2010

ADDRESS OF DEVELOPMENT

LAND ADJACENT TO
15 GREEN LANE
BRINKLOW
RUGBY
CV23 0NU

APPLICANT/AGENT

Matthew Holcroft
Mh Architectural
130
Hawkes Mill Lane
Coventry
West Midlands
CV5 9FN
On behalf of P Holcroft

APPLICATION DESCRIPTION

Erection of a 2 bedroom detached bungalow (Re-submission)

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

CONDITION 1:

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

REASON:

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

CONDITION 2:

The facing materials to be used on the external walls and roof shall as specified on the application form, received by the Council on 31st March 2010.

REASON:

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

CONDITION 3;

The site boundary treatments shall be as detailed on the application forms received by the Local Planning Authority on 31st March 2010 and on drawing number P/02 Rev B dated June 2009 received by the Local Planning Authority on 31st March 2010.

Reason:

To ensure a satisfactory boundary treatment and in the interests of visual amenity.

CONDITION 4:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, and the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking or re-enacting that order, no development shall be carried out which comes within Classes A, B, C, D, E, F, G and H of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

REASON:

In the interest of residential amenity.

CONDITION 5:

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

- a) A width of 3.0 metres with a gradient not steeper than 1 in 10 and hard surfaced in a bound material for a distance of 7.5 metres from the near edge of the highway 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) The access not reducing the effective capacity of any highway drain, and not allowing surface water to run off the site onto the highway.

REASON:

In the interest of highway safety.

CONDITION 6:

The development 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 7:

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 8:

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

REASON:

In the interest of highway safety.

CONDITION 9:

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

Drawing numbers P/02 Rev B and P/04 Rev A both dated June 2009 and received by the Local Planning Authority on 31st March 2010.

Amended drawing numbered P/03 Rev B dated June 2009 and received by the Local Planning Authority on 3rd June 2010.

REASON:

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

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

S3, GP1, GP3, T3 and T5
Planning Policy Statement 3, Housing

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

REASON FOR APPROVAL:

The proposed development will be in keeping with the immediate and wider area and will not adversely impact on the residential amenity of neighbouring properties whilst not having any impact on highway and pedestrian safety, in accordance with policies S3, GP1, GP3, T3 and T5 of the Rugby Borough Local Plan 2006.

INFORMATIVE 1:

The granting of Planning Permission does not give the Applicant/Developer consent to carry out works on the Public Highway (verge, footway or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to Warwickshire County Council's Rugby Area Team – Tel 01926 412515, Fax: 01788 533644 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.

Report prepared by: Richard Redford 13th July 2010

Reference number: R10/0313

Site address: Land adjacent to Beeches, Rugby Road, Princethorpe

Description : Erection of an agricultural workers dwelling (reserved matters application)

The Proposal;

This application is the reserved matters application for a previously approved outline application for the erection of an agricultural workers dwelling. Whilst the outline application considered access and siting of the agricultural workers dwelling with the other 3 being reserved, this reserved matters application relates to all 5 items as slight amendments are sought to access and siting. The submitted plans proposed a predominantly single storey off-set 'h' shaped dwelling that will have a small 2-storey section with integral double garage, front and rear garden areas and ground source heating located within what will be the garden area. Submitted as part of the application are material samples which are proposed to be Ibstock Birtley Nothern Buff bricks and Hawkins Staff Blue rough roof top roof tiles. The submitted plans indicate 4-bar post and rail fences around 3 sides of the proposal with there being a Laurel hedge planted along one of these as well as new additional planting in the northern corner of the site.

Site History;

Outline planning permission for erection of an agricultural workers dwelling (resubmission of R07/1980/OPS) (R08/1486/OPS)	Approved 14.11.2008
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Outline application for the erection of an agricultural dwelling (R07/1980/OPS)	Refused 4.4.2008
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Third Party Responses;

Princethorpe Parish Council	No objections
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Neighbours (1)	Object	On the grounds that the size of the dwelling is too great; the size of the proposal is not commensurate with the established functional requirement; no justification for increased size on what was detailed in the approved outline permission; personal circumstances of applicant irrelevant; no case made by Rhodes Rural Planning on approved outline for a dwelling of exceptional size; excessive room requirements; is the second dwelling for a key worker on the holding; would harm the openness of the green belt and rural character; need to ensure it remains affordable; need to remove permitted development rights; not possible to understand relationship of the proposed dwelling with its surrounding; 'layout' is a reserved matter but no block plan has been submitted to show the layout of the site; the 'application site plan' is a copy of the
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plan submitted with the outline application; the footprint indicated on the 'application site plan' is not to a reasonable scale for measurement purposes; the 'proposed ground floor plan' is divorced from its surroundings; the dwelling indicated in the 'applicant site plan' is different to the proposed floor plans; and no landscaping details have been provided as required by conditions.

Consultee Responses;

Highway Authority No objections Request conditions and informatives

WCC Countryside Section No comments received.

Other Relevant Factors;

Cllr Roberts has requested that this application be determined by the Planning Committee.

Located within the West Midlands Green Belt the site is currently used as grazing pasture. There are 2 existing access points to the site – both off Rugby Road – with one going straight into the site and the second into the adjacent field (used for arable purposes)which has a road that runs into the application site. Ground levels fall across the site from the rear towards Rugby Road as well as along Rugby Road from Hill Top Park toward Princethorpe itself.

The approved outline application had access and siting considered as part of the submission but this current application seeks slight amendment to those details approved at the outline stage.

Relevant Policies;

RBLP Policy GP1	Complies	Design & Appearance
RBLP Policy GP2	Complies	Landscaping
RBLP Policy GP3	Complies	Protection of Amenities
RBLP Policy E1	Complies	Development In The Countryside
RBLP Policy E2	Complies	Green Belt
RBLP Policy T3	Complies	Access & Highway Layout
RBLP Policy T5	Complies	Parking Provision

Consideration;

The dwelling has been designed in a manner so that its front elevations follow the existing building line with the 2-storey section (first floor in the roof) closest to the neighbouring dwelling which is a traditional 2-storey dwelling before dropping to its main single storey section resulting in an appearance appropriate and respectful to this stretch of road by virtue of the gradual drop in height along the road from 1 ½ storey to single storey. The dwelling has a design appropriate to its location whilst its orientation is such that it will afford the farmer living in it views over the adjacent land which is the land that it serves in part. Ibstock Birtley Nothern Buff bricks and Hawkins Staff Blue rough roof top roof tiles have been submitted as the external materials to be used in the dwelling and an assessment of the materials samples of these submitted with the application in relation to the area has shown them to be appropriate and in-keeping with the existing character and appearance of the area. The massing and

height of the dwelling are in-keeping with the character and appearance of the area as well as serve to provide a more appropriate and respectful link between the existing dwellings and the countryside and green belt. Its scale and massing are similar to other dwellings in the locality whilst its layout has been arranged in a manner so that internally it affords a good level of functionality given that it is to be used in connection with the farming operations whilst externally it fits in with the area without raising any adverse or detrimental impacts. Overall therefore the proposal complies with the requirements of policy GP1.

Policy GP3 deals with the protection of amenities and seeks to ensure the amenities of the site itself as well as of neighbouring sites are protected. The majority of openings in the proposal face front and back with there being a couple in the west facing flank wall however their position is such that they will not result in any overlooking or loss of privacy. In the west facing flank wall there will be 2 ground floor windows as well as one rooflight all serving bathrooms. The property is to be 12m away from the sites side boundary with the neighbour so there should not be any overlooking or loss of privacy however they can be conditioned to be obscure glazed in order to ensure no overlooking occurs. As such the provisions of this policy have been complied with.

In terms of access arrangements this application seeks a slight alteration to that approved in the outline application in terms of the way in which it is laid out in order to improve access and highway safety. This has been assessed by the Highway Authority who has no objections to it subject to conditions as they consider it to be acceptable and will not impact on highway safety. With the site as proposed there is a double garage to allow for 2 parking spaces which is in-line with Local Plan standards. To the front of the garage there is an area to be gravelled that will allow for turning and manoeuvring so that vehicles can exit the site in a forward gear. As such the proposal complies with the requirements of policies T3 and T5.

In terms of landscaping the submitted plan numbered 1 shows 4-bar post and rail fencing around 3 site boundaries with a Laurel hedge along one of these. Further to this there will be an area of tree planting at the main site entry from Rugby Road with the unused gate section being filled in with a mixed hawthorn hedge planting scheme whilst the north-eastern corner will also see new planting comprising Cherry Laurel and Silver Birch. The access drive is to be tarmac from the site entry from Rugby Road up to the existing field separation hedge after which it is proposed to be a gravel drive that will lead to the garage as well go around part of the western side of the dwelling in a 1m wide strip to the rear where it will be larger to provide a sitting out area. These various elements of hard and soft landscaping will fit in with the locality as well as the existing sections of landscaping whilst also being appropriate and respectful of the character and appearance of the site itself as well as immediate and wider areas.

The application site plan as submitted has the access from Rugby Road as well as the area where the dwelling is to be constructed outlined in red with the remainder of the land in the applicants ownership / control outlined in blue. For the avoidance of doubt it is considered that the residential curtilage of the agricultural workers dwelling will be that contained within the red line on the site location plan. Given that this red lined area is clearly defined on the submitted plans it is not considered necessary or

reasonable to attached a condition stating this as the residential curtilage given the removal of all permitted development rights.

In terms of the grounds of objection made the following response can be made. Whilst the outline applications may have given an indication of the size of the building being smaller than submitted here, it was an outline application on which scale and appearance were reserved. The size of the building proposed here is not dissimilar to other agricultural workers dwellings approved within the Borough and is considered to be appropriate in conjunction with the requirement. Whilst comments made by Rhodes Rural Planning, the Councils agricultural advisor, on the approved outline application may not have made any reference to a dwelling of exceptional size, no specific comments were made as to what size the dwelling should be and as already indicated other agricultural workers dwellings of similar and slightly larger sizes have been approved recently within the Borough. It has been indicated above that the design, appearance, scale, massing, proportions and layout have been arranged in a manner that would not result in any adverse or detrimental impact on the openness of the Green Belt as claimed in the objection letter. The addition of a condition removing permitted development rights would, if the application is approved, ensure the building remains an appropriate size whilst also contributing to ensuring it remains affordable. The submitted plans are to scale and capable of accurate measuring and whilst the 'proposed ground floor plan' may not show it in relation to the entire site, the proposed site plan does show the full relationship in a manner considered appropriate to the consideration and determination of the application. With regards to the landscaping, as detailed above the submitted plan numbered 1 clearly shows landscaping details which have been assessed and considered to be acceptable. In terms of the dwelling indicated in the application site plan being different to the proposed floor plans, the submitted site plan shows the indicative location of the dwelling as approved at outline stage but irrespective of this, the plan clearly indicates the site in terms of where the proposal is to be located within the RED with an area of adjacent land within a blue line. As such the plan is correct.

Recommendation;

Recommend approval subject to conditions.

Report prepared by: Richard Redford 13th July 2010

DRAFT DECISION LETTER

Applicant: Mr R Wright
Bridge Barn Farm
Hunningham
Leamington Spa
CV33 0RQ

Agent: Mr Philip Baumber
Philip Baumber Architectural Technician
50 Radmore Road
Hinkley
Leicestershire
LW10 0RQ

Town and Country Planning Act 1990 (As amended).
Approval of reserved matters.

Notice is hereby given that the Borough Council in pursuance of its powers under the above mentioned Act and Rules, Orders and Regulations made there under approves the details below in accordance with the planning permission and conditions referred to in the schedule.

SCHEDULE

Planning Permission Reference
R08/1486/OPS

Date of Permission
14th November 2008

Development

Erection of an agricultural workers dwelling (reserved matters submission)

Address of Development

LAND ADJACENT TO THE BEECHES, RUGBY ROAD, PRINCETHORPE, RUGBY, CV23
9PN

Condition Number & Details
Condition 3 (reserved matters)

Plans & Details Approved

Drawing numbers 01, 02 Rev A, 03 and 04 dated September 2009 and unnumbered A3 sized plan showing Fence & Gate Details at a scale of 1:20 all submitted as part of the reserved matters application and received by the Local Planning Authority on 22nd April 2010.

Condition 4 (site boundaries)

As detailed on drawing numbered 01 dated September 2009 submitted as part of the reserved matters application and received by the Local Planning Authority on 22nd April 2010.

Condition 10 (materials)

Use of Ibstock Birtley Nothern Buff bricks and Hawkins Staff Blue rough roof top roof tiles as submitted as part of the reserved matters application and detailed on plan numbered 03 dated September 2009 and received by the Council on 22nd April 2010

This decision is subject to the following additional conditions:

CONDITION 14:

The development shall be constructed of Ibstock Birtley Nothern Buff bricks and Hawkins Staff Blue rough roof top roof tiles in accordance with the samples submitted and as shown on plan numbered 03 dated September 2009 and received by the Council on 22nd April 2010.

REASON:

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

CONDITION 15:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, and the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking or re-enacting that order, no development shall be carried out which comes within Classes A, B, C, D, E, F, G and H of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

REASON:

In the interest of residential amenity.

CONDITION 16:

The public footpath (R200) crossing the site must not be obstructed or damaged at any time.

Reason;

In the interests of maintaining a public footpath.

REASON FOR APPROVAL:

The drawings submitted for this reserved matters proposal for an agricultural workers dwellings show a dwelling of satisfactory appearance, layout and scale with appropriate landscaping and access to be in keeping with the locality whilst not impacting on the openness of the Green Belt nor the amenities of the surrounding area whilst also not impacting on highway safety in accordance with policies GP1, GP3, E1, E2, T3 and T5 of the Rugby Borough Local Plan 2006.

REASON FOR APPROVAL:

The drawings submitted for this reserved matters proposal for an agricultural workers dwellings show a dwelling of satisfactory appearance, layout and scale with appropriate landscaping and access to be in keeping with the locality whilst not impacting on the openness of the Green Belt nor the amenities of the surrounding area whilst also not impacting on highway safety in accordance with policies GP1, GP3, E1, E2, T3 and T5 of the Rugby Borough Local Plan 2006.

INFORMATIVE 6:

This permission relates to the following plans received by the Council on 22nd April 2010;

Drawing numbers 01, 02 Rev A, 03 and 04 dated September 2009 and unnumbered A3 sized plan showing Fence & Gate Details at a scale of 1:20 all submitted as part of this reserved matters application.

Yours faithfully

Anna Rose
Head of Planning & Culture

Reference number: R10/0440

Site address: Woodhouse, Leamington Road, Princethorpe

Description: Proposed extension of hotel to provide permanent function suite (to replace existing temporary marquee) together with associated facilities and car parking.

Case Officer Name & Number: Karen McCulloch 01788 533623

Description of proposals

This application is for the erection of an extension to provide a function suite at the Woodhouse Hotel, Princethorpe. The proposed function suite would replace an existing marquee which currently has temporary consent.

The application site slopes and parts of the proposed extension would be below ground level. The roof of the extension would be at a similar level as the existing terrace and would form a landscaped garden area.

The rear, south east, elevation of the extension will be glazed with a fascia that could be rolled back when required. The side elevation facing the gardens will be built of brick with glazed panels and the other side elevation will be brick.

The kitchen and service areas will be located adjacent to the existing hotel, partly below ground level. The parts of this area that will be above the ground will have a living "green" façade.

The application also involves the retention and enlargement of the existing overflow carparking area to the rear of the hotel. The existing access track to the north and east of the hotel will be reconfigured to allow access to this car park.

Description of site

The Woodhouse is located within the Green Belt and countryside. The hotel consists of a range of buildings that have been altered and amended over time.

The application is for an extension to the rear of the main hotel building and there is currently a modern flat roofed extension in this area.

The site is surrounded by agricultural land and has a range of boundary treatments including hedgerows and post & rail fencing. There are mature trees on the site, some of which would be removed by the proposed development.

The area of the proposed car park is currently grassed, there is a public footpath crossing the corner of this area.

Third party comments

Princethorpe Parish Council Concerns

Concerns regarding noise, traffic, parking and visual impact raised in relation to the marquee application are relevant to the current application,

If permission is granted the conditions attached to the marquee application should be attached,

Endorse concerns raised by local residents.

Neighbour (1) Comments

Do not object to proposed extension, will benefit hotel & neighbours,

Concern that glazed façade, doors & windows will be opened leading to noise pollution,
 Object to opening until 2am, midnight on Saturday and 11pm other days would be more appropriate,
 Permission for marquee expires in August 2010,
 Should not “overlap” marquee and function suite, marquee should be removed and site restored to previous condition,
 Suffer noise disturbance from marquee, any new function suite should be rigorously controlled,
 Suffer light pollution at present, who will ensure lighting is switched off when not required?
 Landscaping should be suitable for countryside location,
 Adjacent farmers should be consulted about planting.

Technical consultation responses

Landscape Officer Comments
 Concern regarding scale & size of proposals and parking requirement, materials and planting initially indicated would be incongruous in this location, need screening with mixed native trees.

Tree Officer Comments
 Do not object to proposed tree removal subject to suitable mitigation using native species, need enhanced boundary planting, request submission of Tree Protection Plan & conditions.

Severn Trent	No objection	Subject to condition
Environmental Health	No objection	Subject to conditions & informatives
Natural England	No objection	
WCC Highways	No objection	Subject to condition & informatives
WCC Ecology	No objection	Subject to conditions & informatives

Relevant planning history

The site has an extensive planning history dating back to the early 1960’s. Consent was granted, and renewed in 1995, 2000 and 2005 for single storey front, side and rear extensions.

Permission was granted in 2008, R08/0945/PLN, for the retention of a marquee, used as a function suite, and temporary car parking area. This was subject to a condition that required the removal of the marquee by 31st August 2010.

Relevant planning policies and guidance

GP1	Complies	Appearance and design of development
GP2	Complies	Landscaping
GP3	Complies	Protection of amenity
GP16	Complies	Parish Plans
E1	Complies	Development in the countryside
E2	Complies	Green Belt
E5	Complies	Landscape and settlement character
E6	Complies	Biodiversity
T1	Complies	Integrated and sustainable transport
T2	Complies	Travel plans
T3	Complies	Access and highway layout
T5	Complies	Parking facilities
TCR3	Complies	Town centre uses
LR10	Complies	Tourism and visitor facilities and attractions
PPS1	Delivering Sustainable Development	
PPG2	Green Belts	
PPS4	Planning for Sustainable Economic Growth	

Assessment of proposals

The key issues to assess in relation to this application are whether the principle of the proposed extension is acceptable in this Green Belt, countryside location, outside of the town centre. The impact in terms of visual amenity, impact on neighbours, protected species, highway safety and car parking must also be assessed.

The site is located within the Green Belt where there is a presumption against inappropriate development. PPG2 – Green Belts and policy E2 of the Rugby Borough Local Plan state that the erection of new buildings within the Green Belt is considered inappropriate unless they are for agriculture or forestry, outdoor sport and recreation, limited extension or replacement of dwellings, limited infill in existing villages or redevelopment of major sites identified within the Local Plan. As the proposals do not fall within these categories they constitute inappropriate development that will not be considered acceptable, unless there are very special circumstances. PPG2 states that very special circumstances will not exist unless the harm by reason of inappropriateness is clearly outweighed by other considerations.

The applicant has provided information regarding the viability of the business and the current operation of the hotel. The business is currently operating at a loss and without a suitable function suite it is not considered that the business is viable.

The applicants state that the majority of enquiries received for weddings and functions seek to accommodate larger numbers than can be catered for in the current function rooms. Although some functions are held within the existing marquee this has temporary consent until August 2010 and issues relation to sound proofing mean that functions involving live music cannot be accommodated within the marquee. If smaller functions are held which can be accommodated within the existing facilities, these involve the use of the entire hotel meaning it is not available for other guests or restaurant users, this in itself has an impact on the viability of the business.

The applicants consider the existing business would not be viable without the addition of a function suite and the proposed extension would allow this to be provided. The proposed size of the extension has been considered based on the demand and enquiries received for functions, the proposed extension will also allow the space to be divided to accommodate smaller functions when necessary. This will allow the existing business to continue and expand with benefits for the local economy and the retention and creation of job opportunities. The extension would also address issues related to the operation of the current marquee, particularly connected to noise and disturbance, and would provide a high quality purpose built facility.

It is considered that the information submitted by the applicants demonstrates that the business would not be viable without the provision of a function suite and that to accommodate this in temporary accommodation, such as the existing marquee, would lead to problems of noise and disturbance. It is considered that the information provided demonstrates very special circumstances to outweigh the presumption against inappropriate development within the Green Belt and the principle of the development is acceptable in accordance with policies E1 and E2 of the Local Plan and PPG2 – Green Belts.

The Town and Country Planning (Consultation) (England) Direction 2009 requires some applications for development in the Green Belt to be referred to the Government Office if a Council is minded to grant planning permission. As the proposed development constitutes inappropriate development and the floor space is over 1000 sq. m. it would be necessary for the application to be referred to the Government Office if the Council are minded to approve the application.

Notwithstanding the demonstration of very special circumstances PPG2 states that the visual amenities of the Green Belt should not be injured by proposed development.

The proposed extension has been designed to minimise the impact on the openness of the Green Belt and visual amenity. The application site slopes down away from the existing hotel and parts of the building are proposed below ground level to minimise the bulk of the structure. The rear facing wall of the extension will be glazed and the rear elevation of the above ground elements will have a living green façade, this part of the extension will also be seen against the backdrop of the existing hotel buildings. It is considered that the overall design of the extension, with brick and glazed elevations and stone detailing is acceptable. The roof of the extension will form a garden area which will further reduce the visual impact of the proposals.

A landscape concept plan has been provided giving an indication of how the roof garden could be landscaped and showing details of additional planting on the site boundary. The Council Tree and Landscape Officers have commented on this plan and have advised that additional boundary planting is required and that native species should be used. It is considered that a condition could be attached to any approval to ensure a suitable landscaping scheme, including additional screening, is provided.

The additional car parking area will be located to the rear of the proposed extension and it is considered that this area could have an impact on the visual amenity of the area. Landscaping to screen this area would reduce the impact and it is also considered a condition requiring details of the car park surfacing would also be required. Subject to these conditions it is considered that the proposed location and size of the car park is acceptable.

The proposals involve the removal of trees to the rear of the existing hotel. The Tree Officer has no objection to the removal of these trees subject to suitable replacement planting, which can be controlled by condition, and conditions relating to the submission of a tree protection plan.

If any external lighting is erected this could have an adverse impact on the character of the area and it is considered necessary to add a condition to require any lighting to be agreed by the Council.

It is therefore considered, subject to conditions, that the impact on the proposals on the openness of the Green Belt and on visual amenity, landscaping and character of the area are acceptable, policies E5, GP1 and GP2 and guidance within PPG2 – Green Belts are therefore complied with.

The Princethorpe Parish Plan makes reference to the Woodhouse and mentions that the gardens and hotel are popular for wedding parties. There are no specific objectives in the Parish Plan connected to the proposed development. However, this does state that sympathetic contemporary developments may be acceptable. It is therefore considered that the design of proposed extension is in keeping with this plan and policy GP16.

Policy LR10 of the Local Plan refers to tourism and visitor attractions, including hotels, this states that where there is a need for hotel development locations should be considered in a sequential order with town centre sites considered first, then edge of centre sites, sites within the urban area and then sites outside the urban area. It is also necessary for the applicants to demonstrate proposals would not adversely impact on town centres, for the development to be appropriate to the location and for it to involve previously developed land. In addition outside of the urban area facilities should be located close to settlements, existing visitor

attractions and/or public transport. Similar requirements are included in policy TCR3 which relates to town centre uses, including hotels.

PPS4 – Planning for Sustainable Economic Growth, also requires applicants to carry out a Sequential Test to assess whether the proposals could be accommodated within a sequentially preferable location. The practice guide to PPS4 states that the sequential approach should identify the catchment area of the proposal and assess sites within this catchment area.

The applicants have provided information as to how regularly they received enquiries regarding weddings, private dinners, meetings and other functions. It is considered that this information and the submitted business case demonstrate that there is a need for the proposed facility.

The applicants initially provided a sequential test which assessed available sites within Rugby Borough, this considered sites within the Town Centre, edge of centre and within Dunchurch. This concluded that there were no sites available with a suitable amount floorspace that could be utilised as a function suite. The applicants also provided additional information considering sites within Coventry and Leamington Spa. This also concluded that there were no suitably sized sites available, buildings that did provide sufficient floorspace were generally in employment use and the planning policies in the relevant areas would prevent the conversion to hotel and function uses. It is therefore accepted that there are no suitable sequentially preferable sites available.

PPS4 states that an impact assessment should be provided to assess the impact on existing town centres for developments for town centre uses that are out of town centres, not in accordance with the development plans and would be likely to have a significant impact on other centres. As the proposed extension will replace the existing marquee, which provides a function suite, it is not considered that the impact on existing town centres would significantly alter and an impact assessment is not required in this case.

The proposed function room would be added to the existing hotel, and would be located within the grounds of the hotel, which constitutes previously developed land. The principle of erecting the proposed extension in this location is therefore acceptable in accordance with policies LR10, TCR3 and guidance contained within PPS4.

In terms of the impact on neighbours there are no residential properties immediately adjacent to the proposed extension that would be adversely affected in terms of overlooking or loss of privacy and light. However, there is the potential for neighbours to be adversely affected by noise from the proposed extension and this has been a problem with the existing marquee.

The applicants have provided 2 noise reports with the application and these have been considered by Environmental Health. Environmental Health have commented that the proposed scheme will provide a robust permanent solution to current noise issues and have no objection to the development subject to conditions. This includes a condition that requires a noise cut off device to prevent music being played when the glazed doors are opened.

A neighbour has raised concerns regarding the proposed opening hours, 0900-2300 Monday – Thursday, 0900-0000 Fridays, Sundays and bank holidays and 0900-0200 Sundays. However, Environmental Health have confirmed they have no objection to the proposed hours.

It is therefore considered that the amenity of neighbouring properties will not be adversely affected and policy GP3 and guidance contained within PPG24 Planning and Noise are complied with.

The proposed extension would have a floorspace of around 1868 square metres. Developments for leisure use of this size would usually require the submission of a Transport Assessment and Travel Plan in accordance with policies T1 and T2 of the Local Plan. However, as the proposed extension would replace the existing marquee which is used as a function suite the Highway Authority have commented that these reports will not be required in this case. The proposals therefore accord with policies T1 and T2.

The application states that on event days when the whole function suite is in use a one way system will be in place and marshals will be employed to ensure vehicles enter the site from the northern access and exit from the main southern access point, a condition can be used to ensure this occurs. The Highway Authority have advised that they have no objection to the proposals and requested a condition and informatives. However, the requested condition related to construction traffic and prevention of mud on the road and these matters can be controlled by highway legislation, therefore this is not considered a reasonable condition in accordance with Circular 11/95 and an informative is considered more appropriate. Subject to these conditions it is considered that policy T3 is complied with.

The proposals include the retention, enlargement and realignment of the existing temporary car park. This will provide 105 parking spaces. On the basis of concert, theatre, conference and similar spectator facilities the Local Planning Authority would seek a maximum of one parking space per 5 seats in such low access locations as Princethorpe. The applicants have advised that the proposed function suite could accommodate up to 400 guests, this would lead to a maximum car parking requirement of 80 spaces. Although the proposals include an overprovision of car parking this is considered acceptable in this location due to the rural nature of the site and to prevent vehicles parking on Leamington Road. It is therefore considered that policy T5 is complied with.

There is a public footpath which crosses the south eastern corner of the proposed car park. The layout of the car park has been designed to ensure that this is not obstructed by parked vehicles. No comments have been received from the Ramblers or WCC Footpaths. As the footpath remains unobstructed this is in accordance with guidance within PPG17 – Planning for open space, sport & recreation.

Natural England have no objection to the application.

WCC Ecology commented on the application and requested a condition regarding tree protection during construction and informatives related to the use of native species, badgers and reptiles. They also requested a condition that a bat worker should be instructed to supervise works to the existing building or to remove trees. It is not considered that the suggested condition meets the tests contained within Circular 11/95 particularly as some works could be carried out without requiring planning permission and as bats are protected under separate legislation. An informative detailing the protected status of bats is considered more appropriate.

Subject to these informatives it is considered that the impact on protected species is acceptable and policy E6, Biodiversity, is complied with.

RECOMMENDATION

Following referral of the application to the Government Office for the West Midlands, as the proposals constitute inappropriate development in the Green Belt of over 1000sq. m, the Head of Planning & Culture be given delegated powers to approve the application subject to conditions.

DRAFT DECISION

APPLICATION NUMBER

R10/0440

DATE VALID

12/03/2010

ADDRESS OF DEVELOPMENT

THE WOODHOUSE
LEAMINGTON ROAD
PRINCETHORPE
RUGBY
CV23 9PZ

APPLICANT/AGENT

Mrs. S. Stroman
Wilbraham Associates
18a Regent Place
Rugby
CV21 2PN
On behalf of , The Woodhouse Hotel

APPLICATION DESCRIPTION

Proposed extension of hotel to provide permanent function suite (to replace existing temporary marquee) together with associated facilities and car parking.

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

Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the following plans received by the Council on 11th March 2010:

Site Location Plan - R58:08:31

Ground Floor Plan - R58:08:33

Lower Floor & Mezzanine Plans - R58:08:34

Elevations/Section - R58:08:35

Elevations - R58:08:36

Topographic survey 1 of 3 - 0909/HBA/3205

Topographic survey 2 of 3 - 0909/HBA/3205

Topographic survey 3 of 3 - 0909/HBA/3205

and the amended Site Plan - R58:08:36A received on 16th July 2010.

REASON:

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

CONDITION: 3

Unless otherwise agreed in writing the function room shall not be used other than between the hours of 0900-2300 Monday to Thursday, 0900-0000 Friday, Sunday & Bank Holidays and 0900-0200 Saturday.

REASON:

To protect the amenity of nearby properties.

CONDITION: 4

No development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

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

CONDITION: 5

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

REASON:

To ensure the proper development of the site.

CONDITION: 6

No development shall commence unless and until a comprehensive landscaping scheme, including details of planting to the roof garden and living wall and additional planting to the boundaries of the car parking area, has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the LPA gives its written consent to any variations.

REASON:

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

CONDITION: 7

Prior to the commencement of development a final detailed Arboricultural Method Statement/Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved statement/plan.

REASON:

In the interest of visual amenity.

CONDITION: 8

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS5837:2005 (Recommendations for Tree Work) and should be carried out before the commencement of any works.

REASON:

In the interest of visual amenity.

CONDITION: 9

No external lighting shall be erected unless and until full details of the type, design, location and operating hours have been submitted to and approved in writing by the Council. Any lighting shall only be erected and operated in accordance with the approved details. The internal lighting to the function room shall not be used when the function room is unoccupied.

REASON:

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

CONDITION: 10

The construction techniques employed shall incorporate the following enhancements in the building construction as a minimum as detailed in Section 6.1 of the acoustic report produced by ANV Acoustics, dated April 2010.

- Pilkington Optiphon 8.8 / 6-20 / 12.8 glazing to all doors and windows (including the curtain wall), ensuring that appropriate seals are fitted to retain acoustic performance;
- The thickness of the inner block work within the building construction should be 200mm; and
- All joints which may affect the acoustic performance of the structure shall be well sealed.

REASON:

To prevent noise breakout and protect the amenity of nearby properties.

CONDITION: 11

Prior to the commencement of development full details of any proposed air handling and extraction plant to be situated on the roof or externally to the building shall be submitted to and approved by the Local Planning Authority. Consideration should be given to noise levels generated by the operation of the equipment and the operational noise levels of proposed fixed plant should be designed to operate to the following criteria:

- 35 dB LAeq, 1 hour for daytime (between 07:00 and 23:00 hours);
- 30 dB LAeq, 5 minutes night time (between 23:00 and 07:00 hours).

REASON:

To prevent noise breakout and protect the amenity of nearby properties.

CONDITION: 12

No music shall be played in the function suite when the glazed curtain wall which forms the southern elevation of the extension is open. A noise cut out device shall be installed to ensure music cannot be played when the doors are open.

REASON:

To prevent noise breakout and protect the amenity of nearby properties.

CONDITION: 13

Prior to the first use of the function suite a noise assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the testing of the chosen sound system, incorporating the design of the extension achieves estimated levels of 29 dB LAeq and 35 dB LAmax, F one metre from the nearest façade of the nearest noise sensitive receptor to the extension as specified in Section 6.1 of the acoustics report produced by ANV Acoustics dated April 2010. If these levels cannot be easily achieved, details of additional noise control measures (e.g. in the form of sound limiting devices being installed to control noise at source to enable an agreed maximum upper noise limit for the sound system) shall be submitted to and approved in writing by the Council.

REASON:

To prevent noise breakout and protect the amenity of nearby properties.

CONDITION: 14

Prior to the commencement of development full details of a fume extract system for the kitchens shall be submitted to and approved in writing by the Local Planning Authority. The system shall be designed to operate in full accordance with the approved details before the kitchens first use and shall be maintained in accordance with the approved details. The flue outlet shall terminate no less than 1 metre to the apex to the main roof of the hotel.

REASON:

To protect the amenity of neighbouring properties.

CONDITION: 15

All waste drains serving the kitchen area should be provided with grease traps and detritus traps prior to discharge to the sewer.

REASON:

To ensure adequate drainage.

CONDITION: 16

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

REASON:

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

CONDITION: 17

No development shall commence unless and until details of the surfacing to the car parking area and access road have been submitted to and approved in writing by the Council. Development shall not be carried out other than in accordance with the approved details. The car parking area shall be retained permanently for the accommodation of vehicles of staff and customers and shall not be used for any other purpose.

REASON:

In the interest of highway safety and visual amenity.

CONDITION: 18

Prior to the first use of the function suite details of the marshalling of traffic for events within and associated with the function suite shall be submitted to and approved in writing by the Local Planning Authority. The marshalling shall then be carried out in accordance with the approved details.

REASON:

In the interests of the amenities of the area and highway safety.

REASON FOR APPROVAL:

The development represents a departure from the Development Plan owing to its location within the Green Belt outside any defined settlement boundary and represents inappropriate development, which by its nature is harmful to the Green Belt. However, it is considered that

the development is justifiable in the Green Belt and out of the town centre and is an appropriate use in the countryside. It is considered that the submitted evidence does justify the grant of planning permission that would be sufficient to overcome the harm caused by inappropriateness or other harm to the Green Belt and thereby complies with Policies E1, E2, LR10 & TCR3 of the Rugby Borough Local Plan.

It is considered that, subject to conditions, the proposals would provide satisfactory levels of car parking, not adversely affect neighbours or protected species and be visually acceptable in the countryside. Therefore, the proposal would accord with policies GP1, GP2, GP3, GP16, E5, E6, LR10, TCR3, T1, T2, T3 & T5 of the Rugby Borough Local Plan, 2006.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

GP1, GP2, GP3, GP16, E1, E2, E5, E6, T1, T2, T3, T5, TCR3 & LR10.

PPS1 Delivering Sustainable Development

PPG2 Green Belts

PPS4 Planning for Sustainable Economic Growth

PPG17 Planning for open space, sport & recreation

PPS24 Planning and Noise

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

INFORMATIVE: 1

No loading or unloading of vehicles either calling at the premises or being in the control of the occupiers of the site should be carried out other than within the curtilage of the site. No vehicles which have been left with or are in the control of the occupier or their employees, should be stored or parked on the highway.

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

INFORMATIVE: 2

The granting of Planning Permission does not give the Applicant/Developer consent to carry out works on the Public Highway (verge, footway or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to Warwickshire County Council's Rugby Area Team – Tel 01926 412515, Fax: 01788 533644 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: 3

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: 4

In order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site must not occur outside the following hours: -

Monday - Friday - 7.30 a.m. - 18.00 p.m.,

Saturday - 8.30 a.m. - 13.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

INFORMATIVE: 5

The applicant should contact the councils Public Health & Licensing Team on (01788) 533884 as they will be required to submit a variation application for their existing premises licence.

INFORMATIVE: 6

The applicant should contact the councils Public Health & Licensing Team on (01788) 533882 to speak to a food safety officer or environmental health officer to discuss new kitchen proposals.

INFORMATIVE: 7

In relation to the landscaping scheme required by condition 6 indigenous tree, shrub and wildflower species should be used, preferably of local provenance. Such plants are visually attractive, and have a far higher value for local wildlife than cultivated, non-native plants.

INFORMATIVE: 8

Badgers and their setts (communal place of rest) are protected under the 1992 Badgers Act, making it illegal to carry out work that may disturb badgers without a Natural England licence. Particular care should be taken when clearing ground prior to development, and if evidence of badger activity is found, (such as foraging routes, snuffle holes, latrines or established setts), then work must stop immediately while Warwickshire Museum Ecology Unit or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches that can be hazardous to badgers. Sloping boards or steps should be provided to allow badgers to escape from such ditches should they become trapped. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 01733 455136

INFORMATIVE: 9

In view of the nearby records and ponds, care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while Warwickshire Museum Ecology Unit or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

INFORMATIVE: 10

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Habitat Regulations 1994 (as amended 2007), making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a license may be necessary to carry out any works.

Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523 . If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 01453 764450 for advice on the best way to proceed.

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 for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE: 11

Public right of way R204 crosses the site. This footpath shall remain available for use and unobstructed at all times during construction and following the completion of the development.

Reference number: R10/0602

Site address: Land at Copston Lane, Copston Magna

Description: Erection of 60m High Meteorological Mast to Measure Wind Speeds (Temporary Period for 24 Months).

Applicant: Sea & Land Power Energy Ltd

Case Officer: Nigel Reeves (x3685)

The Proposal:

Planning permission is sought for the erection of a 60m high meteorological mast within a field on the south side of Copston Lane, approximately 1km east of Copston Magna village. The proposed mast is required to gather wind data for a period of 24 months. Planning permission for a temporary period of 24 months is therefore being sought by the applicant.

The proposed mast comprises a 60m high galvanised metal mast constructed in metal tubes between 155mm and 225mm in diameter. There are 6 small cross masts provided at various heights between 30 and 60m up to a maximum of 7.0m in length. 7 no. x 6mm guide wires are provided in each of the 4 quadrants around the mast to provide anchorage. These will be affixed to the ground between 35m and 42m from the base of the mast.

Access to the proposed mast will be via the existing field access off Copston Lane. It is not proposed that any heavy machinery will be required to install the mast – it will be transported to the site via a 4x 4 pick up truck – and no new roadways will be necessary.

Authorised Use:

Countryside

Site History:

None

Technical Considerations:

RBC Environmental Services

No objections

WCC Highways

No objections

WCC Ecology

No objections

Require advice note relating to potential of protected species in area. Would also like passive bat detectors to monitor future bat movements in area. Provided that the guide wires can be appropriately highlighted, bird strikes should not be a particular problem.

WCC Archaeology

Awaited

Warwickshire Wildlife Trust

Advice

Natural England

Advice

Repeat WCC Ecology comments Where possible wires/cables should be underground. If not possible then visibility should be

Coventry Airport	No objections	increased using reflectors to alert birds to their presence. Mast alone will not cause any air traffic service problems at airport
National Air Traffic Control (NATS)	No objections	No technical safeguarding objections to this proposal.
Third	Party	Consultation:
Councillor A Warwick	Object	Wishes application to be called in to be considered by the Planning Committee and a site visit by members. Contravenes planning policy, out of character with its surroundings, area is well populated with bats. Request application is refused.
Copston Magna Parish Meeting	Object	Departure from stated development plan for area, area is Green Belt where normally policies of restraint apply, height of 60m with guy wires is out of character with area, potential traffic hazards, no study of affect that mast will have on European Protected Species has been carried out (NB this representation also included detailed objections to future wind turbines)
Wolvey Parish Council compliance with	Object	Departure from and not in development plan, inappropriate development in the Green Belt, out of character with area, traffic hazards, no appropriate survey into protected species.
Wibtoft Parish Meeting	Object	Visual nuisance to inhabitants of village, land is Green Belt, no archaeological assessment carried out, no appropriate EIA carried out
Sharnford Parish Council	Object	Mast should not be erected in this location – it will be visible from most points in Sharnford.
Hinckley & Bosworth BC Harborough DC	No objection No objection	

Neighbours (20) Object on the following grounds:

- Copston Magna is a unique hamlet mentioned in the Doomsday Book
- Turbines are inefficient to generate enough electricity
- People and wildlife will be affected
- Visual impact will be significant – will cause unacceptable visual impact on nearby villages and wider surrounds being in elevated location
- Noise pollution caused by wind turbines located very close to houses – repetitive swishes/low frequency non-fluctuating sound components produced
- Environmental/Wildlife impact – hawks, buzzards woodpeckers, owls and bats found in area
- Driving distraction – A5 at High Cross is an accident black spot – will be visible from 3 major accident blackspots
- Aviation risk
- Will affect television reception
- Owners do not live in area and are only in it for financial gain
- Understand need for new sources of energy, but location of new wind farms should be carefully considered
- Wind turbines will be virtually in my back garden
- Upeaval locally in erecting masts
- Site is only 735m from Copston Magna and 1km from Wibtoft – most of Europe for good reasons has set back distances from turbines of 2km from residential properties
- Light and Shadow flicker
- Residents have been unaware of and have little or no information about installation of mast or other – request to see all correspondence between applicant and RBC
- Proposal departs from the development plan and is completely wrong
- Have invested heavily in wildlife planting in rear garden – this provides peaceful place for my partner to rest who provides respite care for grandson with Downs Syndrome – this could have detrimental impact on an already debilitating medical condition
- Turbines will attract sightseers/other action groups – causing traffic hazard on Fosse Way
- Temporary meteorological mast and subsequent turbines will be visible from all four roads surrounding Copston Magna
- This form of ‘Green Energy’ is not yet proven to be financially viable
- Will be in clear view of our property
- As a livery stable we are very concerned about the spooking of horses
- Devastating effect that 125m turbines will have on landscape
- Turbines and mast will affect helicopters that patrol power lines that cross site
- Impact on Coventry Airport flight path and radar
- Need for mast is only to measure wind speeds and will offer no other purpose than to be a guide for the development of a wind farm
- Properties in Leicestershire at High Cross unaware of proposal
- No Environmental Impact Assessment submitted
- When I moved to village enquiries made at RBC – was advised that development that changed rural aspect would be refused
- Turbines entirely inappropriate in this location
- This proposal is part one of SLP’s timetable to build wind turbines on the site
- Will impact on my B&B business – visual and sound impact will be detrimental to my business
- Need to consider impact on Scheduled Ancient monument at High Cross

Copston Magna Action Group; Object for the following reasons:

- departure from development plan for the area
- area is Green Belt where normally policies of restraint apply,
- height of 60m with guy wires is out of character with area,
- potential traffic hazards,

- no study of effect that mast will have on European Protected Species has been carried out (NB representation also included detailed objections to future wind turbines)
- concern that wind turbines have a negative impact in terms of noise and impact on health
- proposal located 600m from properties in High Cross, 700, from Copston Magna and 1,000m from Wibtoft. Current legislation in Scotland restricts wind farms within 2km of residential properties
- should consider anaerobic digestion as alternative energy source
- impact on bats and wildlife – bird of prey recently killed by turbine blade in Scotland

It is understood that this objection has been circulated directly to members of the Planning Committee by the above action group.

Other Relevant Information.

The site is located in the open countryside which forms part of the Green Belt. It comprises a large agricultural field located on slightly rising land alongside Copston Lane, which is located in a wider area of farmland subdivided by hedgerows and tree coppices at intervals. Copston Lane is a winding rural lane leading from the A5 (at High Cross) to Copston Magna village, which falls and rises across undulating land.

This part of the Borough is characterised by small villages such as Copston Magna and also small isolated groups of houses and agricultural buildings. The wider area lies on an area of plateau along which the A5 runs.

The site of the Roman fort at High Cross, which is located at the crossroads where Watling Street (now the A5) and the Fosse Way (now the B4455) meet, is approximately 900m from the site of the mast.

The application has been called in for consideration by the Planning Committee by Councillor A Warwick who also called for a site visit by members.

Relevant Policies:

Rugby Borough Local Plan (2006) saved.

GP1	complies	Appearance & design of development
GP3	complies	Protection of amenity
E2	complies	Green Belt
T3	complies	Access & highway layout

PPG2 Green Belts

PPS1

PPS22 'Renewable Energy'

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 proposed mast can be justified in the context of an identified need for the development of additional renewable energy resources.

In addition the proposal also has to be assessed with regard to its acceptability in terms of, the impact on adjoining residential properties, visual impact, access and wildlife.

Principle of development – Visual Impact on openness of Green Belt.

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 the siting of a meteorological mast 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.

Planning Policy Statement 22 'Renewable Energy' (PPS22) sets out the main national policy guidance when considering proposals for renewable energy projects. Although the mast is not technically a renewable energy project, it is intended to test whether a site is suitable or not for wind turbines. As the proposed mast is intended for this purpose, the renewable energy policies contained in PPS22 are relevant.

It is also important to note that the application is for the erection of a meteorological mast only and not for the erection of any wind turbines at this stage, as many of the objectors allude to in their representations. If wind speeds are found to be sufficient, then a separate planning application accompanied by an Environmental Impact Assessment would need to be submitted and considered as a separate entity.

PPS22 states that that the wider economic benefits of all proposals for renewable energy projects, whatever the scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission. It also states that development proposals should demonstrate any environmental, economic and social benefits as well as how any environmental and social impacts have been minimised through careful consideration of location, scale, design and other measures.

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.

PPS22 also provides guidance on development for renewable energy development in Green Belts. It states that careful consideration will therefore need to be given to the visual impact of projects, and developers will need to demonstrate that very special circumstances that clearly outweigh the harm by reason of inappropriateness. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

Supporting evidence has been submitted by the applicant regarding the specific need for the meteorological mast. These are set out below:

- the mast will only be installed for a temporary period of time in this case 24 months
- the temporary nature of the proposal avoids conflict with key criteria established for the provision of Green Belt areas
- due to the physical composition of the meteorological mast structure itself, the impact on the visual character of the area will be significantly limited – the dimensions of the tubular steel are such that visual impact from any distance will be low
- the topography of the site may result in a good wind resource
- there are no nationally or locally significant ecological designations such as LNR, SPA or SSSI's in close proximity to the site.
- There are environmental, social and economical benefits from the development of renewable energy projects such as this.

A key consideration in terms of assessing this application, relates to any special circumstances that could override the presumption against inappropriate development in the Green Belt. Given the fact that the proposed mast will be a very slender structure, it is required to measure wind speeds and because it will only be sited for a maximum period of two years, it is considered that the potential harm to the openness of the Green Belt is limited by the temporary nature of the structure.

The wider environmental benefits associated with increased production of energy from renewable sources as set out in PPS22 (of which a meteorological mast to test wind speeds clearly forms part of the process) also need to be given significant weight as a material consideration in this decision.

Whilst the proposal would normally conflict with the provisions of Policies E2 in the Rugby Borough Local Plan as well as PPS2 'Green Belts', by virtue of the site being in the Green Belt, this has to be balanced against the very special circumstances that are considered to exist to justify the development of a meteorological mast in this location on a temporary period for 24 months.

Protection of Amenities/Visual Impact.

The nearest properties to the proposed mast are the grouping of dwellings and agricultural buildings/stables located around Orchard Farm, which is located on the south side of Copston Lane. The nearest building in this grouping is 450m to the east from the mast location, which would be viewed across a low valley. There is a small coppice on Coppice Lane which will partly screen most of the residential dwellings, although the top part of the mast may be visible above this coppice. It is considered though that a combination of distance and the fact that an existing overhead power line (with 35-40m high power lines) crossing the site from the south will form a backdrop to these views.

Copston Magna village is around 1 km in distance from the site of the proposed mast. The upper half/two thirds of the proposed mast will be visible from parts of the village, although its visual impact is likely to be minimised by virtue of distance and the fact that there is slightly rising and falling ground between the village and the site of the mast. In addition, the overhead power lines described above, this time lie between the village and the site of the proposed mast.

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

Wildlife/Ecology

All three consultees relating to wildlife matters (WCC Ecology, Warwickshire Wildlife Trust and Natural England) recommend that the guy wires be fitted with reflectors to alert birds to the presence of the wires and to reduce the possibility of bird strikes. Generally these are spaced at a distance of 5m intervals along the guy wires and painted in a highly visible colour. This matter will be subject to a planning condition.

A condition will also be applied requiring passive bat detectors to be fitted to the mast and a note highlighting the possible presence of great crested newts and reptiles is recommended.

Highways.

Warwickshire CC (Highways) raises no objections to this proposal, given the fact that the access will be via existing farm access points and will not require any special road construction.

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

Other Matters.

Objectors have raised concerns that an Environmental Impact Assessment (EIA) has not been submitted with this application. A proposal for wind turbines given their size and significant visual impact would require the submission of an EIA, and a Scoping Opinion was recently requested of the Borough Council by the applicant. The planning application for the mast itself though falls below the threshold which requires an EIA to be produced.

Recommendation.

Approve subject to conditions.

DRAFT DECISION

APPLICATION NUMBER

R10/0602

DATE VALID

11/03/2010

ADDRESS OF DEVELOPMENT

LAND SOUTH EAST COPSTON LANE
COPSTON LANE
COPSTON MAGNA

APPLICANT/AGENT

Sea & Land Power And Energy Ltd
Commercial Road
Lowestoft
Suffolk
NR32 2TE

APPLICATION DESCRIPTION

Erection of 60m high meteorological mast to measure wind speeds (Temporary permission for 24 month period).

CONDITIONS, REASON FOR APPROVAL & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

The use hereby permitted shall be for a limited period of 2 years from the date of this decision. At the end of this period the use of the land for the siting of a meteorological mast shall cease, all structures, materials and equipment brought 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 to allow the monitoring of wind speeds on a temporary basis which represented the very special circumstances and justification given the sites Green Belt location and which do not justify a permanent permission.

CONDITION 2:

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

Plan No. / Description.

Dwg No. 0911BD-01-01-01-001 RevA / Site Plan & Site Location Plan.

Dwg No. 0911BD-01-01-01-001 RevA / Site Plan 1:2500

60m and 70m HiMast Design Specification (Nexgen)

Design & Access Statement

Met Mast Elevation - Amended Plans Received on 11th June 2010.

Reason:

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

CONDITION 3:

Prior to the erection of the meteorological mast the details of the high visibility reflectors/markers to be erected on the guide wires and passive bat detectors shall be submitted to and approved in writing by the Local Planning Authority and thereafter they shall be fitted to the mast and guide wires before it is erected and retained in situ until the mast is removed

Reason:

To avoid adverse impact on bird species in accordance with national policy guidance set out in PPS9.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Policies E2, GP1, GP3 and T3 of the saved Rugby Borough Local Plan (2006).

PPG2 'Green Belts' and PPS9 'Biological & Geological Diversity'.

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

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 E2. The circumstances comprise intended to allow the monitoring of wind speeds on a temporary basis. As such the proposal complies with the provisions of Policies E2, GP1, GP3 and T3 of the Rugby Borough Local Plan as well as PPG2 on Green Belts and PPS9.

INFORMATIVE :

Great crested newts or other reptiles which are protected by law may be present in the vicinity of the application site. Should any evidence of their presence be found during the construction period, development should cease immediately and contact be made with the Warwickshire County Council Ecology on tel. 01926 418060.

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	28 th July 2010
Report Title	Statistics for Planning Applications – July 2009 – June 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 – 28th July 2010

**Statistics for Planning Applications –
July 2009 – June 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: 28th July 2010

Subject Matter: Stats. for Planning Applications –
July 2009 – 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)



RUGBY BOROUGH COUNCIL

Planning Committee – 28th July 2010

Report of the Head of Planning and Culture

Statistics for Planning Applications July 2009 – June 2010

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

	B/F	Received	Determined	Outstanding
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 2010	238	70	45	263
May 2010	263	23	69	217
June 2010	217	36	64	189
Monthly Average	283	50	61	271

1.1 RECOMMENDATION

The report be noted.

RUGBY BOROUGH COUNCIL

Planning Committee – 28th 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 July 2009 – June 2010

Month	Applications Determined	Major Applications Determined Within 13 Weeks	% Of Major Applications Determined Within 13 Weeks
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
June	2	0	0.0%
Monthly Average	1.4	0.5	35.7%

1.1 RECOMMENDATION

The report be noted

RUGBY BOROUGH COUNCIL

Planning Committee – 28th 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 July 2009 – June 2010

Month	Applications Determined	Minor Applications Determined Within 8 Weeks	% Of Minor Applications Determined Within 8 Weeks
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%
June 2010	18	8	44.4%
Monthly Average	19	9	50%

1.1 RECOMMENDATION

The report be noted.

RUGBY BOROUGH COUNCIL

Planning Committee – 28th 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 July 2009 – June 2010

Month	Applications Determined	Other Applications Determined Within 8 Weeks	% of Other Applications Determined Within 8 Weeks
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%
June 2010	44	10	22.7%
Monthly Average	38	22	57.8%

1.1 RECOMMENDATION

The report be noted.

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	28 th July 2010
Report Title	Delegated Decisions – 25 th June 2010 to 16 th July 2010
Portfolio	N/A
Ward Relevance	All
Prior Consultation	None
Contact Officer	Maureen Buckland x 3774
Report Subject to Call-in	Y
Report En-Bloc	N
Forward Plan	N
Corporate Priorities	N/A
Statutory/Policy Background	Planning and Local Government Legislation
Summary	The report lists the decisions taken by the Deputy Chief Executive under delegated powers
Risk Management Implications	N/A
Financial Implications	N/A

Environmental Implications N/A

Legal Implications N/A

Equality and Diversity N/A

Options N/A

Recommendation The Report be noted

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

Rugby Borough Council

Planning Committee – 28th July 2010

Delegated Decisions – 25th June 2010 to 16th July 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: 28th July 2010

Subject Matter: Delegated Decisions 25th June 2010
16th July 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 25TH JUNE 2010 TO 16TH JULY 2010

A. APPLICATIONS – DELEGATED

***Applications
Refused***

<i>R10/0509 Refused 25.06.2010</i>	Field adjacent to Lessingham House Birdingbury Road Leamington Hastings	Creation of a new field access including gates and hardsurfacing
<i>R10/0679 Refused 28.06.2010</i>	Land to the Southwest of 23 Plexfield Road Bilton Rugby	Outline application for a detached one and a half storey bungalow (approval of access, siting and massing)
<i>R10/0019/PACA Refused 12.07.2010</i>	The Cottage 33 Brownsover Lane Brownsover Rugby	Retention of a detached garage

***Applications
Approved***

<i>R10/0719 Approved 25.06.2010</i>	BP Kestrel Filling Station Corporation Street Rugby	Variation of Condition 14 (delivery times) of Planning Permission R08/0834/PLN (Creation of a new petrol filling station with a canopy over, erection of a new sales building and associated access and parking) to allow deliveries between 06:00 to 18:00 hours Monday to Sunday, including Public Holidays.
<i>R10/0687 Approved 25.06.2010</i>	2 Main Street Stretton under Fosse Rugby	Erection of a single storey extension to an existing domestic outbuilding to provide additional ancillary accommodation
<i>R10/0413 Approved 25.06.2010</i>	230 Dunchurch Road Rugby	Erection of a part two storey, part single storey rear extension and alterations and extension to existing side garage
<i>R10/0371 Approved 30.06.2010</i>	Four Winds Main Street Easenhall Rugby	Two storey rear extension, including alterations to roof and boundary treatments
<i>R10/0386 Approved 30.06.2010</i>	2-6 Upton Road New Bilton Rugby	Change of use of building from part office (B1) and part dance studio (D2) to provide workshop and offices (B2) and external alterations
<i>R10/0303 Approved 30.06.2010</i>	34 Hillmorton Road Rugby	Conversion of existing Coach House for use as a home office including internal and external alterations

<i>R10/0562 Approved 30.06.2010</i>	226 Parkfield Road Newbold Rugby	Erection of part two storey, part single storey rear extension
<i>R10/0583 Approved 05.07.2010</i>	30 Vicarage Road Rugby	Demolition of existing two storey outbuilding and erection of a part single storey, part two storey building linked to the main building by a single storey store. Erection of a single storey side extension to the main building
<i>R10/0726 Approved 06.07.2010</i>	10 Kareen Grove Coventry	Demolition of garage and erection of single storey side extension, rear conservatory and alterations to dwelling roof
<i>R10/0615 Approved 07.07.2010</i>	Rugby School Part 'New Big Side' School Field Dunchurch Road Rugby	Erection of temporary classroom building (relocation of existing temporary classroom building from 15 Horton Crescent)
<i>R09/0704/PLN Approved 07.07.2010</i>	Land adjacent to Rosefields Hinckley Road Wolvey	Change of use of land for the siting of a mobile home
<i>R10/0125 Approved 08.07.2010</i>	Dunchurch Sportsfield and Village Rugby Road Dunchurch Rugby	Provision of 2 no. tennis courts with associated toilet and store building, fencing and floodlighting
<i>R10/0791 Approved 08.07.2010</i>	6 Orlando Close Bilton Rugby	Erection of a rear conservatory
<i>R10/0175 Approved 09.07.2010</i>	36 Regent Place Rugby	Change of use of ground floor from Office (B1) to a mixed use of Offices (B1) and Tattoo Studio (Sui Generis) (Retrospective)
<i>R10/0809 Approved 09.07.2010</i>	17 Yew Tree Hill Brinklow Rugby	Erection of a single storey rear extension
<i>R10/0796 Approved 09.07.2010</i>	Knightlow Children's Partnership Ltd. Knightlow C of E Primary School Hill Crescent Stretton on Dunsmore Rugby	Single storey extension to nursery and re-cladding of existing modular building
<i>R10/0783 Approved 12.07.2010</i>	2 Southfield Road Rugby	Erection of conservatory to rear
<i>R10/0761 Approved 12.07.2010</i>	Stables Clayhill Lane Long Lawford	Erection of two additional stables on land adjacent to existing stable block

<i>R10/0743 Approved 12.07.2010</i>	Leam Valley House (Previously Home Farm Bungalow) Post Office Road Leamington Hastings Rugby	Erection of detached garage, single storey extension to side (west) and conservatory to rear (south)
<i>R10/0806 Approved 12.07.2010</i>	14 Slade Road Rugby	Single storey extension to side (adjacent to Richmond Road), two storey extension to rear
<i>R10/0811 Approved 12.07.2010</i>	93 Rugby Road Dunchurch Rugby	Single storey extension to front
<i>R10/0206 Approved 12.07.2010</i>	Bilton Bowling Club Bawnmore Road Bilton Rugby	Siting of storage container
<i>R10/0817 Approved 12.07.2010</i>	13 Ladysmock Rugby	Erection of detached garage to front, single storey extension to front conversion of garage to living accommodation, single storey extension to rear (to replace existing conservatory), rendering of side and rear elevations.
<i>R10/0824 Approved 12.07.2010</i>	24A Carlton Road Bilton Rugby	Retention of decking
<i>R10/0662 Approved 12.07.2010</i>	318 Lower Hillmorton Road Hillmorton Rugby	Extensions to side and rear, including living accommodation in the roof space and first floor side facing window. (Amendment to planning permission reference 263)
<i>R10/0841 Approved 13.07.2010</i>	165 Murray Road Rugby	Retention of no. 2 retractable awnings
<i>R10/0840 Approved 13.07.2010</i>	73 Moat Farm Drive Rugby	Proposed two storey extension to side
<i>R10/0753 Approved 14.07.2010</i>	Clifton upon Dunsmore C of E Primary School Station Road Rugby	Removal of temporary classrooms, partial demolition of existing building and erection of single and two storey extensions with internal alterations
<i>R10/0535 Approved 14.07.2010</i>	7 Hart Close Rugby	Erection of a two storey side extension and part two storey, part single storey rear extension
<i>R10/0747 Approved 14.07.2010</i>	110 Newton Road Newton Rugby	Erection of ground floor and first floor rear extensions

<i>R10/0856 Approved 15.07.2010</i>	Feldon Forest Farm Fishpools Road Frankton Rugby	Photovoltaic panels (solar PV) to the south facing roof of existing agricultural building
<i>R10/0861 Approved 15.07.2010</i>	Redundant Ministry Building Princethorpe Road Bourton on Dunsmore	Variation of Condition 9 o planning approval R99/0963/22203/P to allow alternative access arrangements
<i>R10/0184 Approved 15.07.2010</i>	152B Murray Road Rugby	Retention of canopy
<i>R10/0568 Approved 15.07.2010</i>	Lawford Lodge Farm Coalpit Lane Lawford Heath Rugby	Erection of a grain store
<i>R10/0745 Approved 15.07.2010</i>	87 Coton Park Drive Rugby	Conversion of existing garage to ancillary living accommodation
<i>R10/0802 Approved 16.07.2010</i>	34 Church Road Church Lawford Rugby	Erection of a summer house
<i>R10/0868 Approved 16.07.2010</i>	1 and 4 Tank Cottages Newbold Road Rugby	Erection of ground and first floor side extensions to two properties and a detached garage serving No. 4, following extensive fire damage

Listed Building Consents

<i>R10/0688 Approved 25.06.2010</i>	2 Main Street Stretton under Fosse Rugby	Listed Building Application for extension to an existing domestic outbuilding to provide additional ancillary accommodation
<i>R10/0334 Approved 30.06.2010</i>	34 Hillmorton Road Rugby	Listed Building Consent for the conversion of existing Coach House for use as a home office including internal and external alterations
<i>R10/0372 Approved 30.06.2010</i>	Four Winds Main Street Easenhall Rugby	Listed Building Consent for two-storey rear extension, including alterations to roof and elevational changes. Internal works including removal of walls to form larger bedroom with en-suite, new staircase, alterations to fireplaces & hearths, first floor alterations to corridor & doorways & provision of new window to garden shed. Alterations to boundary treatments and removal of flat roofed section between house & outbuilding.
<i>R10/0452 Approved 01.07.2010</i>	Princethorpe College Leamington Road Rugby	Listed Building Consent for the creation of a mezzanine floor to create a new Art Room with new staircase and insertion of 3 no. rooflights

R10/0449 Approved 01.07.2010	Princethorpe College Leamington Road Rugby	Insertion of 3 no. rooflights
R10/0810 Approved 16.07.2010	34 Church Road Church Lawford Rugby	Listed Building application for erection of a summer house

**Conservation Area
Consents**

R10/0758 Approved 14.07.2010	Clifton upon Dunsmore C of E Primary School Station Road Rugby	Demolition and removal of temporary classrooms (Conservation Area consent)
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**Advertisement
Consents**

R10/0755 Approved 12.07.2010	Boots Unit 5, Junction One Leicester Road Rugby	Erection of replacement fascia sign
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**Telecommunications
Determinations**

R10/0742 Prior Approval NOT required 05.07.2010	Land adjacent to Sainsburys Dunchurch Road Rugby	Determination as to whether prior approval is required for removal of an existing 15m high telecommunications tower and replacement with a 15m high telecommunications tower and associated equipment cabinet
R10/0736 Prior Approval NOT required 06.07.2010	Land outside shops Hollowell Way Brownsover Rugby	Prior approval application for removal of existing mast and erection of 13.8m high mast with additional equipment cabinet
R10/0684 Prior Approval NOT required 07.07.2010	Junction Sparta Close / Consul Road Rugby	Determination as to whether prior approval is required for the replacement of an existing 15m. high slimline telecom monopole mast and installation of a 1 no. new equipment cabinet
R10/0685 Prior Approval NOT required 14.07.2010	Formula One Autocentres Ltd. 102 Hillmorton Road Rugby	Determination as to whether prior approval is required for removal of the existing 13.4m. high telegraph pole mast and replacement with a 15m. high telegraph pole mast and 1 no. associated equipment cabinet

**Approval of Details/
Materials**

R10/0309 Approval of details 28.06.2010	Cawston Farm House Coventry Road Cawston Rugby	Discharge of Condition No. 6 – Footway crossing
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<i>Service Review Team Ref. E2E 980 Approval of details 28.06.2010</i>	Rugby School Bookshop Barby Road Rugby	Discharge of Conditions No. 2 – Materials, No. 3 – Fencing details
<i>Service Review Team Ref. E2E 904 Approval of details 28.06.2010</i>	Rugby School Bookshop Barby Road Rugby	Discharge of Condition No. 2 – Materials, Condition No. 3 – Fencing details
<i>R09/1046/HOUS Approval of details 07.07.2010</i>	114 Eastlands Road Rugby	Discharge of Condition No. 2 – Bat Survey
<i>R10/0047/PLN Approval of non- material changes 08.07.2010</i>	252 Alwyn Road Bilton Rugby	Alteration to the roof and windows in the single storey rear extension
<i>R06/0669/PLN Approval of non- material changes 08.07.2010</i>	Magna House Copston Magna Wolvey	Alterations to roof; Modification the canopy element; amendments to window arrangement, removal of rooflight
<i>R08/0365/LBC Approval of details 12.07.2010</i>	Land at Leicester Road Rugby	Relocation of war memorial Discharge of Conditions No. 3 – Written & photographic method statement for dismantling, storing etc. No. 4 – Specification of works for rebuilding No. 5 – Contents of time capsule
<i>R06/0064/MAJP & R08/0370/MRES Approval of details 12.07.2010</i>	Land at Leicester Road Rugby	Discharge of Additional Condition No. 38 - regime for ongoing maintenance of War Memorial
<i>R08/1785/PLN Approval of details 12.07.2010</i>	Rugby Empire Working Mens Club Avon Street Rugby	Discharge of Conditions No. 2 – External materials; No. 3 – Notice report; No. 4 – Details of bin store; No. 5 – Fire Hydrants
<i>R06/0054/MAJP Approval of details 13.07.2010</i>	Alstom Drives & Controls Ltd. Boughton Road Rugby	Discharge of Conditions Part Condition No. 18* - Programme of archaeological work and historic recording of former buildings, plant and works
<i>R06/0064/MAJP Approval of details 13.07.2010</i>	Land at Leicester Road Rugby	Discharge of Conditions Part Condition No. 22 – Remediation Verification ; Part Condition No. 25* - Programme of archaeological work
<i>R06/0064/MAJP Approval of details 13.07.2010</i>	Land at Leicester Road Rugby	Discharge of Condition No. 10iii – Final details and layout of the highways access junction at Mill Road, Including scope to accommodate future access to neighbouring development

<i>R09/0620/HOUS</i> <i>Approval of non-</i> <i>material changes</i> <i>13.07.2010</i>	College Farm Main Street Willoughby Rugby	Relocation of existing window and bricking up of existing window
<i>R08/0185/PLN</i> <i>Retrospective</i> <i>approval of details</i> <i>13.07.2010</i>	Pailton Pastures Farm Montillo Lane Pailton Rugby	Discharge of Conditions No. 15 – External lighting No. 16 – Means of enclosure (fencing) No. 17 & 18 – Landscaping
<i>R06/1490/MAJP</i> <i>Approval of details</i> <i>14.07.2010</i>	Land rear of 42-54 Winfield Street and 27-43 South Street Rugby	Discharge of Conditions Nos. 2 and 3 – Landscaping No. 4 – Boundary treatments
<i>R09/0331/MAJP</i> <i>Approval of details</i> <i>15.07.2010</i>	Former Cattle Market Site Rugby	Discharge of Conditions Nos. 19 and 20 – Landscaping No. 30 – Materials No. 31 – Hard landscaping No. 32 – Refuse storage and cycle parking No. 36 – Operatives parking & loading/ unloading of materials