

11<sup>th</sup> July 2014

## **PLANNING COMMITTEE - 23<sup>RD</sup> JULY 2014**

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 23<sup>rd</sup> July 2014 in the Council Chamber, Town Hall, Rugby.

### **Site visit**

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

4.00pm      Larkhill Farm, Oxford Road, Princethorpe.

Adam Norburn  
Executive Director

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

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

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

### **PART 1 – PUBLIC BUSINESS**

1. Minutes.

To confirm the minutes of the meetings held on 2<sup>nd</sup> July 2014.

2. Apologies.

To receive apologies for absence from the meeting.

3. Declarations of Interest.

To receive declarations of –

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

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

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

4. Applications for Consideration.

5. Planning Appeals Update.

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

7. Delegated Decisions – 13<sup>th</sup> June to 3<sup>rd</sup> July 2014.

## **PART 2 – EXEMPT INFORMATION**

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2014/15 – 3) are attached.

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

Councillors Ms Robbins (Chairman), H Avis, Mrs Avis, Buckley, Butlin, G Francis, Gillias, Lewis, Pacey-Day, Sandison, Mrs Simpson-Vince and Helen Walton.

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

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

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

**Planning Committee – 23 July 2014**  
**Report of the Head of Planning and Culture**  
**Applications for Consideration**

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

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

**Recommendation**

The applications be considered and determined.

## APPLICATIONS FOR CONSIDERATION – INDEX

### Recommendations for refusal

There are no applications recommended for refusal to be considered.

### Recommendations for approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	R14/0857	Larkhill Farm, Oxford Road, Princethorpe Change of use of land for the siting of a mobile home, together with the creation of a new vehicular access.	3
2	R14/0886	Heathlands, Coventry Road, Cawston Proposed conversion of existing detached garage together with external alterations and extension of existing detached double garage to form a separate residential dwelling house.	9
3	R14/1136	95 Clifton Road, Rugby Change of use of building from doctors surgery (use class D1) to one residential dwelling (use class C3).	14

**Reference number: R14/0857**

**Site address: Larkhill Farm, Oxford Road, Princethorpe**

**Description: Change of use of land for the siting of a mobile home, together with the creation of a new vehicular access**

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

### **Description of proposed development**

The application seeks the removal of an existing outbuilding used in connection with the pasture and paddock element to the rear of the application site, and houses the maintenance equipment associated with the maintenance of this land, and replacement with a mobile home. The existing pasture/paddock is used as a caravan and camping club site. The application also seeks the creation of a new vehicular access to the south of the existing access to serve the proposed mobile home.

The application is to be determined by members of the planning committee and subject to a committee site at the request of Cllr Graham Francis.

### **Description of Site**

The application site comprises of a detached residential property of Larkhill with a small residential garden area with pasture and paddock land to the rear used as a camping and caravan club site. The site is bounded to the south by woodland area and to the north by residential properties.

### **Third Party Comments**

#### Neighbours Objections (1)

- Next to ancient woods high in wildlife value.
- Green Belt area
- Inappropriate development
- The building to be removed is used extensively and will need a new shed in the future
- New access onto a busy road
- New access would make the mobile home more visible
- Harm the appearance of the area
- Another gypsy and traveller development within the area which has 3 permanent sites

#### Neighbours Comments (1)

- No objection subject to conditions restricting the use of the mobile home to the owners of the caravans and camping club

#### Parish Council objection

- Not compliance with the Parish Plan
- Previous comments relating to R11/1122 are still relevant

## Technical Consultation Responses

WCC Highway	no objection subject to conditions and informative
RBC Environmental Services	no objection subject to conditions

## Relevant planning policies/guidance

### RBC Local Development Framework

#### Core Strategy

CS1	Development Strategy	complies
CS16	Sustainable Design and Construction	complies
Saved Local Plan Policies		
E6	Biodiversity	complies

### National Planning Policy

#### National Planning Policy Framework

## Assessment of proposal

Core Strategy Policy CS1 sets a settlement hierarchy for locations within the Borough and seek to locate development sustainably within this hierarchy based on a sequential preference. CS1 states "It must be demonstrated that the most sustainable location are considered ahead of those further down the hierarchy." The application site is located within the green belt which is within the penultimate tier of the hierarchy contained within Policy CS1. Policy CS1 states that development within the countryside designated as green belt would be resisted and only allowed where national planning policy allows. The land in which the outbuilding has been sited on is considered previously development land outside of the residential curtilage of the dwelling house Larkhill. The footprint of the proposed mobile home equates to 74.316m<sup>2</sup> with a height of 5 metres. The footprint of the existing outbuilding equates to 87.84m<sup>2</sup> with an overall height of 4 metres (with a small flat roof section being 3 metres in height). The footprint of the proposed mobile home would be smaller than the existing building, and whilst the mobile home would be taller in height, its overall size is of a comparable size to the existing outbuilding and would not have a greater impact upon the openness of the green belt. Paragraph 89 of the NPPF states that certain forms of development would be acceptable including the redevelopment of previously developed sites, which would not have a greater impact upon the openness of the Green Belt and the purpose of including land within it than the existing development. It is therefore considered that the proposed development constitute appropriate development within the countryside. Given the mobile home is on the footprint of the existing outbuilding it would not result in any further encroachment of development in the countryside.

The applicants have advised that the shed is redundant in use and the removal of this shed would not result in the need for a further building on site to store items currently within the shed.

Concerns have been expressed about this development setting a precedent for further mobile homes being brought onto the site. However, this development is considered appropriate development within the green belt for the reasons outlined above and any further

mobile homes on the site would impact upon the openness of the green belt and as such constitute inappropriate development within the green belt.

Policy CS16 of the Core Strategy states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenities of the areas in which they are situated. Currently along the western boundary of the site is a mature high conifer hedge line. Whilst the existing outbuilding is screened for the highway by these conifers, the creation of this new access would expose the proposed mobile home. Landscaping details have been submitted which will provide screening of the mobile home. It is therefore considered that the proposed development would not have an adverse impact upon the visual amenity of the area, in accordance with policy CS16.

The Parish Council have stated that the proposed development conflicts with the Stretton-on-Dunsmore Parish Plan 2005. Pertaining to the Green Belt the Parish Plan states: *'Rugby Borough Council policy states that the parish of Stretton on Dunsmore lies within countryside designated as Green Belt. Planning policy should continue to be a general presumption against inappropriate development, which would reduce the open character of land in the Green Belt and be contrary to the purpose of its inclusion. Rugby Borough Council policy states that development in the countryside of Stretton on Dunsmore must be restricted to preserve its character and appearance and to safeguard resources. This position is overwhelmingly supported by the residents of the parish'*. The proposed development is considered to constitute appropriate development within the green belt, and would not have a greater impact upon its openness, nor would it have an adverse impact upon the character and appearance of the area.

As shown on the plans submitted, a 2m high close boarded fence encloses the existing dwelling house and its residential curtilage. The distance of the mobile home to the existing dwelling house is 15m and as such it is not considered that the proposed development would have an adverse impact upon the amenities of person(s) residing within the existing dwelling house in accordance with policy CS16 and the core principles of the NPPF, paragraph 17, which seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Third parties have requested a condition to ensure that the mobile home is only occupied by person(s) in connection with the caravan and camping club. Consideration has been given the imposing such a condition, however, it is considered that the development is acceptable on its own merits and the presence of the caravan and camping club sites does not contribute to the acceptability of the proposed development. As such, such a condition would be unreasonable.

WCC Ecology have commented on the proposed application and consider that given the construction of the existing building with its felt roof and opened sides does not appear to be highly suitable for Bats. However, given its location close to a mature wooded area and bat note will be attached to any approval. The proposal therefore accords with saved Local Plan Policy E6 which seeks to ensure that development has not impact upon protected species/habitats.

## **Recommendation**

Approval subject to conditions

**APPLICATION NUMBER**

R14/0857

**DATE VALID**

06/05/2014

**ADDRESS OF DEVELOPMENT**

LARKHILL FARM  
OXFORD ROAD  
RUGBY  
CV23 9QE

**APPLICANT/AGENT**

Mr Peter Denny  
35 Cleveland Road  
Bulkington  
Bedworth  
CV12 9PH  
On behalf of Mrs Lindsey Follows

**APPLICATION DESCRIPTION**

Change of use of land for the siting of a mobile home, together with the creation of a new vehicular access

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

**CONDITION: 1**

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

**REASON:**

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

**CONDITION: 2**

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

Application forms dated 2/5/14

Amended Drawing No - D0304/04-14 received by the Local Planning Authority on the 12/06/14

New Entrance Details received by the Local Planning Authority on the 12/06/14

**REASON:**

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

**CONDITION: 3**

The landscaping scheme, as detailed on the approved plans, shall include planting along the post and rail fencing of the proposed new access as shown on the approved plan and shall include planting set behind the fencing at 1m spacing to include a minimum of 10 trees/scrubs which shall be a mix of native scrubs/trees to include evergreens such as Yew, Scots Pine and Holly. Proposed landscaping shall also include planting to the east of the proposed mobile home as shown on the approved plans at 1m spacing to include a minimum of 10 trees which shall be a mix of native scrubs/trees to include evergreens such

as Yew, Scots Pine and Holly. The landscaping 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 Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

**REASON:**

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

**CONDITION 4:**

The design, type, location and height of the proposed fencing and gates to form the proposed new access shall be as shown on the amended Drawing No - D0304/04-14 received by the Local Planning Authority on the 12/06/14. The fencing and gates shall not be replaced other than with fencing and gates of the same design, type, height and location as shown on the amended plan.

**REASON**

In the interest of visual 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 minimum width of 5.5 metres, 10 metre radii, a gradient not steeper than 1 in 15 and hard surfaced in a bound bituminous material for a distance of 12.0 metres from the near edge of the highway carriageway.

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

**REASON**

In the interest of Highway Safety

**CONDITION: 6**

The development hereby permitted shall not be commenced before the highway (verge) crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority.

**REASON**

In the interest of Highway Safety

**INFORMATIVE**

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 Conservation of Habitats and Species Regulations 2010 making them a European Protected Species. It is a criminal offence to disturb or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat

'roost' is present a licence 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.

**STATEMENT OF POSITIVE ENGAGEMENT:**

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

**Reference number: R14/0886**

**Site address: Heathlands, Coventry Road, Cawston**

**Description: Proposed conversion of existing detached garage together with external alterations and extension of existing detached double garage to form a separate residential dwelling house.**

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

### **Description of proposed development**

The proposal seeks to create a two bedroom bungalow through the conversion of an existing detached garage for which planning permission was granted in 2008 (ref: R08/1270/HOUS), together with external alterations, which includes the removal of the existing garage door and replacement with a window and door and insertion of windows to side and rear elevations. The application also seeks extensions to the existing garage extending along the east side elevation towards the existing dwelling house (heathlands) by 3.5m and extending the rear elevation by 3.2m. The application has been amended which removes to proposed new vehicular access is to be created to serve this new dwelling house off the Coventry Road, and utilising the existing access. The access to serve this new dwelling would, therefore, be shared with the existing dwelling house.

The application is to be determined by members of the planning committee as the site is within the countryside and as such a new dwelling within this location would constitute a departure from policy CS1.

### **Description of Site**

The existing garage is to be sited on land that presently forms part of the residential curtilage of Broadway located towards the centre of a liner form of housing and fencing northern side of the A4071 Coventry Road at Cawston.

### **Third Party Comments**

Neighbours	no comments received
Parish Council	no objection subject to conditions

### **Technical Consultation Responses**

WCC Highways	no objection subject to conditions relating to access dimensions and turning space.
Environmental Services	no objection subject to informative relating to working hours during construction

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

RBC Local Development Framework

#### **Core Strategy**

CS1 Development Hierarchy

CS16 Sustainable Design and Construction

## Saved Local Plan Policies (Post Core Strategy Adoption)

E6 Biodiversity

T5 Parking Standards

RBC Planning Obligations SPD Appendix 2

### **Assessment of proposal**

Core Strategy Policy CS1 sets a settlement hierarchy for locations within the Borough and seek to locate development sustainably within this hierarchy based on a sequential preference. CS1 states “It must be demonstrated that the most sustainable location are considered ahead of those further down the hierarchy.” The application site is located within an area of the borough designed as countryside, but its location is on the edge of the urban area. Towards the rear of the site outline planning permission has been granted for the Cawston Extension site (ref: R11/0114) which comprises of up to 600 houses. This is a material consideration is assessing the principle of the development. The NPPF sets a presumption against new dwellings within the countryside unless there are special circumstances as outlined with paragraph 55 of the NPPF. However, owing to the sites location on the edge of the urban area and the proposed Cawston Extension Site to the rear, it is considered on balance, having regard for these material considerations, the principle of development is considered acceptable.

Part 7 of the NPPF emphasises the importance of good quality design and Policy CS16 states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated. Within the street scene at either end the plots tend to be smaller and houses closer together with semi-detached properties in places. Within the middle, notwithstanding previous extensions to these properties, these properties are detached, lying within substantial plots with significant gaps in-between. This contributes significantly to the character of the street scene. The application has been amended to remove the provision of a new access onto the Coventry Road, as this was considered to erode the character of the street scene and the perception of spaciousness between the properties. As such, by removing this new access and creating a shared access would maintain the character of the existing street scene, and the sense of spaciousness within it. It is therefore considered that the proposed new dwelling would not have an impact upon the character and appearance of the street scene, or the visual amenity of the area, in accordance with policy CS16. The proposal would also accord with the core principles of the NPPF in seeking to secure high quality design.

In terms of residential amenity, policy CS16 seeks to ensure that development does not have a materially harmful impact upon the amenities of neighbouring properties. The main two neighbouring properties that this proposed development may impact upon is the neighbouring dwelling Budleigh and the existing dwelling Heathlands. Taking into consideration the scale and design of the proposed development and that the proposed extensions are towards the existing dwelling and not the neighbouring property Budleigh it is not considered that the proposed dwelling would impact upon the amenities of this neighbouring property. Given the scale and design of the proposed dwelling it would not have an overbearing impact upon the existing dwelling house. The proposed would therefore conform to policy CS16 and also accord with the core principles of the NPPF in seeking to secure a good standard of amenity for all existing and future occupants of land and buildings.

For the purposes as assessing car parking standards the site is located within an area of low access as defined within the Council's Planning Obligation SPD. The proposed development, through the conversion of the existing garage, would result in a loss of a car parking space serving the existing dwelling. However, sufficient car parking will still be maintained to the front of the existing dwelling to accommodate 3 car parking spaces and therefore comply with the minimum car parking standards as set out with the Planning Obligations SPD. The proposed development which seeks to create a 2 bedroom dwelling house would be served by two car parking spaces. The Council's Planning Obligation SPD states that a minimum of 1.5 car parking spaces is required for a dwelling of this type. The proposal therefore accords with the car parking standards set out with the Council's SPD.

No comments have been raised by WCC Ecology as such it is not considered that the proposed development would impact upon protected species/habitat in accordance with saved Local Plan Policy E6.

### **Recommendation**

Approval subject to conditions

#### **APPLICATION NUMBER**

R14/0886

#### **DATE VALID**

11/05/2014

#### **ADDRESS OF DEVELOPMENT**

Heathlands  
Coventry Road  
Cawston  
Rugby  
CV22 7RY

#### **APPLICANT/AGENT**

Mr Philip Baumber  
Philip Baumber Architectural Limited  
50 Radmore Road  
Hinckley  
Leicestershire  
LE10 0RQ  
On behalf of Mr & Mrs E MORROW

#### **APPLICATION DESCRIPTION**

Proposed conversion of existing detached garage together with external alterations and extension of existing detached double garage to form a separate residential dwelling house.

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

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

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

##### **REASON:**

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

##### **CONDITION: 2**

The development shall not be carried out other than in accordance with the amended plan ss01 Rev A received by the Local Planning Authority on 01st July 2014.

**REASON:**

For the avoidance of doubt.

**CONDITION: 3**

The facing materials to be used on the external walls and roof shall be of the same type, colour and texture as those used on the existing building.

**REASON:**

To ensure a satisfactory external appearance.

**CONDITION: 4**

The proposed new landscaping as shown on amended plan ss01 Rev A shall only include native trees/scrubs.

**REASON**

In the interest of visual amenity and biodiversity.

**CONDITION: 5**

The existing trees and hedge to be retained along the southern boundary of the application site shall be cut down, uprooted or destroyed, without the prior written approval of the Local Planning Authority.

**REASON:**

In the interest of visual amenity and biodiversity.

**CONDITION: 6**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, and the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking or re-enacting those orders, no development shall be carried out which comes within Classes A, B, C, E and F 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: 7**

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 minimum width of 5.0 metres with a gradient not steeper than 1 in 15 and hard surfaced in a bound material for a distance of 7.5 metres from the near edge of the highway footway.

B) The access not allowing surface water to run off the site onto the highway.

**REASON**

In the interest of Highway Safety

**CONDITION: 8**

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

**REASON**

In the interest of Highway Safety

**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 the County Highways Area Team – Tel 01926 412515, before any work is carried out, this shall include for materials and skips which are stored within the highway extents. A charge will be made for the carrying out of inspections and the issue of permits.

**INFORMATIVE: 2**

Environmental Services advise that in order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should 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.

**STATEMENT OF POSITIVE ENGAGEMENT:**

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

**Reference number: R14/1136**

**Site address: 95 Clifton Road, Rugby**

**Description: Change of use of building from doctors surgery (use class D1) to one residential dwelling (use class C3)**

**Case Officer Name & Number: Alice Cosnett – 01788 533489**

The application has been brought to Planning Committee as a Departure from the Council's adopted Local Plan.

### **Site Description**

No.95 Clifton Road occupies a plot on the corner of Clifton Road and Claremont Road and is sited within the Clifton Road, Hillmorton Road and Whitehall Road Conservation Area. Whilst the permitted use of the site is as a doctors surgery (use class D1) it is currently vacant as the surgery has moved to a new, purpose-built site at Drover Close, Rugby. The building is designated as an 'important unlisted building' in the Conservation Area Appraisal. It is three storeys in height, constructed in a mix of brick and render with a large dormer window feature within both its front and rear roof slopes. It has a garden area to its front and a car park, capable of parking 8 cars, to its rear.

### **Proposal Description**

Planning permission is sought for the change of use of the building from a doctors surgery (use class D1) to one residential dwelling (use class C3). No external alterations are proposed with the exception of utilising a section of car park to the rear of the site as a private amenity area for the dwelling.

### **Relevant Planning History**

R85/1426/10027/P	Use as doctors surgery and self-contained flat	Approved 11.2.1986
R95/0499/10027/P	Use of second floor for purposes in connection with main doctors surgery building	Approved 9.8.1995

### **Technical Consultation Responses**

RBC Environmental Health – no objection

Severn Trent Water – none received

WCC Ecology – no objection subject to bat and nesting bird informatives

WCC Highways – no objection subject to condition and informatives

### **Third Party Responses**

Councillors – none received

Neighbours – one letter has been received in support of the proposal which raises the following points:

- The building was unsuitable for use as a doctor's surgery
- Historically it was a residential dwelling and to try and convert it into anything else would waste time and funds and any drastic conversion would ruin the beautiful building

- Difficulty with accessing all the rooms within the building when it was a surgery as it did not have disabled access

## **Relevant Planning Policies and Guidance**

### Core Strategy

CS1            Development Strategy

CS16          Sustainable Design

### Saved Local Plan Policies

E6            Biodiversity

T5            Parking Facilities

### Other Documents

Planning Obligations SPD

Sustainable Design and Construction SPD

Clifton Road, Hillmorton Road and Whitehall Road Conservation Area Appraisal

### National Policy

National Planning Policy Framework (NPPF)

## **Assessment of Proposals**

In the assessment of this application, the determining factors are the principle of the proposed development, its impact on the qualities, character and amenity of the area, amenity of neighbouring properties, impact on protected species and impact on highway safety/parking provision.

### Principle of development

Part 8 (Promoting Health Communities) of the NPPF states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. It goes on to state that in order to deliver social, recreational and cultural facilities and services that the community needs, planning policies and decisions should, among other things, guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

Policy CS13 of the Rugby Borough Council Core Strategy states that existing local services and community facilities should be retained unless it can be demonstrated that:

- there is no realistic prospect of the existing use continuing for commercial and/or operational reasons;
- the site has been actively marketed for a similar or alternative type of service or facility that would benefit the local community; and
- the existing service or facility can be provided in an alternative manner or on a different site in the local area.

The proposed change of use will facilitate the loss of a doctor's surgery – a use which is categorised as a community facility. In order to assess whether the principle of development is acceptable, the report will discuss each of the above three points in turn:

*There is no realistic prospect of the existing use continuing for commercial and/or operational reasons*

A supporting statement has been submitted with the application which states that, prior to the relocation of the doctors practice, the Care Quality Commission (CQC) – which has complete governance over the standards for all types of healthcare premises – had acknowledged that the building, which consists of a traditional three storey former dwelling, could never meet the standards that they impose. An example is that it was not possible to provide a toilet accessible to all without installing a stair lift or lift – neither of which was possible to install within the building. The applicant had therefore been advised by the NHS that if the practice were not relocated, they would recommend the closure of the healthcare service.

As it is therefore evident that there was no realistic prospect of the existing use continuing from the site for operational reasons, the proposal complies with the first criteria of Policy CS13.

*The site has been actively marketed for a similar or alternative type of service or facility that would benefit the local community*

The site has been actively marketed for a period of 4 months. The explanation provided within Policy CS13 states that the applicant will be expected to demonstrate that the premises has been marketed for a period of 12 months with the valuation attributed to the property reflecting its current use, before the Council will consider a change of use.

It is evident that the site has not been marketed for the required length of time and as such it fails to comply with the second criteria of Policy CS13. However, in this instance it is considered that the principle of development can be supported despite the site having been marketed for a reduced period of time.

The doctor's surgery in question has relocated to a new purpose-built facility at Drovers Close in Rugby and as such there has been no net loss of premises within the locality. In addition, it is considered that there has been a vast improvement in the facilities offered, with the new premises providing 976m<sup>2</sup> of floor space compared to the 224m<sup>2</sup> available at no.95 Clifton Road. Furthermore, new community facilities are provided within the premises in the form of a large 110m<sup>2</sup> community meeting room with its own kitchen and toilet facilities and an independent pharmacy occupying a further 100m<sup>2</sup> of floor space.

In light of this, it is considered that the relocation of the doctor's surgery has led to a significant improvement to this community facility, offering larger, purpose-built facilities available within the local community.

In addition, it is acknowledged that the original use of the site would have been as a dwelling and as such, the proposal will facilitate the return to its originally intended use.

It is therefore considered that in this instance, the lack of marketing evidence is acceptable, with the proposed development complying with the intentions of Policy CS13 despite not specifically meeting the second criteria of this policy.

*The existing service or facility can be provided in an alternative manner or on a different site in the local area*

Owing to the standards that the CQC impose in terms of all types of healthcare premises, the applicant was advised that if the practice were not relocated, the NHS advisors would recommend the closure of the healthcare service. As a result the practice has moved into a purpose-built surgery within the new Health and Wellbeing Centre on Drover Close.

As it is therefore evident that the doctor's surgery has been provided on a different site within the local area the proposal complies with the third criteria of Policy CS13.

When considering that the existing use has been relocated to a purpose-built facility which offers larger facilities of a better quality, it is not considered that the change of use of no.95 Clifton Road will represent the unnecessary loss of a valued facility or service which would reduce the community's ability to meet its day-to-day needs nor will it cause a decline in community life or impact upon the quality of people's lives who live and work in the locality. It is therefore considered that the proposal complies with Part 8 of the NPPF and Policy CS13 of the Core Strategy and that the principle of development is therefore acceptable.

#### Impact on the qualities, character and amenity of the area

Part 7 of the NPPF (Requiring Good Design) emphasises the importance of good design and Part 12 emphasises the importance of sustaining and enhancing the significance of heritage assets. Policy CS16 of the Core Strategy states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated and that new development should seek to complement and enhance the historic environment.

Whilst no external alterations are proposed to the building itself, alterations will be made to the car park to the rear of the site to utilise some of this area as a rear garden for the proposed dwelling. Details would be secured by condition so that the impact of this can be assessed more thoroughly. It is considered that subject to its design the replacement of some of the hardstanding to the rear of the site with a garden area is likely to have a positive impact on the visual amenity of the area and character and appearance of the Conservation Area. In addition, the change of use will mean that the currently vacant property is more likely to be occupied, something which again will positively impact upon the character of the Conservation Area. The proposal therefore accords with Part 7 and 12 of the NPPF and Policy CS16 of the Core Strategy.

#### Impact upon the amenity of neighbouring properties

Paragraph 17 of the NPPF states that planning should always seek a good standard of amenity for all existing and future occupants of land and buildings and Policy CS16 states that development should ensure that the amenities of existing and future neighbouring occupiers are safeguarded.

As no extensions are proposed to the building it is not considered that the proposal will cause a significant loss of amenity to neighbouring properties whether by way of overbearing or overshadowing. In addition, no additional windows are proposed to be inserted into the building and as such, it is not considered that it will cause an adverse loss of privacy to neighbours.

Furthermore, the change of use from a doctor's surgery to a single dwelling is likely to cause a reduction in the level of noise and disturbance experienced by neighbouring properties and as such in this regard the development is considered to have a beneficial impact upon neighbouring dwellings.

The development therefore accords with the NPPF and Policy CS16, both of which emphasise the importance of safeguarding neighbouring amenity.

#### Impact on protected species

Part 11 of the NPPF (Conserving and Enhancing the Natural Environment) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, among other things. In addition, Saved Local Plan Policy E6 states that the Borough Council will seek to safeguard, maintain and enhance features of ecological and geological importance.

The County Ecologist has raised no objection to the application subject to the attachment of bat and nesting bird informatives and as such it is not considered that the proposal will have an adverse impact on biodiversity in accordance with Part 11 of the NPPF and Saved Local Plan Policy E6.

#### Impact on parking and highway safety

Saved Local Plan Policy T5 states that planning permission will only be granted for development which incorporates satisfactory parking facilities. Furthermore, the Planning Obligations SPD details parking standards which should be provided for various types of development.

The proposed change of use will facilitate the creation of a 5-bed dwelling (with the potential of being a 6-bed dwelling if the playroom on the second floor were instead used as a bedroom) within the designated high access parking zone. Parking standards are not provided for 5-6 bed dwellings but the SPD does state that 1.5 parking spaces should be provided for 4-bed units within the high access parking area. In light of this, it is considered that 3 parking spaces would be appropriate for the proposed use. As it has been indicated that some of the car park to the rear of the site will be utilised as a private amenity area, it is considered appropriate to attach a condition which stipulates that 3 parking spaces shall be retained within the site to serve the proposed residential unit. Subject to this condition, it is considered that the proposal will comply with the contents of the Planning Obligations SPD.

County Highways have been consulted on the planning application and have raised no objection subject to a condition and informatives. At present there are a number of 'Doctor' parking spaces allocated on Claremont Road and County Highways have recommended that, should the application be approved, these are removed. As such, the proposed change of use will free up a number of on-street parking spaces which is considered to be a highway benefit. In addition, the proposal will, in highway terms, reduce the volume of trips to and from the site. Taking this into account County Highways raise no objection to the proposal as it is not considered that it would have an adverse impact on highway safety.

The development therefore complies with the contents of Saved Local Plan Policy T5 and the contents of the Planning Obligations SPD.

#### **Recommendation:**

Approve subject to appropriate conditions

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R14/1136

### **DATE VALID**

19/06/2014

### **ADDRESS OF DEVELOPMENT**

95 CLIFTON ROAD  
RUGBY  
CV21 3QQ

### **APPLICANT/AGENT**

Dr Katharine Leach  
95 Clifton Road  
Rugby  
Warwickshire  
CV21 3QQ

### **APPLICATION DESCRIPTION**

Change of use of building from doctors surgery (use class D1) to one residential dwelling (use class C3)

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

#### **CONDITION 1:**

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

#### **REASON:**

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

#### **CONDITION 2:**

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

application form, site location plan and plan no.1404-01 received by the Local Planning Authority on 9 June 2014.

#### **REASON:**

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

#### **CONDITION 3:**

No development shall commence unless and until full details of the rear garden layout have been submitted to and approved in writing by the Local Planning Authority. The layout shall include the retention of three off-street parking spaces and shall include a comprehensive landscaping scheme to 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 Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow

of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

**REASON:**

In the interest of visual amenity, residential amenity and highway safety.

**CONDITION 4:**

No development shall commence unless and until details of all proposed walls, fences and gates 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:**

In the interest of visual amenity.

**CONDITION 5:**

The development hereby permitted shall not be occupied until the 'Doctor' markings on the parking bays on Claremont Road have been removed to the specification of the Highway Authority.

**REASON:**

In the interest of highway safety.

**STATEMENT OF POSITIVE ENGAGEMENT:**

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

**INFORMATIVE 1:**

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, before any work is carried out, this shall include for materials and skips which are stored within the highway extents. A charge will be made for the carrying out of inspections and the issue of permits.

**INFORMATIVE 2:**

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

**INFORMATIVE 3:**

Condition 4 requires works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must enter into an agreement with the Highway Authority's Area Team. This process will inform the applicant of the procedures and

requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out. It should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer. The Area Team may be contacted by telephone: (01926) 412515.

#### **INFORMATIVE 4:**

Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

#### **INFORMATIVE 5:**

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 Conservation of Habitats and Species Regulations 2010, 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.

#### **INFORMATIVE 5:**

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.

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	23 <sup>rd</sup> July 2014
<b>Report Title</b>	Planning Appeals Update
<b>Portfolio</b>	
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Reporting Director</b>	Head of Planning and Culture
<b>Contact Officer</b>	Greg Vigars Tel: Ext.3621
<b>Report Subject to Call-in</b>	N/A
<b>Report En-Bloc</b>	N/A
<b>Forward Plan</b>	N/A
<b>Corporate Priorities</b>	<p>This report relates to the following priority(ies):</p> <p>Ensure all the Borough's residents are aware of our services and can access and influence them. Enable the delivery of excellent Value for Money services in line with our corporate plans.</p>
<b>Statutory/Policy Background</b>	The Planning Appeals procedure which came into effect on 6 <sup>th</sup> April 2009.
<b>Summary</b>	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 01/04/2014 to 30/06/2014.

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

**Planning Committee - 23rd July 2014**

**Planning Appeals Update**

**Report of the Head of Planning and Culture**

**Recommendation**

The report be noted.

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

**1.1 Appeals determined**

During the last quarter (1<sup>st</sup> April to 30<sup>th</sup> June 2014) a total of 7 planning appeals were determined, of which 3 were allowed and 4 were dismissed. A schedule of the appeal cases determined for this period is attached for information (see Appendix A).

**1.2 Appeals outstanding/in progress**

As at 30<sup>th</sup> June 2014 there were 7 planning appeals still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

Name of Meeting: Planning Committee  
Date Of Meeting: 23/07/2014  
Subject Matter: Planning Appeals  
Originating Department: Head of Planning and Culture

### **LIST OF BACKGROUND PAPERS**

\* There are no background papers relating to this item.

(\*Delete if not applicable)

**APPENDIX A**

**PLANNING APPEALS DETERMINED FOR THE PERIOD: 1<sup>st</sup> April 2014 \_ 30<sup>th</sup> June 2014**

<b>Application Ref No.</b>	<b>Location</b>	<b>Description</b>	<b>Appeal Type/ Decision</b>	<b>Planning Inspectorate Appeal Ref No./LPA Decision</b>
R13/1903 NL	40 Drummond Road Cawston, Rugby CV	Retention of hard-surfacing to front of property	<b>HAS Householder Appeal Service</b>  <b>Allowed 17/04/2014</b>	APP/E3715/A/14/2212804  Delegated – Refused 29/11/2013
Enforcement NL	Land at Manor Farm Main Street Withybrook CV7 9LX	Erection of a building without planning permission.	<b>Written Reps</b>  <b>Allowed 15/04/2014</b>	APP/E3715/C/13/2206762  Enforcement
R13/1290 NL	Hill Farm Princethorpe CV23 9PE	Retention of mobile home for use as a holiday let	<b>Written Reps</b>  <b>Dismissed 13/05/2014</b>	APP/E3715/A/13/2209037  Delegated – Refused 29/08/2013
R12/1582 BS	38 Broad Street Brinklow CV23 0LN	Use of part of ground floor of existing residential property for retail purposes	<b>Written Reps</b>  <b>Dismissed 03/06/2014</b>	APP/E3715/A/14/2214272  Delegated – Refused 14/02/2014
R13/2029 BS	5 Charles Lakin Close Shilton CV7 9LB	Erection of part two storey and part first floor side extension and new porch	<b>Written Reps</b>  <b>Dismissed 04/06/2014</b>	APP/E3715/D/14/2212157  Delegated – Refused 29/11/2013
R13/1035 MN	Coppicewell Rare Breeds Farm Wolvey Road Bulkington CV12 9JX	Erection of a bungalow		APP/E3715/A/14/2214345  Delegated – Refused 20/09/2013

Application Ref No.	Location	Description	Appeal Type/ Decision	Planning Inspectorate Appeal Ref No./LPA Decision
	The Old Post Office 24 Main Street Monks Kirby CV23 0QX	Listed Building Consent application for the removal of first floor internal chimney breast	<b>Written Reps</b>  <b>Allowed</b> <b>27/05/2014</b>	APP/E3715/E/13/2205904  Delegated – Refused 27/07/2013

## APPENDIX B

PLANNING APPEALS OUTSTANDING/IN PROGRESS as at 30.06.2014

<b>Application Ref No.</b>	<b>Location</b>	<b>Description</b>	<b>Appeal Type</b>	<b>Planning Inspectorate Appeal Ref No. Decision Type</b>
R12/0972 NL	Site at Land at Gypsy Lane Wolvey CV13 0JA	Change of use of land for the siting of two mobile home, and one day room for a gypsy traveller family, together with the formation of a hardstanding area, and parking provisions (resubmission of previously withdrawn application ref: R12/0025 dated 28th March 2012)	<b>Hearing</b>	APP/E3715/A/13/2192798  Delegated – Refused 26/09/2012
R12/0833 NL	The Stables Land South Side of Top Road Barnacle CV7 9LE	The mixed use of land as a paddock and for the siting of residential caravans, trailers and commercial vehicles, including the formation of hard standings and the erection of timber shed buildings insofar as it relate to the creation of 2 pitches only.	<b>Hearing</b>	APP/E3715/A/13/2192742  Delegated – Refused 29/11/2012
R11/2061 CD	Staddlestones Collingham Lane Broadwell CV23 8HL	Retention of a mobile home and use as a dwelling for a temporary period of four years.	<b>Hearing</b>	APP/E3715/A/14/2212502  Delegated – Refused 22/07/2013
R14/0250 RR	2 Colledge Close Brinklow CV23 0NT	Erection of 1 bedroom dwelling (re-submission of R13/1673)	<b>Written Reps</b>	APP/E3715/A/14/2217851  Committee – Refused 02/04/2014
R14/0300 JW	Cherry Tree Acres Fosse Way Stretton on Dunsmore CV23 9JF	Proposed infill building to create a games room, a new bedroom and associated en suite facilities.	<b>HAS Householder Appeal Service</b>	APP/E3715/D/14/2219664  Delegated – Refused 09/05/2014

R14/0311 JW	Morris Homes (Midlands) Ltd Unit 15 Davy Court Castle Mound Way CV23 0UZ	Retention of no. 3 fascia signs (one non-illuminated, one externally illuminated and one internally illuminated) and no. 4 of flag adverts	<b>Written Reps</b>	APP/E3715/H/14/2219052  Delegated – Split 11/04/2014
R14/0592 CD	54 Rugby Road Binley Woods CV3 2AX	Conversion of existing detached garage to a dwelling, including raising the roof and provision of a new dropped kerb.	<b>Written Reps</b>	APP/E3715/A/14/2220568  Delegated – Refused 02/05/2014

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	23 July 2014
<b>Report Title</b>	Delegated Decisions –13.06.2014 to 03.07.2014
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Contact Officer</b>	Paul Varnish 3774
<b>Report Subject to Call-in</b>	N/A
<b>Report En-Bloc</b>	N/A
<b>Forward Plan</b>	N/A
<b>Corporate Priorities</b>	N/A
<b>Statutory/Policy Background</b>	Planning and Local Government Legislation
<b>Summary</b>	The report lists the decisions taken by the Head of Planning and Culture under delegated powers
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	N/A

***Environmental Implications*** N/A

***Legal Implications*** N/A

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

***Options*** N/A

***Recommendation*** The report be noted.

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

**Rugby Borough Council**

**Planning Committee – 23 July 2014**

**Delegated Decisions – From 13 June 2014 to 03 July 2014**

**Report of the Head of Planning and Culture**

**Recommendation**

The report be noted.

**1. BACKGROUND**

Decisions taken by the Head of Planning and Culture in exercise of powers delegated to her during the above period are set out in the Appendix attached.

Name of Meeting: Planning Committee  
Date Of Meeting: 23.07.2014  
Subject Matter: Delegated Decisions – 13.06.2014 to 03.07.2014  
Originating Department: Planning and Culture

### LIST OF BACKGROUND PAPERS

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

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

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\* Exempt information is contained in the following documents:

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

(\*Delete if not applicable)

DECISIONS TAKEN BY THE HEAD OF PLANNING AND CULTURE UNDER  
DELEGATED POWERS FROM 13.06.2014 TO 03.07.2014

**A. APPLICATIONS – DELEGATED**

<b>Applications Refused</b>		
<i>R14/0084 Refused 17/06/2014</i>	Anstey Cottage Oxford Road Ryton on Dunsmore	Proposed first floor side extension
<i>R14/0878 Refused 24.06.2014</i>	8 Brays Close Brinklow	Extension of hardstanding area to provide increased off-road parking provision
<i>R13/0857 Refused 25.06.2014</i>	Land adjacent 15 Parkfield Road Newbold	Outline application for residential development of up to 14 houses
<i>R14/0973 Refused 01.07.2014</i>	Four Winds Moat Lane Wolvey	Retention of summerhouse
<i>R14/0196 Refused 03.07.2014</i>	Cromwell House Fosse Way Princethorpe	Erection of a single storey extension (including demolition of existing extension, garage and workshop, amendments to planning permission reference R09/0033/HOUS, dated 06/02/12).
<b>Applications Approved</b>		
<i>R14/0837 Approved 12.06.2014</i>	Redundant Ministry Building Princethorpe Road Bourton-on-Dunsmore	Conversion of redundant building to a residential dwelling (Use Class C3)
<i>R14/0594 Approved 13.06.2014</i>	24 Lammas Court Wolston	Erection of single-storey front extension and two-storey rear extension. External alterations to dwelling.
<i>R14/0362 Approved 16.06.2014</i>	64A Main Street Wolston	New first floor extension to side and rear, single storey extension to side, conversion of existing garage with forward projecting extension and erection of fence to side

<i>R14/0436 Approved 16.06.2014</i>	31 Meadow Close Stretton on Dunsmore	Part retrospective permission for the erection of a residential annex
<i>R13/1343 Approved 16.06.2014</i>	44 Boswell Road Rugby	Single storey side and rear extension
<i>R14/0924 Approved 16.06.2014</i>	75 Beswick Gardens Rugby	Single storey front extension
<i>R13/0218 Approved 16.06.2014</i>	Brimham/Dilkusha Main Street Easehall	Erection of two joint single garages to serve adjoining neighbouring properties and the erection of a detached summer house and installation of front gate to Brimham
<i>R14/1006 Approved 17.06.2014</i>	22 Boundary Road Rugby	Part retrospective application for replacement garden equipment store
<i>R14/1003 Approved 17.06.2014</i>	36 Sandford Way Dunchurch	Single storey rear extension
<i>R14/0356 Approved 18.06.2014</i>	Winton Cottage 5 Coventry Road Rugby	Alterations to existing flat roof extension and provision of rooflight.
<i>R14/0534 Approved 18.06.2014</i>	30 Dunsmore Avenue Rugby	Single storey rear extension and replacement of existing dark brown upvc windows with white upvc windows
<i>R14/0914 Approved 19.06.2014</i>	7 Bronze Road Cawston	Retention of hardsurfacing (amendment of permission R14/0036)
<i>R14/0859 Approved 20.06.2014</i>	Beaconsfield Main Street Thurlaston	Retention of retaining and decorative walls and pillars
<i>R14/0946 Approved 20.06.2014</i>	53 Pantolf Place Newbold	Erection of two storey side extension
<i>R12/1824 Approved</i>	Tebbs Nurseries 59-67 Hillmorton Road	Demolition of the existing glasshouses and erection of 9 No. 2 bed apartments and 5 No. 4

20.06.2014	Rugby	bed terraced townhouses and associated car parking.
R14/0866 Approved 20.06.2014	10 Barley Close Hillmorton	Erection of a first floor side extension and alterations to existing roof
R11/2156 Approved 23.06.2014	7-8 North Street Rugby	Change of use of the existing retail unit (Class A1) to takeaway (Class A5 of the Town and Country Planning (Use Classes) Order 1987).
R14/0901 Approved 23.06.2014	Rose Cottage Rugby Road Bretford	Formation of a new vehicular access
R14/0919 Approved 23.06.2014	16-20 Regent Street Rugby	Conversion of no 16 Regent Street to 3 self contained flats and conversion of the second floor of 18 to 20 Regent Street to residential use in the form of 4 no. flats accessed via the staircase of No. 16
R14/0532 Approved 24.06.2014	Ground Floor 61 Wood Street Rugby	Change of use of fish and chip shop (use class A5) to one self-contained residential unit (use class C3) and erection of extension to rear
R14/0870 Approved 24.06.2014	46-48 Brockhurst Lane Monks Kirby	Erection of a semi-detached outbuilding in the rear gardens of both properties.
R14/0954 Approved 24.06.2014	Rawburn Grounds Farm Sawbridge Road Grandborough	Erection of an extension to the steel framed agricultural building approved under planning permission R12/2363 (granted 25/01/13).
R14/0657 Approved 24.06.2014	21 Lilbourne Road Clifton Upon Dunsmore	Proposed 2-storey rear extension and the re-positioning of a side bay window.
R14/1019 Approved 24.06.2014	G M Rail Services Limited 65 Somers Road New Bilton	Installation of roller shutters
R14/1011 Approved 25.06.2014	125 Kingsley Avenue Rugby	Erection of a 5 bedroom detached dwelling house together with formation of a new vehicular access and associated works, including the insertion of a first floor window within the existing dwelling house (no. 125).

<i>R14/1009 Approved 25.06.2014</i>	52 Fisher Avenue Rugby	Erection of detached garage
<i>R14/0906 Approved 26.06.2014</i>	Elms Farm Oxford Road Marton	Installation of all weather exercise loop for horses and erection of a 1.2 m in height stock proof fencing around perimeter of track
<i>R14/0896 Approved 26.06.2014</i>	Webb Ellis Ltd 5-6 St Matthews Street Rugby	Erection of ground and first floor extensions to the rear.
<i>R14/1037 Approved 26.06.2014</i>	34 Malvern Avenue Hillmorton	Erection of a Conservatory
<i>R13/0340 Approved 26.06.2014</i>	Land Adjacent to 9 Railway Terrace Rugby	Erection of 14no residential apartments comprising of 13no two bed units and 1no 4 bed unit together with the formation of access and provision of parking court and associated works.
<i>R14/0830 Approved 27.06.2014</i>	The Byre Brockhurst Lane Monks Kirby	Installation of replacement double-glazed timber doors and windows
<i>R14/0823 Approved 01.07.2014</i>	Rugby Gateway Leicester Road Rugby	Construction of an electrical substation including road access, noise mitigation and boundary treatments.
<i>R14/0905 Approved 01.07.2014</i>	44 Hillmorton Road Rugby	Installation of a loft conversion, formation of a second floor roof terrace, erection of a single storey rear extension, and increasing the height of the garden wall to 3.5m.
<i>R13/0685 Approved 01.07.2014</i>	46 Birchwood Road Binley Woods	Erection of a two storey side extension and a front porch.
<b><i>Prior Approval Applications</i></b>		
<i>R14/0962 Prior Approval 16.06.2014</i>	52 Shenstone Avenue Rugby	Prior approval application for single storey rear extension: 4.6m projection from original dwelling, 3.65m maximum height, 2.5m eaves height

R14/1040 Prior Approval 01.07.2014	135 Townsend Lane Long Lawford	Prior approval application for single storey rear extension: 4m projection from original dwelling, 3.95m maximum height, 2.65m eaves height
<b>Prior Notification</b>		
R14/1112 Prior Notification 12.06.2014	Fields Farm Coalpit Lane Wolvey	Prior approval application for erection of a barn extension
R14/1069 Prior Notification 20.06.2014	Pailton House Coventry Road Rugby	Prior Notification for agricultural building
R14/0880 Prior Notification 23.06.2014	Harborough Fields Farm Churchover Lane Churchover	Prior notification of intention to convert existing redundant farm building to form 2no. residential units.
<b>Listed Building Consents</b>		
R14/0998 Listed Building Consent 18.06.2014	Winton Cottage 5 Coventry Road Rugby	Listed Building Consent for alterations to existing flat roof extension and provision of rooflight.
R14/0942 Listed Building Consent 23.06.2014	16-20 Regent Street Rugby	Listed Building Consent for the conversion of no 16 Regent Street to 3 self contained flats and conversion of the second floor of 18 to 20 Regent Street to residential use in the form of 4 no. flats accessed via the staircase of No. 16
R14/0897 Listed Building Consent 26.06.2014	Webb Ellis Ltd 5-6 St Matthews Street Rugby	Listed Building Consent for the erection of ground and first floor extensions to the rear
<b>Certificate of Lawful Use or Development</b>		
R14/0977 Certificate of Lawful Development 16.06.2014	44 Lawford Lane Bilton	Certificate of Lawfulness for Proposed Development - loft conversion and insertion of rear dormer window
R14/0995 Certificate of Lawful Development 18.06.2014	Annex at Bottom Close Heath Lane Brinklow	Certificate of Lawfulness for Proposed Development - single storey front extension

<b>Approval of Details/ Materials</b>		
<i>R13/2311 Approval of Details 19.06.2014</i>	Land at Unit 1 Rugby Gateway Leicester Road Rugby	Erection of building for B8 - storage and distribution use, with associated access, landscaping and other works. (Approval of reserved matters relating to outline planning permission R10/1272.)
<i>R13/1166 Approval of Details 24.06.2014</i>	The Beeches 47 Main Street Wolston	Erection of single-storey side extension, infill rear extension, external alterations including replacement window and internal alterations.
<i>R13/1615 Approval of Details 24.06.2014</i>	The Beeches 47 Main Street Wolston	Listed Building Consent application for erection of single-storey side extension, infill rear extension, external alterations including replacement window and internal alterations.
<i>R11/0330 Approval of Details 24.06.2014</i>	Land the South of Ashlawn Road Ashlawn Road Rugby	The creation of a Cemetery and Crematorium facility together with a building including 2 Ceremony rooms, an office, a book of remembrance room, associated administration rooms and floral tribute area as well as external areas including a cemetery, an interment area and garden of remembrance, cycle, car and coach parking spaces along with other associated landscaping and highways works.
<i>R12/0101 Approval of Details 27.06.2014</i>	DIRFT II Zone 3 Expansion Site Daventry International Rail Freight Terminal Crick	Construction of a rail linked Use Class B8 (Storage and Distribution) Unit with associated rail embankment, construction of a bridge over the A428, rail lines, intermodal transfer area, ancillary offices, car and HGV parking, drainage ponds and channels, landscaping to include a landscape bund and vehicular access (straddling the administrative boundaries of Rugby Borough Council and Daventry District Council).
<i>R14/0219 Approval of Details 01.07.2014</i>	Rugby School Oak Street Rugby	Demolition of existing boundary wall and erection of replacement wall and gates.
<i>R13/1714 Approval of Details 02.07.2014</i>	35 Church Road Ryton on Dunsmore	Erection of two and single storey extensions to rear, increase height of ridge, creation of gable and erection of porch to front, enlarge detached garage and insert new pitched roof and new retaining wall to front with associated hardstanding

<b>Approval of non-Material changes</b>		
<i>R12/0190 Approval of non-material changes 24.06.2014</i>	Zones 3 and 4 Pilot Way Ansty	Erection of building for uses within Class B1, including catering and conference facilities, with associated infrastructure, car parking and landscaping, including extension to lake and erection of a bridge linking to the MTC Building. (Approval of Reserved Matters in relation to outline planning permission R09/0035/MEIA.)
<i>R13/0530 Approval of non-material changes 25.06.2014</i>	Land at Leicester Road (Plots 18 to 32) Leicester Road Rugby	Erection of 87 dwellings (Class C3), garages and associated works including internal access roads, car parking, open space and associated earthworks, drainage including attenuation basin, landscaping and electricity sub-station - submission of reserved matters comprising layout, scale, appearance and landscaping pursuant to outline planning permission ref. R07/1918/MAJP dated 8.2.2012.
<i>R14/0266 Approval of non-material changes 27.06.2014</i>	100 Bilton Road Bilton	Erection of single storey side and rear extensions incorporating new balcony arrangement and raise height of existing pool and plant building
<i>R13/0751 Approval of non-material changes 27.06.2014</i>	St Josephs Convent Brockhurst Lane Monks Kirby	Conversion of vacant buildings into five dwellings with minor extensions and alterations, demolition of some outbuildings and improvements to access