

9th August 2010

PLANNING COMMITTEE - 18TH AUGUST 2010

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 18th August 2010 in the Council Chamber, Town Hall, Rugby.

Site Visits

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

- 2.30pm Fox Farm, Sawbridge
- 3.15pm Land adjacent to 30 Kings Newnham Road, Church Lawford
- 3.45pm Land at the rear of 92 Claremont 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 28th 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. Diversion of Part of Footpath RB10, Newbold on Avon.
6. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.
7. Delegated Decisions – 16th July 2010 to 5th August 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 – 5) 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 - 18TH AUGUST 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

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		Erection of a single storey detached dwelling	

Recommendations for Approval

Item	Application Ref Number	Location Site and Description	Page number
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	R10/0389	2 Turner Close, Hillmorton, Rugby, CV21 4DB Erection of a single storey front and rear extensions.	14
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	R10/0910	Rear of 92 Claremont Road Demolition of existing building and erection of 1 bedroom studio flat	22
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Reference number: R10/0936

Case Officer: Chris Davies (01788 533627)

Site address: Land adjacent to 30 Kings Newnham Road, Church Lawford, Rugby

Description : Erection of a single storey detached dwelling.

History:

Use of land for erection of a detached dwelling. Refused 03/04/96
(R96/0100/21504/OP)

Proposal:

The applicant seeks planning permission to erect a single storey detached dwelling to meet a specific local need (personal disability).

Setting:

The application site is on Kings Newnham Road, and lies at the end of a short row of semi-detached dwellings.

The site is former Severn Trent land (the site of the old village cess pit). It appears to be at a slightly lower level than the adjacent property (No.30 Kings Newnham Road).

Access to the site is narrow but the kerb is already dropped.

The site widens towards the rear, where the proposed house would be situated.

Housing in the locality is typically two storey, with a mixture of semi-detached and detached dwellings.

There is an established building line along this side of Kings Newnham Road, with properties on average set approximately 10-11m back from the highway.

Planning Policy:

RBLP S3	Rural Settlement Hierarchy	Conflicts
RBLP GP1	Appearance and Design	Conflicts
RBLP GP3	Protection of Amenity	Conflicts
RBLP T3	Access and Highway Layout	Conflicts
RBLP H14	Housing Developments Outside the Rugby Urban Area	Conflicts
PPS3:	Housing	
RBC Affordable Housing Supplementary Planning Document		

Considerations:

The key considerations in determining this application are the impact of erecting a single storey detached dwelling on a) identified housing needs in the locality, b) the character and appearance of the locality, c) neighbouring residential amenity, and d) operation of the highway network.

Identified Housing Needs

An immediate housing need for a dwelling of this nature was identified in the Kings Newnham and Church Lawford Housing Needs Survey. However this survey was carried out in 2006, and the need referred to would in all likelihood have either already been met or ceased.

The applicant has therefore attempted to identify an individual local need to support the proposal, namely that his disability required him to live in a single storey dwelling as his present home is unsuitable.

To date, the applicant has not submitted sufficient evidence to support this argument, such as evidence that a stair lift could not be fitted at his present home or a downstairs room converted to a bedroom. He has also failed to establish why other properties for sale in the locality would not meet his needs either as they stand or with minimal adaptation.

The proposed dwelling therefore conflicts with Policies S3 and H14 of the Rugby Borough Local Plan 2006 and the Rugby Borough Council Affordable Housing Supplementary Planning Document, which seek to ensure that new dwellings meet an identified local need that cannot be met elsewhere in the locality, and the guidance set out in PPS3: Housing.

Character and Appearance

The proposed dwelling would lie well back from the established building line of properties on this side of Kings Newnham Lane. Whilst it is clear from the site that this set back is a practical necessity (the front of the site is too narrow) it nevertheless alters the character of the streetscene significantly.

The single storey nature of the dwelling is out of keeping with the design of properties in the locality, which are predominantly two storey. Again the set back location plays a part, causing the property to be viewed in isolation rather than as part of an established pattern and highlighting the difference.

When viewed in the context of the streetscene, this dwelling would be out of keeping. It therefore conflicts with Policy GP1 of the Rugby Borough Local Plan 2006, which seeks to ensure that development is in keeping with its surroundings

Residential Amenity

The proposed dwelling's single storey design reduces the visual impact in terms of mass, and would avoid creating an overbearing impact on neighbouring properties.

The proposal would lie North of existing dwellings, and would have minimal impact on access to natural light.

However, the side elevations are close to the boundaries with adjacent properties and feature the majority of the primary windows, thus impacting on levels of privacy currently enjoyed by neighbouring residents, particularly as the location of the property would mean that these windows would face directly into the rear gardens of neighbouring properties.

The proposed bungalow would lead to a loss of amenity for neighbouring residents and therefore conflicts with Policy GP3 of the Rugby Borough Local Plan 2006, which seeks to preserve and protect residential amenity.

Highways

The County Highway Engineer has raised specific concerns over the proposed access arrangements for the site, particularly over the width of the access and the lack of visibility.

Although the applicant has apparently cut back the adjacent boundary hedge in an effort to improve visibility, this hedge is not in his ownership and therefore could not be maintained by the applicant. There is a likelihood that the hedge would be allowed to re-grow by the owner, and the visibility improvements would therefore have to be considered temporary.

The Highways Engineer goes as far as to say that he believes visibility at the point of access to be so poor as to increase the likelihood of a collision due to the fact that users would have to edge their vehicles over the footpath and out into the road before being able to clearly see the highway in both directions.

The application therefore conflicts with Policy T3 of the Rugby Borough Local Plan 2006 on the grounds of highway safety.

Recommendation:

Refusal.

DRAFT DECISION

APPLICATION NUMBER

R10/0936

DATE VALID

19/05/2010

ADDRESS OF DEVELOPMENT

Land adjacent to:-
30 Kings Newnham Road
Church Lawford
Rugby
CV23 9EP

APPLICANT/AGENT

Beverley Bates
25 Main Road
Kilsby
Rugby
Warwickshire
CV23 8XR
On behalf of Mr Cresswell

APPLICATION DESCRIPTION

Erection of a single storey detached dwelling.

CONDITIONS, REASON FOR APPROVAL & RELEVANT DEVELOPMENT PLAN POLICIES

REASON FOR REFUSAL:

The applicant has not given sufficient evidence to support an identified housing need, in conflict with Policies S3 and H14 of the Rugby Borough Local Plan 2006. The proposed location and style of the property is out of keeping with the locality and would have a detrimental impact on neighbouring residential amenity, in conflict with Policies GP1 and GP3 of the Rugby Borough Local Plan 2006. The vehicular access does not allow for sufficient visibility and its use would detrimentally impact on highway safety, in conflict with Policy T3 of the Rugby Borough Local Plan 2006.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Policies S3, GP1, GP3, T3 and H14.

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.

Reference number:

R10/0154

Site address:

The Old Vicarage, Vicarage Lane, Dunchurch, CV22 6QP

Proposal:

Erection of 3-bed dwellinghouse, garage and store and formation of access

Case Officer:

Richard Holt – 01788 533687

Description of Site:

The site forms part of the residential curtilage to the Old Vicarage and lies within the settlement boundary of Dunchurch as well as the Dunchurch Conservation Area. To the immediate north is Vicarage Lane with an imposing 3-storey property beyond known as White Lodge, a Grade II listed building. This boundary partly comprises of metal railings and recently planted evergreen hedging and a brick wall which steps down in height between approximately 2.4 metres to 1.5 metres.

To the south is a churchyard with St Peter's Church to the south-west, a Grade II* listed building. The majority of this boundary comprises of mature shrubs and trees with low railings. To the east lies more recent residential development although this boundary is heavily screened by trees and shrubs. There is also a timber fence approximately 1.8 metres in height. The Old Vicarage and Northend lie to the west. The boundary with Northend also possesses a fence of approximately 1.8 metres in height as well as a mix of hedging and shrubs. The central part of the site is laid to lawn and generally level.

The Old Vicarage is constructed from brick and slate and is positioned at right angles to the proposed plot with the double gable side elevation facing the intended property.

Description of Proposals:

This latest application is for the erection of one 3-bedroomed 2-storey detached dwelling with a detached garage and store and the formation of a vehicular access onto Vicarage Lane. The property will be set back within the site from Vicarage Lane by approximately 24 metres within the centre of the plot. The main part of the house will rise to approximately 7.5 metres to the ridge and 3.5 metres to the eaves. A lower 2-storey section will be located on the western side rising to approximately 6 metres to the ridge and 2.5 metres to the eaves.

Along the western boundary of the site will be a combined garage and store with an overall length of approximately 11 metres rising to 2.2 metres to the eaves and 4.5 metres to the ridge. The vehicular access to the site will be obtained by removing an 8 metre section of brick wall fronting Vicarage Lane adjacent to an existing open grassed area surrounded by metal railings on the northern edge of the site.

The dwelling, garage and store will be constructed using a green oak frame, rendered infill panels, reclaimed bricks, oak frames, doors and sun lounge and reclaimed clay roof tiles.

A design and access statement was submitted with the application and revised during the application's consideration and referred to several points including:

- 1) retirement dwelling for residents of Old Vicarage who have lived in Dunchurch for 30 years;
- 2) boundaries heavily screened on 2 sides;

- 3) will not overlook;
- 4) adequate parking will be provided;
- 5) range of styles & sizes of dwellings – proposal is timber framed in keeping with character of village using sustainable materials;
- 6) house will include grey water system and heat pump;
- 7) access will be from Vicarage Lane;
- 8) existing boundary wall leaning and precedent set to form accesses through walls on Lane; and
- 9) trees will be protected on site.

A traffic survey along Vicarage Lane and arboricultural method statement were also conducted and formed part of the submissions.

Planning History:

Erection & extensions to garages	Listed Building Consent 05/12/1983 Planning permission 01/12/1983
Retention of single-storey front extension	Approved 17/11/1993
Erection of two 3-bed detached dwellings with detached garages and creation of associated access.	Refused 25/09/2007

Technical Consultations:

WCC Highways	No objection subject to conditions and informatives
WCC Archaeology	No objection subject to a condition
English Heritage	No comments on this occasion
Severn Trent Water	No objection
RBC – Tree Officer	No objection, subject to a condition
RBC – Environmental Services	No comments, subject to an informative

Third Party Consultations:

Neighbour (1)	Observation	Replacement of wall with railings not sympathetic to existing old wall in Conservation Area; Materials should match existing wall.
Dunchurch Parish Council	No objections	

Relevant Planning Policies & Guidance:

RBLP E5	Complies	Landscape and settlement character
RBLP GP1	Complies	Appearance and design of development
RBLP GP2	Complies	Landscaping
RBLP GP3	Complies	Protection of amenity
RBLP GP16	Complies	Parish Plans
RBLP H14	Conflicts	Housing developments outside Rugby Urban Area
RBLP S1	Conflicts	Urban Development Priorities

RBLP S4	Conflicts	Windfall developments
RBLP T3	Complies	Access and highway layout
RBLP T5	Complies	Parking facilities

Planning Policy Statement 1 – Sustainable Development & Climate Change

Planning Policy Statement 3 – Housing

Planning Policy Statement 5 – Historic Environment

Planning Policy Guidance Note 13 – Transport

Assessment of Proposals:

The main issues relating to this application are the principle of development, design and visual appearance, impact on the Conservation Area and adjacent listed buildings, its impact upon the residential amenity of adjacent properties, highway safety and the potential affect on adjacent trees.

Policy S1 sets out the development priorities for controlling and allocating land for development. 1st priority locations steer development towards previously developed land within Rugby Urban Land whilst 2nd priority locations focus on Greenfield land in such areas. The explanatory text to this policy states that it envisages development requirements can be met from 1st or 2nd priority locations without the need to extend the search to other sites. However, policy S4 would accept development on previously developed land on sites in Dunchurch, a 3rd priority location, where they are less than 0.2 ha in size, where they are capable of accommodating no more than 6 dwellings and where they do not form part of a larger developable site.

The site lies within the settlement boundary of Dunchurch and forms part of the residential curtilage of the Old Vicarage. On 9th June 2010 PPS3 'Housing' was revised and reclassified garden land as Greenfield rather than Brownfield. Therefore, as the site would no longer constitute previously developed land its priority status with regard to the release of land for development fell from a 3rd priority level to a 4th priority level as detailed in policy S1. Despite this change the release of land for development at either a 3rd or 4th priority level would be inappropriate and not accord with policy S1. However, a direction has been made by the Leader of the Council that planning applications which could have been determined by 9th June 2010, should be considered in accordance with the previous PPS3 in relation to previously developed land.

Part of policies S4 & H14 state that new development will be permitted within Dunchurch if it is on previously developed land. Whilst the proposal would now conflict with policies S4 & H14, based on the above stance it is considered that the proposal is acceptable because of the overall time the application has been in the Council's system, ongoing negotiations and the sudden introduction of the change in national policy. It is owing to the conflict with policies S1, S4 & H14 that this application is being reported to Planning Committee.

Although these policies do not identify a requirement for the proposed development to meet the local housing need, the supporting text to policy H14 refers to policy GP16, Parish Plans, which states that where a parish plan (or equivalent document) has been produced this will be a material consideration. A Housing Needs Survey was carried out for Dunchurch in May 2004, however, this document is now more than 5 years old and contained very little analysis. Therefore, it would be unreasonable to impose any particular local need restrictions on the property.

Site area is approximately 0.14 hectares which equates to just over 7 dwellings per hectare. The revised PPS3 also deleted the minimum density requirement of 30 dwellings per hectare and therefore there would be no specific conflict with PPS3 on this basis. Whilst it is still

important to develop land in the most effective and efficient way, the character and appearance of this part Vicarage Lane is primarily large detached/semi-detached properties on generous plots. As the site lies within the Conservation Area and between the Grade II listed building of White Lodge and the Grade II* listed church of St Peter's, retaining the open feel of this part of Vicarage Lane is imperative. In addition there are five trees within the site comprising of lime, yew and ash which further constrain the development potential of the site. On this basis, it is considered that the low density proposed is acceptable on this occasion.

The design and appearance of the property is of a high standard and clearly draws upon historic and more contemporary development in the area. The use of timber framed structures and reclaimed bricks and tiles would be sympathetic to the character and integrity of the area and has worked well for the nearby new property of Oak Cottage. The loss of an approximate 8 metre section of an existing old brick wall fronting Vicarage Lane to secure a suitable access point is not ideal. However, the Council's Building Control Section have assessed the wall owing to an existing lean and whilst they have stated that it would eventually fall it is not dangerous at present. Therefore, as the longevity of the wall is potentially limited the removal of this small section of wall would not on balance justify a reason for refusal. On this basis, the principle of the design and appearance is considered acceptable and would not jeopardise the character and appearance of the Conservation Area or setting of the adjacent listed buildings. Therefore, the proposal would accord with policies GP1 & E5 as well as PPS1 & PPS5.

The siting of the dwelling and associated garage/store will have a certain level of impact upon the amenity of adjacent properties. However, owing to the distances between windows and walls, particularly in relation to Loudon's Retreat and Northend, and owing to White Lodge being located across a public highway, it is not considered that the impact upon the residential amenity of neighbouring properties would be to such an extent to warrant refusal of the application on this basis. Therefore, the proposal would accord with policy GP3.

An 85th percentile speed survey was conducted by the applicant with the results indicating that generally vehicle speeds were between 21 and 23 mph on Vicarage Lane. Additional evidence was submitted directly to the Highway Authority and they have now confirmed that they are content that the proposal is acceptable subject to conditions. A large single garage is proposed together with a parking space in front and one to the side. A turning and manoeuvring area will also be provided so vehicles can enter and exit the site in a forward gear. The proposal is for a 3-bedroom house and based on the Council's maximum parking standards two spaces would normally be sufficient. However, owing to the narrow nature of Vicarage Lane the provision of an additional space on site would assist in alleviating potential on-street parking problems. On this basis it is considered that this over provision in parking is acceptable. Therefore, the proposal would accord with policies T3 and T5 and PPG13.

During the consideration of the application an arboricultural method statement was submitted. This primarily focused on 5 trees within the site and whilst 3 of them were only judged to be in a fair physical condition they are being retained. Two yew trees at the northern edge of the site are most affected by the development as a new point of access will be created between them. However, the use of railings either side of the access rather than a brick wall and the provision of a crushed stone surface for the majority of the drive will assist in reducing the development's impact on the health of the trees. The Council's Tree Officer has confirmed that subject to the works being carried out in accordance with the submitted method statement they do not object. The proposal would therefore accord with policy GP2.

Recommendation:

Approve, subject to conditions and informatives.

DRAFT DECISION

APPLICATION NUMBER

R10/0154

DATE VALID

08/02/2010

ADDRESS OF DEVELOPMENT

THE OLD VICARAGE
VICARAGE LANE
DUNCHURCH
RUGBY
CV22 6QP

APPLICANT/AGENT

Mr David Lloyd
The Old Vicarage
Vicarage Lane
Dunchurch
Rugby
Warwickshire
CV22 6QP

APPLICATION DESCRIPTION

Erection of detached dwelling with garage and store and provision of associated access

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:

The development shall not be carried out other than in accordance with the following plans and documents unless otherwise agreed in writing with the Local Planning Authority:

OV-07-1B; OV-07-3C; Access OV-07; Access OV-07-2B; OV-07-6C; and Count On Us Traffic Survey Results Site No 35347001 received by the Local Planning Authority on 14th December 2009;

Ordnance Survey Plan and Land Registry Plan received by the Local Planning Authority on 8th February 2010;

OV-07-4D plan received by the Local Planning Authority on 10th May 2010; and

Wharton Arboriculture Limited Arboricultural Method Statement ref 040610 0082 S01 AMS V1 00-006 dated 4th June 2010 received by the Local Planning Authority on 10th June 2010.

REASON:

For the avoidance of doubt.

CONDITION 3:

Notwithstanding any indication given on the approved drawings, no development shall commence unless and until full details of the colour, finish and texture of all external facing materials, including render, together with samples, have been submitted to and approved in writing by the Local Planning Authority. In addition, full details of the design, materials and finishes of all windows and doors, including the reveal depths, shall be submitted to and approved in writing by the Local Planning Authority before any development commences. Development shall not be carried out other than in accordance with the approved details without the prior written permission of the Local Planning Authority.

REASON:

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

CONDITION 4:

No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON:

To ensure the preservation of important archaeological remains and that any archaeological history of the site is recorded.

CONDITION 5:

The tree protection measures should be undertaken in accordance with the arboricultural method statement as approved under Condition 2 of this permission. All measures contained within this should be implemented prior to the development commencing (including the installation of a cellular confinement system to form the new access) unless otherwise agreed in writing with the Local Planning Authority.

REASON:

To ensure the health and well being of the surrounding trees.

CONDITION 6:

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 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) Visibility splays for vehicles having been provided with an 'x' distance of 2 metres and 'y' distances of 26 metres to the right on egress and 30 metres to the left on egress, as measured from the centre of the access. No structure, erection, trees or shrubs exceeding 0.6 metres in height shall be placed, allowed to grow or be maintained within the visibility splays so defined.
 - d) The access not reducing the effective capacity of any highway drain, and not allowing surface water to run off the site onto the highway;
- unless otherwise agreed in writing with the Local Planning Authority.

REASON:

In the interest of highway safety.

CONDITION 7:

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

REASON:

In the interests of public and highway safety.

CONDITION 8:

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

REASON:

In the interest of highway safety.

CONDITION 9:

No development shall commence unless and until details, including height, design, materials and finished colour, of all proposed walls, fences, railings, gates and pillars 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 and residential amenity.

CONDITION 10:

Before development commences surface treatment details (including materials and colour) of the access, driveway, parking and turning areas shall be submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with these approved details.

REASON:

In the interests of visual amenity.

REASON FOR APPROVAL:

The proposed development would represent a Greenfield site within the settlement boundary of the village of Dunchurch. Following revisions to Planning Policy Statement 3 (PPS3) which reclassified garden land as Greenfield land rather than as Brownfield land the proposal would now conflict with policies S1, S4 and H14 of the Rugby Borough Local Plan 2006. However, as the application was submitted prior to publication of the revised PPS3 in June 2010 and there has been ongoing negotiations over a significant period of time, it is considered that on balance the proposal should be accepted. The development of the site owing to the design, siting and external appearance does not cause significant harm to the amenities of occupants of nearby buildings or to the appearance and character of the locality, including the setting of the Conservation Area and adjacent listed buildings and as such would comply with policies GP1, GP3 & E5 of the Rugby Borough Local Plan 2006 and PPS1 & PPS5. Based on the submission of the arboricultural method statement it is considered that the health and well being of the trees can be maintained and therefore the proposal would accord with Policy GP2 of the Rugby Borough Local Plan, 2006. The development can also be served by a satisfactory access and associated parking provision in accordance with the highway authority's standards and policies T3 & T5 of the Rugby Borough Local Plan 2006 & PPG13.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Policies E5, GP1, GP2, GP3, GP16, H14, S1, S4, T3 & T5

PPS1, PPS3, PPS5 & PPG13

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:

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

INFORMATIVE 2:

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act

1991 and all relevant Codes of Practice. Before commencing any Highway works the [applicant{s}/ developer{s}] must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Applications 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:

During the construction period, no vehicles calling at the site or being in the control of the developer/occupier or contractors employed by the developer/occupier shall be loaded, unloaded or parked on the highway (Vicarage Lane D3617). Adequate measures shall be taken to prevent deleterious matter being carried onto all nearby highways.

INFORMATIVE 4:

The applicant is advised 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.

Reference number:

R10/0389

Site address:

2 Turner Close, Hillmorton, Rugby. CV21 4DB

Description :

Erection of a single storey front and rear extensions.

Case Officer Name & Number:

Nisar Mogul - 01788 533 688

Relevant History

None.

Technical Consultees

None required.

Third Party Responses

Neighbours – No responses.

Summary of proposal

The proposal consists a front extension that projects forward by 1 meter in line with the existing garage that currently has a flat roof over it. To the rear the proposal consists of demolishing the existing conservatory and erection of a single story rear extension that measures 3.8m by 4.25 metres and has a mono-pitched roof that is 3.7 metres in height to its highest point. This extension will be to provide an extension to the existing dining room area.

Other Relevant Information

The application is to be determined by Planning Committee as the applicant's partner is a Council Employee.

The application site is a two storey detached dwelling that lies in the Rugby Urban Area of Hillmorton at the end of a cul-de-sac. The property has a drive to the front that can accommodate off road parking for 3 cars in addition to a garage that projects forward by 1 metres from the main front elevation and has a flat roof.

To the rear of the dwelling there is a conservatory and the garden is screened by a combination of 2 metre high close boarded fencing and a detached garage on the rear boundary adjacent to the site belonging to No. 90 Constable Road and a detached garage belonging to No.92 Constable Road on the side boundary to the site. Both the adjacent neighbours and No. 92 Constable Road are detached properties.

Relevant Planning Policies And Guidance

GP1	Appearance and Design of Development	Complies
GP3	Protection Of Amenity	Complies
H8	Residential Extensions	Complies
SPD	Residential Design Guide	Complies

Determining Considerations

The main issues to assess in the consideration of this application are the visual impact of the proposals and the impact on the neighbouring properties.

The proposed single storey front extension is visible from the street scene. However, it is considered that the extension will not be obtrusive or overly prominent within the street scene and is considered to be in keeping with the scale and design of the existing dwelling. Similarly the rear extension is a replacement of an existing conservatory and is considered to be in keeping with the scale and design of the existing dwelling. The proposal therefore complies with policies GP1, part of H8 and the Residential Design Guide.

In terms of the impact on neighbouring properties, the proposed extensions are considered not to cause any undue loss of light, or cause any overlooking or sense of enclosure to any of the adjacent and surrounding neighbours due to the existing boundary treatment to the rear garden boundaries and due to the relationship of the these properties to the application site. It is therefore considered that the proposals would not adversely impact on the amenity of any neighbouring properties and therefore complies with policies GP3 and part of H8.

The applicant has specified that external bricks and roof tiles are to match existing and therefore it is not considered that a condition is required.

Report prepared by: Nisar Mogul. 28/07/10.

DRAFT DECISION

APPLICATION NUMBER

R10/0389

DATE VALID

10/05/2010

ADDRESS OF DEVELOPMENT

2 TURNER CLOSE
HILLMORTON
RUGBY
CV21 4DB

APPLICANT/AGENT

Mr. R. Goddard
16 Gainsborough Crescent
Rugby
CV21 4DQ
On behalf of Mr. R. Marley

APPLICATION DESCRIPTION

Erection of a single storey front and rear extensions.

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.

CONDITION2:

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

REASON:

In the interest of visual amenity.

CONDITION3 :

Other than those shown on the approved plans, no new windows shall be formed in the side elevation of the proposed rear extension, unless otherwise agreed in writing by the Council.

REASON:

In the interest of residential amenity.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

GP1, GP3 and H8.

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 extensions will be in keeping with the existing house and surrounding area and will not adversely impact on the residential amenity of neighbouring properties, in accordance with policies GP1, GP3, and H8 of the Rugby Borough Local Plan 2006.

INFORMATIVE:

This permission relates to the following plans received by the Council on 7th May 2010, plan number: R.M.10/726 and forming part of the above application.

Reference number: R10/0992

Site address: Former GEC Recreation Ground
Hillmorton Road
Rugby

Description : Construction of Drainage Pond

Case Officer Name & Number: S.Parkes

Authorised Use

Recreation Ground

Relevant Decisions

Demolition of existing clubhouse, pavilion, bungalow and tennis courts, and erection of a new pavilion adjacent to bowling greens and 44 no. dwellings together with associated access and parking (R05/1031/1585/MDPT) approved 17.11.06 (outline)

Demolition of existing clubhouse, pavilion, bungalow and tennis courts, and erection of a new pavilion adjacent to bowling greens and 44 no. dwellings together with associated access and parking – submission of reserved matters relating to access, layout, scale, appearance and landscaping pursuant to outline planning permission ref: R05/1031/1585/MDPT, dated 17.11.06 (R06/2064/MDET) approved 26.02.07 (res matters)

Technical Consultations

Env Agency no objection

Tree Officer no objection subject to condition covering protection of trees

Third Party Consultations

Neighbours objection (1 letter) anonymous letter expressing concerns about the potential attraction of vermin and the safety of unsupervised children

Other Relevant Information

Background

Following the grant of planning permission for enabling development in 2006, the former GEC Recreation Ground together with new sports pavilion was transferred to the Borough Council on a 50 year lease for a peppercorn rent for the benefit of the local community.

In the interim, extensive environmental improvements have been carried out including the installation of a range of informal play equipment and street furniture together with the construction of footpath links, enhanced by the structural planting of trees and shrubs within and around the perimeter of the site. The improvements have been carried out with a view to maximising the potential of the recreation ground, encouraging multiple use throughout the year, promoting a healthy lifestyle, encouraging natural surveillance to help control anti-social behaviour and to create an improved landscape which will also contribute to the improved biodiversity of the site.

During the course of landscape improvement works it became apparent that there is a need for additional site drainage works due to the movement of water being impeded by a clay layer below ground level. Though it was originally intended that a system of pipes and underground storage tanks be used, it has been established that the underlying geology will not support such an approach. A surface water solution is therefore proposed.

The Application

This proposal is submitted by the Council's Public Realm Manager under regulation 3 of The Town and Country Planning General Regulations 1992.

The application is for the excavation of a drainage pond of sufficient storage capacity to allow surface water to gradually drain into the underlying geology and thereby reduce the drainage problem. The pond will be located on the west side of the recreation ground approximately 15 metres from the boundary with residential properties on Boundary Road. The site is currently open grassland which forms part of the area of public open space.

Measuring approximately 61 metres in length by 24 metres in width, the pond feature will cover an area of 1500sq.m excavated on three levels to a maximum depth of 2.5 metres. It is anticipated that excavation of the pond will take between seven and ten days to complete with the majority of the excavated material (some 1,185 cu.m) being retained and used on site for re-grading works.

The pond has been designed in accordance with a geological/hydrological report accompanying the application to provide two levels of water storage. The first is the bottom 0.5 metres of the pond which it is anticipated will be permanently filled with water. The second level is the remainder which forms the temporary containment of storm water from the site and neighbouring gardens. Each level of the pond will have 45 degree batters for structural stability and safe means of entry and escape from the feature. In addition, in compliance with the requirements of RoSPA, the pond will be

enclosed with a 1.4 metre high timber post and four rail fence with a gate for maintenance and emergency access.

Upon completion, the pond will be landscaped and planted with a mix of predominantly native trees and herbaceous shrubs. The landscaping works also include additional planting along the boundary with neighbouring properties.

Relevant Planning Policies

LP	GP1	conforms	appearance and design of
development			
LP	GP2	conforms	landscaping

PPS9: Biodiversity and Geological Conservation
PPG17: Planning for Open Space, Sport and Recreation
PPS25: Development and Flood Risk

Determining Considerations

The proposed development is designed to mitigate and alleviate an identified land drainage problem. The details of the scheme have been arrived at in discussion with the Council's land drainage team and in accordance with guidance produced by the Environment Agency who have raised no objection. This has included the consideration of various drainage options but in view of the underlying geology, the construction of a drainage pond is considered the most appropriate solution. The proposal comprises a sustainable drainage system as advocated in PPS25, considered essential to facilitate the disposal of surface water and thereby maximise the potential for the beneficial recreational use of the public open space. The pond will provide increased holding capacity without increasing the risk of flood elsewhere.

The design and appearance of the pond, together with the proposed landscaping and planting which has been considered as an integral part of the scheme, has been arrived at with a view to assimilating the development into the area of public open space and enhancing the environmental quality and character of the locality. Located on the periphery of the recreation ground and of necessity at its lowest point, the pond will not impinge on nor detract from its recreational value in accordance with guidance contained in PPG17. As the planting matures, together with the area of wetland the pond will itself become a local feature of importance for nature conservation providing habitat for a variety of wildlife and thereby enhancing the biodiversity of the locality as encouraged in PPS9. In view of the above, the proposal complies with Local Plan saved policies GP1 and GP2 controlling the design and appearance, and landscaping of new development.

The design and enclosure of the feature has also taken full account of safety requirements whilst it is located a sufficient distance away from trees the subject of preservation orders and of significant amenity value on the boundary of the recreation ground.

Recommendation:

Approve subject to conditions:

DRAFT DECISION

APPLICATION NUMBER

R10/0992

DATE VALID

26/03/2010

ADDRESS OF DEVELOPMENT

FORMER GEC RECREATION GROUND
HILLMORTON ROAD
RUGBY
CV22 5AW

APPLICANT/AGENT

Mr Paul Larcombe
Rugby Borough Council
Town Hall
Evreux Way
Rugby
Warwickshire
CV21 2RR

APPLICATION DESCRIPTION

Construction of drainage pond

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 plans and documents detailed below:

Planning Application Site Boundary and Work Area Rev 0 dated 09/02/10

Dwg.no 12-265/08 Rev E - SUDS Cross Sections

Dwg.no 12-265/09 Rev E - Landscaping and Footpaths for SUDS

Dwg.no 12-265/10 Rev 0 - Location and Adjacent Properties

Tree Protection Plan dated 11/2/2010

Listers Geotechnical Investigation Report No. 09-09-008, dated October 2009

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 plan ref. 12-265/09 Rev E, shall be implemented no later than the first planting season following completion 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: 4

Prior to the commencement of any works on site a protective barrier shall be erected around the protected Ash and Oak trees which corresponds directly with their root protection areas (BS5837:2005) as shown on the Tree Protection Plan. The protective barrier shall consist of a scaffold framework in accordance with BS5837:2005 (Trees in relation to Construction). The protective fencing shall comprise a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. On to this weldmesh panels shall be securely fixed with wire or scaffold clamps.. The protective barrier shall thereafter remain in place until completion of all construction works.

REASON:

To safeguard trees the subject of preservation orders In the interests of the visual amenities of the locality.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Rugby Borough Local plan, July 2006 saved policies GP1 and GP2
PPS9: Biodiversity and Geological Conservation
PPG17: Planning for Open Space, Sport and Recreation
PPS25: Development and Flood Risk

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 proposal comprises a sustainable drainage feature as advocated in PPS25 - Development and Flood Risk required to alleviate an existing drainage problem. The design and appearance of the feature, together with the proposed landscaping will harmonise with and enhance the surroundings and the amenity and biodiversity value of the recreation ground in accordance with Rugby Borough Local Plan, July 2006 saved policies GP1 and GP2 and guidance contained in PPS9 - Biodiversity and Geological Conservation and PPG 17 - Planning for Open Space, Sport and Recreation.

INFORMATIVE:

The Environment Agency advise that if water is to be abstracted from the pond, for irrigation of the recreation ground for example, then an abstraction licence may be required.

Reference number: R10/0910

Site address: Rear of 92 Claremont Road

Description : Demolition of existing building and erection of 1 bedroom studio flat.

Case Officer name & number: Karen McCulloch 01788 533623

Description of site

This application relates to land to the rear of 92 Claremont Road, a terraced house that has been subdivided into flats. The property itself is constructed of red brick with grey roof tiles and has a two storey projection to the rear.

The property has a rear access way to the side and rear. There is currently a vehicle access to number 90 at the rear of the site.

There is currently a large detached building on the site. This has a flat roof, is around 2.75m high and is constructed of grey render. The building is in a poor state of repair.

Description of proposals

This application is to replace this existing building with a detached building containing a studio flat. The proposals were initially for a building with a pitched roof, amended plans have been received which alter the design to a monopitched roof, sloping up away from the neighbour at number 90. The building will include a kitchen/living area and a bedroom with en-suite. The building will be around 2.75m to the eaves and will be a maximum height of 3.75m. The proposals do not include any windows on the side elevations, a door and window are proposed looking towards 92 Claremont Road and a window is proposed facing the rear accessway. A car parking space is proposed at the rear. In addition the access to number 90 remains.

Relevant planning history

A certificate of lawfulness for the use of this building as a commercial office was granted in 2000.

Applications to convert the building to residential use were refused in 2002 and 2003 on the basis that occupiers would suffer disturbance and a lack of privacy.

Other relevant information

This application is being reported to Planning Committee following a request from Councillor Whistance that a Committee Site Visit be carried out.

Third party comments

Neighbours (4) Objection

- do not object to removal of existing commercial building which is an eye sore,
- believe existing building did not have planning permission,
- permission to convert building to a dwelling was refused in the past,
- site was originally garden, unclear whether this would be considered "garden grabbing,"
- question need for additional housing in the area, there are large developments nearby and vacant properties,

- concerned approval would set a precedent for other development in the area,
- design is not in keeping with area,
- boundary wall proposed to front is too high,
- would lead to loss of light and privacy to neighbours houses and gardens, existing flats and future occupiers (photographs provided)
- there is a pedestrian right of way to number 90 across the rear yard which must not be obstructed, the plan shows this blocked by bins,
- there is no space for additional bins,
- there is a vehicle access to number 90 at the rear, this should be retained,
- there is a stairway to the first floor flat in the rear courtyard,
- there is not sufficient space for existing and proposed occupiers to use the courtyard,
- access has no footpath and is used by cars, delivery and refuse vehicles, pedestrians would have to use this access,
- refuse vehicles have difficulty using the access, this could be worsened,
- over 50 vehicles a day would pass immediately adjacent to the dwelling,
- rear parking space and building would be vulnerable to being hit by vehicles,
- most residents park on the street and the proposals would increase strain on parking,
- house has been divided into 2 flats, proposals would lead to 3 dwellings, this would be an over intensive use of the plot,
- additional pressure on services such as sewers,
- may involve building over the sewer,
- believe building will be too close to existing flats causing a fire risk,
- access has no lighting leading to safety and security issues,
- would be more appropriate to use area as parking or return to garden use,
- noise and disturbance during construction,
- if approved how will skips and scaffolding be positioned so the access is not blocked,
- concerned a second storey may be proposed in future.

Technical consultation responses

Environmental Health	No comment	Subject to informative
WCC Ecology	No objection	Subject to informative

Relevant planning policies & guidance

S1	Complies	Urban development priorities
S2	Complies	Release of development land
S4	Complies	Windfall developments
GP1	Complies	Appearance and design of development
GP3	Complies	Protection of amenity
T3	Complies	Access and highway layout
T5	Complies	Parking facilities

Assessment of proposals

The key issues to assess in relation to this application are whether the principle of the erection of a dwelling in this location is acceptable. The impact on visual amenity, neighbouring and future occupiers, highway safety, car parking and protected species must also be considered.

Policy S1 of the Local Plan sets out the urban development hierarchy and states that previously developed land in the urban area is the 1st priority for development. Policy S2 relates to the release of land for development and states development in 1st priority locations will be permitted. Policy S4 relates to windfall developments and states development will be permitted where policies S1 and S2 are complied with.

As the site contains a vacant commercial office building it constitutes previously developed land, a 1st priority location for development. The principle of development therefore complies with policies S1 and S2, and also complies with policy S4.

In relation to the impact on visual amenity the proposals will result in the removal of a large, rendered, flat roofed building that is in a poor state of repair. The proposed building will be constructed of materials to match the surrounding properties and will be more in keeping with the character of the area.

The agent has specified that the walls of the proposed building would be in brick to match the existing house. However no details of the proposed roof tiles have been provided and suitable roofing material could be secured by condition.

A property located to the rear of properties such as this would not generally be considered acceptable and in most cases would be out of keeping with the pattern of development in the area. Neighbours have expressed concern that granting permission for the proposed building could set a precedent for future developments. However, the existing building must be taken into consideration and in this case the replacement of this with a new building, that better reflects other properties in the area, is considered acceptable and will have a positive impact on visual amenity.

The proposals also include a wall around the front yard of number 92, the amended plans reduce this to a height of 1m. There are a range of walls within the area and a 1m high wall could be erected as permitted development, it is considered that the proposed wall is acceptable subject to a condition that the materials match the existing house. Policy GP1 is therefore complied with.

The impact of the proposed building and the use of this as a residential dwelling on neighbouring residents and future occupiers must be assessed.

Number 92 has been subdivided into 2 flats. The first floor flat is accessed via an external staircase in the rear courtyard which leads to a door in the rear elevation of the rear projection. There are no other openings in the rear elevation of this projection, although there are rear facing windows to the main part of the building.

The proposed building will be around 8.5m from the rear facing window to the ground floor flat. Given the level of separation between the properties and that the proposed building will replace the existing building it is not considered that this flat will be adversely affected in terms of sense of enclosure, loss of light or loss of privacy.

Although the proposed building will face the door and access stairway to the first floor flat these are located within a shared courtyard area and can be viewed, to some extent, from the rear of the site and the access way. As the staircase is not a private area it is considered that the impact on the staircase and door is acceptable.

The flats at number 92 do not have any other windows looking towards the proposed building and the building will not be visible from side facing windows in the flats. The impact on the existing flats at number 92 is therefore considered acceptable.

The adjacent house, number 90 has a two storey rear projection with a side facing kitchen window looking towards number 92. There is a rear facing window serving a habitable room in the rear elevation of the main house. The owners of this property have advised that they have a pedestrian right of way to the rear of number 92.

The proposed building will be visible from the side and rear facing windows serving number 90. However, the outlook from these windows is currently restricted by the existing building and the two storey projections to both number 90 and 92. The existing building is around 2.75m high and the proposed building will be around 2.75m high adjacent to the boundary with number 90 increasing to a maximum height of 3.75m. It is considered, on balance, that the replacement building will not increase the loss of light or sense of enclosure to number 90 to such a level as to warrant a recommendation of refusal.

The proposed building would be located immediately adjacent to the rear garden of number 90 and will project around 9m along this boundary. The proposed building will replace the existing flat roofed building and will be the same height adjacent to the boundary with the roof sloping away from number 90. It is considered that the increase in the overall height of the building will not significantly increase the enclosure of the rear garden. On balance, the impact on number 90 is therefore considered acceptable.

The proposed building will be around 4.5m from the property to the other side of the access, number 94 and it is considered that the impact on this property is acceptable. The impact on the properties to the rear on Oxford Street will not significantly increase and is considered acceptable.

The door and window serving the lounge/kitchen of the proposed dwelling will face the rear courtyard which serves the 2 flats at number 92 and provides access to the rear of number 90. However, shared amenity areas are typical of dwellings of this type and it is not considered that the use of this courtyard area will impact on the privacy and residential amenity of future occupiers of the proposed dwelling to such a level as to warrant a recommendation of refusal. The rear facing bedroom window will be around 5.5m from the rear access and it is not considered that future occupiers will be adversely affected by users of the access.

It is therefore considered, on balance, that the impact on existing and future occupiers is acceptable and policy GP3 is complied with.

Comments have been received from the Highway Authority who have no objection to the proposals subject to conditions and informatives, policy T3 is therefore complied with.

The proposals include the provision of 1 car parking space. The site is located within the High Access Area close to the town centre. In this location the Council's parking

standards would require a maximum of 0.75 spaces per unit. It is considered that the slight over provision is acceptable and policy T5 is complied with.

WCC Ecology have commented on the application and have suggested an informative regarding bats & breeding birds, subject to this informative it is considered policy E6, Biodiversity, is complied with.

A neighbour has raised concerns that the proposals will involve building over a sewer. The sewer records have been checked and there is a sewer in the approximate position of the rear boundary between 90 and 92 which joins a sewer in the rear access way. The proposals have been discussed with Building Control who have advised that it is possible to build over, or close to, sewers, subject to obtaining necessary consents and using suitable construction methods.

Recommendation

Approval

DRAFT DECISION

APPLICATION NUMBER

R10/0910

DATE VALID

01/07/2010

ADDRESS OF DEVELOPMENT

REAR OF
92 CLAREMONT ROAD
RUGBY
CV21 3LX

APPLICANT/AGENT

Miss Vicky Hartwell
Bilton Design & Build Ltd
21a Paynes Lane
CV21 2UH
On behalf of Mr & Mrs D Thomson

APPLICATION DESCRIPTION

Demolition of existing building and erection of 1 bedroom studio flat.

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

The development shall not be carried out other than in accordance with the amended Location Plan - CRR/01/B received by the Council on 1st July 2010 and the amended plans: Site, Block & Roof Plan - CRR/02/B and Proposed Plans & Elevs - CRR/03/A received by the Council on 2nd August 2010.

REASON:

For the avoidance of doubt.

CONDITION: 3

No development shall commence unless and until full details of the colour, finish and texture of the proposed roof tiles 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.

Unless otherwise agreed in writing by the Council the facing materials to be used on the external walls of the dwelling and wall to front shall be of the same type, colour and texture as those used on the existing building.

REASON:

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

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 or E 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

Other than those shown on the approved plans no new windows or rooflights shall be formed in the proposed building, unless otherwise agreed in writing by the Council.

REASON:

In the interest of residential amenity.

CONDITION: 6

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.

REASON FOR APPROVAL:

The site is within the urban area of Rugby and is previously developed land, the principle of the development therefore accords with policies S1, S2 & S4 of the Rugby Borough Local Plan 2006. The proposal provides satisfactory access and parking and is considered to be in keeping with existing development in the area and would have an acceptable relationship with neighbouring dwellings in terms of residential amenity and would not adversely affect protected species, the proposal therefore accords with policies T3, T5, E6, GP1 & GP3 of the Rugby Borough Local Plan 2006.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

S1, S2, S4, GP1, GP3, E6, T3 & T5

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

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: 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

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.

Case Officer: Nathan Lowde ext 3725

Reference number: R10/0938

Site address: Fox Farm, Wolfhampcote Lane, Sawbridge, Rugby

Description of proposal:

This is an application which seeks the variation of Condition 5 (condition 5, designates the office, workshop and store to be used for their designates purposes only) to allow the converted barn to be used as ancillary residential accommodation and waiver of condition 7 (condition 7, restricts the use of the workshop shall for B1 (business) purposes only) of approved planning permission R08/0618/PLN dated 13/06/2008.

Description of site:

The converted barn is within the curtilage of Fox Farm (formerly known as Gate Farm), located to the north of the main dwelling house.

Relevant planning history

R08/0618/PLN Conversion of the existing barns to form a work/live dwelling, workshop, store and garages (amendments to planning permission reference R06/0193/PLN, dated 17/03/2006) – approved 13/06/2008.

Third party comments

Site Notice displayed 2nd July 2010

Neighbour Objection (9)

- Access unsuitable and would result in an increase in traffic on a narrow lane
- Another house should not be supported
- In green belt land

Wolfhampcote Parish Council comments

- There is presumption against further residential development in small rural area,
- Change of use does not appeal to enhance the character of the property

Technical consultation responses

None carried out

Relevant policies and guidance

GP1 complies Appearance and design
GP3 complies Protection of amenities
E1 complies Development in the countryside

Assessment of proposals

Condition 7

Condition 7 of R08/0618/PLN for which this application seeks to waiver states:

‘ The workshop hereby approved shall be used for B1 use only and for no other purposes in Class B of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.’

Reason

In the interests of the amenity of the locality

On the plans approved under R08/0618/PLN drawing number 06C there is no indication of a workshop. Circular 11/95: Use of conditions in planning permission paragraph 14 requires six tests in considering the validity of planning conditions.

This criteria includes:

1. Necessary
2. relevant to planning
3. relevant to the development to be permitted
4. enforceable
5. precise and
6. reasonable in all other respects

On the basis that there was no workshop approved under R08/0618/PLN it is considered that condition 7 is neither necessary, relevant to the development to be permitted, and as such is not enforceable.

On this basis it is considered appropriate to waiver condition 7.

Condition 5

The office, workshop and store shall be used for their designated purposes only and shall only be occupied by the occupants of the converted barns. The garages shall at all times remain ancillary to the primary use and occupation of the main converted barn as a residential dwelling.

Reason

In the interests of the amenity of the locality

On the approved plan drawing number 06C there is no mention of a workshop or garage. As such this condition in part fails the test as outlined within Circular 11/95. Currently the barn is used as a home office, the rooms as indicated on the approved plan 06c as store room are empty. There is no reason why the office can not operate from the main house, and in order for the applicant to make the most use of the barn it is considered acceptable to vary condition 5 to allow the barn to be used for purposes ancillary to the residential use of Fox Farm.

As the office use is for a home office which would still be run from the main house, the variation of this condition would not result in the loss of employment use.

The variation of condition 5 would not impact upon the design and appearance of the barn and as such complies with GP1, would not impact upon the residential amenities

of neighbouring properties and would not impact upon the character and appearance of the rural area in accordance with E1.

Recommendation

The recommendation is that
Condition 7 is waived
Condition 5 be varied

DRAFT DECISION

APPLICATION NUMBER

R10/0938

DATE VALID

22/06/2010

ADDRESS OF DEVELOPMENT

FOX FARM
WOLFHAMPCOTE LANE
SAWBRIDGE
RUGBY
CV23 8BB

APPLICANT/AGENT

Mr Malcolm Frisby
Fox Farm
Wolfhampcote Lane
Sawbridge
Rugby
Warwickshire
CV23 8BB

APPLICATION DESCRIPTION

Variation of Condition 5 (condition 5, designates the office, workshop and store to be used for their designates purposes only) to allow the converted barn to be used as ancillary residential accommodation and wavier of condition 7 (condition 7, restricts the use of the workshop shall for B1 (business) purposes only) of approved planning permission R08/0618/PLN dated 13/06/2008.

CONDITIONS, REASON FOR APPROVAL & RELEVANT DEVELOPMENT PLAN POLICIES

Condition 5 of planning permission R08/0618/PLN dated 13th June 2008 shal be varied to read:

The converted barn shall not be used for purposes other than ancillary to the residential use of Fox Farm, Wolfhampcote Lane, Sawbridge.

REASON

In the interest of the amenity of the locality.

Condition 7 of planning permission R08/0618/PLN dated 13th June 2008 is hereby waived.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

GP1, GP3, E1

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 variation of condition 5 and waiver of condition 7 would not have an impact on the appearance of the building and would have minimal impact on the amenities of the surrounding area, in accordance with policies GP1, GP3, and E1 of the Rugby Borough Local Plan 2006.

INFORMATIVE:

This varied condition shall still be read in conjunction with all other conditions on the approval ref no. R08/0618/PLN dated 13/06/2008.

AGENDA MANAGEMENT SHEET

<i>Name of Meeting</i>	Planning Committee
<i>Date of Meeting</i>	18 th August 2010
<i>Report Title</i>	Diversion of Part of Footpath RB10 Newbold on Avon
<i>Portfolio</i>	N/A
<i>Ward Relevance</i>	Newbold
<i>Prior Consultation</i>	
<i>Contact Officer</i>	Marian Allen Tel 556
<i>Report Subject to Call-in</i>	N/A
<i>Report En-Bloc</i>	N/A
<i>Forward Plan</i>	N/A
<i>Corporate Priorities</i>	N/A
<i>Statutory/Policy Background</i>	Town and Country Planning Act 1990
<i>Summary</i>	Confirmation of public path diversion order
<i>Risk Management Implications</i>	N/A
<i>Financial Implications</i>	N/A

Environmental Implications N/A

Legal Implications N/A

Options Confirm unopposed Diversion Order
Risks: None

Recommendation Benefits: Allow development
Confirmation of Borough of Rugby (Part of Footpath
RB10 Newbold on Avon) Public Path Diversion Order
2010

***Reasons for
Recommendation*** No objections

Planning Committee – 18th August 2010

Diversion of Part of Footpath RB10 Newbold on Avon

Report of Head of Democratic and Legal Services

Recommendation

The Borough of Rugby (Part of Footpath RB10 Newbold on Avon) Public Path Diversion Order 2010 be confirmed.

INTRODUCTION

On 23 July 2008 Committee approved the application for the erection of 9 dwellings and conversion of existing barns to provide a further 7 dwellings together with associated garaging and parking facilities which required the diversion of part of footpath RB10 to allow the development to take place. Planning permission was issued on 17 November following completion of the Section 106 Agreement.

On 16 June 2010, an Order under the provisions of Section 257 of the Town and Country Planning Act 1990 was made and advertised. The effect of the Order is to divert the existing footpath as shown on the attached plan.

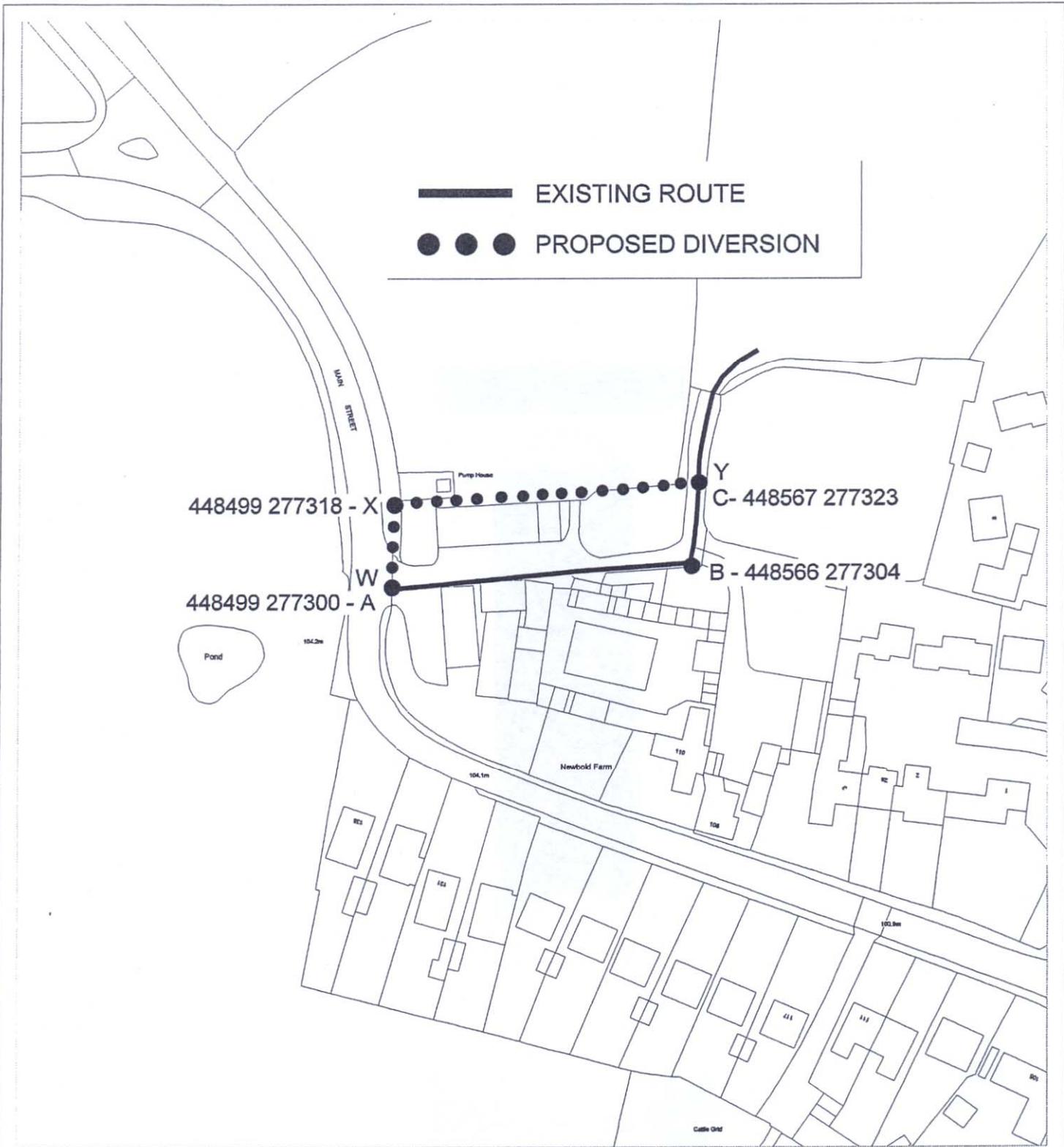
No objections were received. The Committee is therefore asked to confirm the Public Path Diversion Order unopposed.

Meeting: Planning Committee
Date Of Meeting: 18 August 2010
Subject Matter: Diversion of footpath RB10 Newbold on Avon
Originating Department: Democratic and Legal Services

LIST OF BACKGROUND PAPERS

Document No.	Date	Description of Document	Officer's Reference	File Reference
1.	23/7/08	Committee report	KM	6/6/31

* 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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PLANNING AND CULTURE SERVICES

Town Hall, Rugby. CV21 2RR.
 Tel. No. (01788) 533533 Fax. No. (01788) 533778

**DIVERSION OF FOOTPATH RB10
 NEWBOLD ON AVON**



Grid. Ref. SP485773	Date 21/5/2010	Scale 1:1250
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AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	18 th August 2010
Report Title	Delegated Decisions – 16 th July 2010 to 5 th August 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 – 18th August 2010

Delegated Decisions – 16th July 2010 to 5th August 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: 18th August 2010

Subject Matter: Delegated Decisions 16th July 2010 -
5th August 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 16TH JULY TO 5TH AUGUST 2010

A. APPLICATIONS – DELEGATED

**Applications
Refused**

<i>R10/0395 Refusal 16.07.2010</i>	203 Dunchurch Road Rugby	Construction of a 3 bed detached dwelling at side of 203 Dunchurch Road (re-submission of withdrawn application R09/0141/PLN)
<i>Service Review No. E2E 966 Refused 29.07.2010</i>	Thistle Farm 180 London Road Stretton on Dunsmore	Extensions and alterations to include a 2.5 storey rear extension, 2 storey front and side extensions, a single storey rear extension and 3 no. dormer windows to the side
<i>R10/0849 Refused 02.08.2010</i>	Land to the rear of Willow House Haswell Close Rugby	Outline application for erection of single dwelling, including details of access (via Willow Lane) and layout and detached garages to serve proposed dwelling and Willow House

**Applications
Approved**

<i>R10/0851 Approval 16.07.2010</i>	32 Ridge Drive Rugby	Conversion of integral garage to room
<i>R10/0870 Approval 16.07.2010</i>	The Castle 17 Church Hill Stretton on Dunsmore	Erection of detached garage / store incorporating storage area / room within roof space
<i>R10/0873 Approval 16.07.2010</i>	62 Ashlawn Road Rugby	Erection of conservatory to rear
<i>R10/0709 Approval 19.07.2010</i>	Garages 55-57 Magnet Lane Bilton Rugby	Demolition of existing garages, erection of bungalow and formation of vehicular access
<i>R10/0205 Approval 19.07.2010</i>	242 Alwyn Road Bilton Rugby	Erection of a two storey side, single storey side and rear extensions (Amendments to previously approved planning permission Ref. No. R08/0062/HOUS granted 25 th February 2008)
<i>R10/0744 Approval 19.07.2010</i>	167 Clifton Road Rugby	Erection of a timber double garage
<i>R10/0848 Approval 20.07.2010</i>	9 Kareen Grove Binley Woods Coventry	Raising of the roof height to create a first floor extension

<i>R10/0902 Approval 20.07.2010</i>	1 Church Close Wolvey	Extension of existing garage
<i>R10/0900 Approval 20.07.2010</i>	16 Critchley Drive Rugby	Erection of a single storey front extension and pitched roof over the existing garage and porch
<i>R10/0896 Approval 21.07.2010</i>	Gibbet Cross Service Watling Street Gibbet Hill Shawell	Erection of a single storey extension to existing sales building (resubmission of previously refused planning application R10/0157 dated 12.04.2010)
<i>R10/0879 Approval 21.07.2010</i>	Hafele UK Ltd. Brownsover Road Brownsover Rugby	Provision of new conveyor link and modifications to existing car parking provision
<i>R10/0070/HOUS Approval 22.07.2010</i>	Talacre Lodge Hayway Lane Broadwell Rugby	Alterations and extensions to the existing dwelling including erection of a two storey rear extension, increasing the existing ridge of the roof, provision of 2 no. dormer windows, 4 no. rooflights and erection of a porch
<i>R10/0923 Approval 22.07.2010</i>	2 The Shire Smithy Lane Church Lawford Rugby	Conversion of the existing integral garage to ancillary living accommodation and erection of a detached garage and workshop
<i>R10/0908 Approval 22.07.2010</i>	38 Mulberry Road Bilton Rugby	Single storey extension to rear
<i>R10/0805 Approval 22.07.2010</i>	The Penthouse Coventry Road Cawston Rugby	Retention of existing stable block and concrete yard
<i>R10/0930 Approval 22.07.2010</i>	Chapel Barn Grandborough Fields Road Grandborough	Erection of a side extension to existing garages to provide covered stair access and conversion of the roof space to provide a games room
<i>R10/0833 Approval 23.07.2010</i>	Post Office 20 Albert Street Rugby	Alterations to front elevation and shop front, ramped access to front. Single storey extension to rear.
<i>R10/0876 Approval 23.07.2010</i>	59 Albert Street Rugby	Change of use of part of ground floor from Class A1 (retail) to Class A3 (café) of the Town and Country Planning (Use Classes) Order 1987, and provision of a new shop front and access ramp
<i>R10/0701 Approval 23.07.2010</i>	Amey M6 Motorway Maintenance Depot Main Road Ansty	Demolition of existing salt barn and replacement with new larger barn with higher capacity

<i>R10/0190 Approval 23.07.2010</i>	19 Barby Lane Hillmorton Rugby	Erection of a rear conservatory
<i>R10/0828 Approved 23.07.2010</i>	Kilmore House Coventry Road Hinckley	Erection of replacement stables with tack room and haystore
<i>R10/0932 Approved 23.07.2010</i>	Pony Paddock North of Sawbridge Road Grandborough	Removal of existing mobile field shelter and shed and the erection of permanent stables
<i>R10/0917 Approved 23.07.2010</i>	47 Catesby Road Rugby	Erection of two storey and single storey side and rear extensions
<i>R10/0927 Approved 26.07.2010</i>	74 Malvern Avenue Hillmorton Rugby	Erection of a two storey side extension
<i>R10/0869 Approved 26.07.2010</i>	Building rear of 2a Dunsmore Avenue Rugby	Amendments to planning approval R09/0482/PLN comprising addition of first floor front extension
<i>R10/0468 Approved 26.07.2010</i>	4 Brindley Road Hillmorton Rugby	Erection of a replacement garage
<i>R10/0294 Approved 26.07.2010</i>	Coombe Abbey Farm Brinklow Road Coventry	Change of use of redundant agricultural buildings for purposes within Class B8 and amendment to existing access (renewal of planning permission for R07/0394/PACA approved 18.04.2007)
<i>R10/0872 Approved 27.07.2010</i>	60 Featherbed Lane Hillmorton Rugby	Erection of rear conservatory
<i>R10/0602 Approved 28.07.2010</i>	Land South East of Copston Magna Copston Lane, Copston Magna	Erection of 60m. high meteorological mast to measure wind speeds (Temporary permission for 24 month period)
<i>R10/0978 Approved 29.07.2010</i>	2 Braids Close Rugby	Erection of a first floor side extension
<i>R10/0593 Approved 29.07.2010</i>	Land adjacent to 15 Green Lane Brinklow	Erection of a 2 bedroom detached bungalow (resubmission)
<i>R10/0988 Approved 29.07.2010</i>	37 Rupert Brooke Road Rugby	Erection of a first floor side extension and a single storey rear extension
<i>R10/0360 Approved 29.07.2010</i>	48 Percival Road Rugby	Erection of a single storey rear extension

<i>R10/0256 Approved 29.07.2010</i>	Ground Floor 2 Lawford Lane Bilton Rugby	Change of use from nail bar (sui generis) to retail shop (A1)
<i>R10/0982 Approved 29.07.2010</i>	Rugby High School Longrood Road Rugby	Erection of 2m. high wire mesh gate to replace existing gate
<i>R10/0942 Approved 29.07.2010</i>	197 Bilton Road Rugby	Retention of rear boundary fence
<i>R10/0757 Approved 30.07.2010</i>	10 Brookside Stretton on Dunsmore Rugby	Erection of two storey side extension
<i>R10/0993 Approved 30.07.2010</i>	209 Rugby Road Coventry	Retention of change of use from Class A1 (retail) to Class A3 (residential)
<i>R10/0945 Approved 30.07.2010</i>	The Old Barn Rugby Road Rugby	Installation of a new window
<i>R10/0984 Approved 30.07.2010</i>	64 Fareham Avenue Rugby	Erection of first floor and ground floor extensions to the rear of the existing dwelling
<i>R10/0878 Approved 02.08.2010</i>	416 Newbold Road Rugby	Single storey rear extension
<i>R10/0700 Approved 02.08.2010</i>	1 Milestone Drive Rugby	Erection of two storey front and side extensions
<i>R10/0286 Approved 02.08.2010</i>	The Lodge Willoughby House Moor Lane Rugby	Erection of a two storey side extension and two storey rear extension including alterations to existing roof
<i>R10/0972 Approved 02.08.2010</i>	33 Southam Road Dunchurch Rugby	Change of use of ground floor from Class A1 (retail) to Class A3 (coffee shop) of the Town and Country Planning (Use Classes) Order 1987, provision of a new shop front, erection of screen walls and external alterations to the side elevation, and resurfacing of existing access road
<i>R10/1025 Approved 03.08.2010</i>	15 Hayes Close Brownsover Rugby	Erection of a single storey front extension and conversion of existing garage to form additional living accommodation
<i>R10/0990 Approved 03.08.2010</i>	Brandon Wood Golf Course Brandon Lane Wolston	Erection of a general purpose storage building

<i>R10/0865 Approved 03.08.2010</i>	15 Rugby Road Rugby	Erection of first floor side extension
<i>R10/1016 Approved 03.08.2010</i>	4 The Green Rugby	Erection of garage and porch and single storey rear extension
<i>R10/0890 Approved 03.08.2010</i>	Warwickshire & Northamptonshire Air Ambulance Hazell House Burnthurst Lane Princethorpe Rugby	Change of use of land and formation of tarmacadam helipad for maximum 20 days per annum
<i>R10/0929 Approved 03.08.2010</i>	4 Mellor Road Hillmorton Rugby	Erection of a replacement garage
<i>R10/1046 Approved 04.08.2010</i>	Church House Main Street Willey	Erection of a first floor side extension
<i>R10/0867 Approved 04.08.2010</i>	56 Shenstone Avenue Rugby	Erection of part two storey and part single storey rear extension and erection of front porch
<i>R10/0847 Approved 04.08.2010</i>	28 Steeping Road Rugby	Erection of single storey rear extension and alterations to existing detached garage
<i>R10/0892 Approved 05.08.2010</i>	Warwickshire & Northampton shire Air Ambulance Hazell House Burnthurst Lane Princethorpe Rugby	Single storey link extension between existing buildings
<i>R10/1052 Approved 05.08.2010</i>	21 Warren Road Rugby	Erection of single storey side and rear extension and alterations to existing building
Listed Building Consents		
<i>R10/0782 Approval 19.07.2010</i>	Bar Verve 35 North Street Rugby	Listed Building Consent for the painting of the external door (retrospective)
Advertisement Consents		
<i>R10/0862 Approval 19.07.2010</i>	42 Lawford Road New Bilton Rugby	Advertisement consent to display 1 no. internally illuminated fascia and 1 no. projecting sign

<p>R10/0934 Approved 03.08.2010</p>	<p>Wycliffe Suzuki Forum Road Off Leicester Road Rugby</p>	<p>Erection of 2 internally illuminated fascia panels, an internally illuminated entrance sign and a non illuminated wall mounted sign (retrospective application).</p>
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<p>R10/0931 Approved 04.08.2010</p>	<p>16 Market Place Rugby</p>	<p>Installation of replacement signage</p>
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Agricultural Determinations

<p>R10/1129 Prior approval NOT required 21.07.2010</p>	<p>Hillcrest Farm, Clayhill Lane Rugby</p>	<p>Application for determination concerning prior approval of an agricultural building for the storage of machinery</p>
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County Council Consultations/ Matters

<p>R10/1104 Observations 23.07.2010</p>	<p>Rugby Cement Plant Lawford Road Rugby</p>	<p>Proposed east and west extensions to the existing packing plant buildings at Rugby Cement plant</p>
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Approval of Details/ Materials

<p>R08/1619/PLN Approval of details 19.07.2010</p>	<p>Butler's Leap Public House Clifton Road Rugby</p>	<p>Approval of details in relation to Condition 2 – Landscaping; Condition 4 – Boundary treatment; Condition 5 – Materials; Condition 6 – External lighting; Condition 9 – Drainage; Condition 10 – Noise Survey; Condition 11 – Refrigeration & Air Handling Plant</p>
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<p>R06/1490/MAJP Approval of non-material changes 19.07.2010</p>	<p>Land rear of 42-54 Winfield Street and 27-43 South Street Rugby</p>	<p>Simplified bargeboard design, alterations to first floor windows, rooflights and lowering of eaves on rear elevations</p>
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<p>R08/0845/MAT Approval of details 23.07.2010</p>	<p>1 Ell Lane Brinklow Rugby</p>	<p>Discharge of Conditions 2, 3, 5 and 11 of Planning permission ref. no. R07/0898/PLN</p>
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<p>R09/0331/MAJP Approval of details 26.07.2010</p>	<p>Land bounded by Murray Road, Craven Road and Railway Terrace Rugby</p>	<p>Discharge of Conditions 4, 9, 14, 15, 16, 23, 24, 25, 30, 31, 35 and 36.</p>
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<p>R10/0159 Approval of details 27.07.2010</p>	<p>Brindley Cottage 66 Main Street Newbold Rugby</p>	<p>Discharge of Condition 4 (bat survey)</p>
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<p>R08/1486/OPS Approval of reserved matters 29.07.2010</p>	<p>Land adjacent to The Beeches Rugby Road Princethorpe</p>	<p>Discharge of Conditions 3, 4, 10</p>
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<i>R08/0605/PLN</i> <i>Approval of details</i> <i>30.07.2010</i>	Rear of 56 Hillmorton Road Rugby	Discharge of Conditions 3, 4, 6, 15, 16 and 17
<i>R08/0605/PLN</i> <i>Approval of details</i> <i>04.08.2010</i>	Rear of 56 Hillmorton Road Rugby	Discharge of Condition 11
<i>R07/0247/PACA</i> <i>Approval of details</i> <i>05.08.2010</i>	Land rear of 3, 3A and 5 Broad Street Brinklow	Discharge of Conditions 3 and 8
<i>Withdrawn/ De-registered</i>		
<i>R10/0601</i> <i>Withdrawn</i> <i>27.07.2010</i>	Land adjacent to 68 Featherbed Lane Hillmorton Rugby	Erection of 4 no. two storey terraced dwellings
<i>R10/0575</i> <i>Withdrawn</i> <i>28.07.2010</i>	The Pavilion Speedway Lane Brandon	Use of building as a dwelling