

1st August 2014

PLANNING COMMITTEE - 13TH AUGUST 2014

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 13th August 2014 in the Council Chamber, Town Hall, Rugby.

Site visits

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

| | |
|--------|------------------------------------------------------------------------|
| 3.45pm | 7 Park Cottages, Cathiron, Harborough Magna |
| 4.30pm | No Limits Gym, Hillmorton Community Centre, 326 Hillmorton Road, Rugby |

Adam Norburn
Executive Director

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

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

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Minutes.
To confirm the minutes of the meeting held on 23rd July 2014.
2. Apologies.
To receive apologies for absence from the meeting.

3. Declarations of Interest.

To receive declarations of –

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

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

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

4. Applications for Consideration.

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

6. Delegated Decisions – 4th July 2014 – 24th July 2014.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2014/15 – 4) are attached.

Membership of the Committee:-

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

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

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

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

Planning Committee – 13th August 2014
Report of the Head of Planning and Culture
Applications for Consideration

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

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

Recommendation

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Recommendations for refusal

| Item | Application Ref Number | Location site and description | Page number |
|------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1 | R14/0284 | 24 Somers Road, Rugby Retention of part change of use of building from showroom to a trade counter / Use Class A1 retail unit. | 3 |

Recommendations for approval

| Item | Application Ref Number | Location site and description | Page number |
|------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 2 | R13/2285 | No Limits Gym, Hillmorton Community Centre, 326 Hillmorton Road, Hillmorton, Rugby Erection of a first floor extension and retention of a storage container. | 8 |
| 3 | R14/1133 | The Corn Dryer, Flecknoe Station Road, Flecknoe Conversion of Corn Dryer to Dwelling House - Alterations to Approved Scheme Ref R13/0427. | 15 |
| 4 | R13/0377 | 7 Park Cottages, Cathiron, Harborough Magna Change of use from engineering business and the repair of canal boats (use class B2) to mixed use consisting of engineering business and the repair of canal boats (use class B2) and boat hire business (sui generis) and erection of steel framed storage building (part-retrospective). | 26 |
| 5 | R14/1284 | 11 Bell Lane, Monks Kirby, Rugby Retention of ground floor rear window, canopy feature and altered roof layout with removal of internal stairs, removal of first floor flank wall windows, removal of floor boarding at first floor level and removal of double window to front with the insertion of a garage door in its place. | 41 |

Reference number: R14/0284

Site address: 24 Somers Road, Rugby

Description: Retention of part change of use of building from showroom to a trade counter / Use Class A1 retail unit

Case Officer Name & Number: Richard Redford, (01788) 533 625

The Proposal;

Planning permission is sought for the retention of a part change of use. The application forms and submitted details indicate the proposal is a change of use from showroom to a trade counter from which the display and sale of liquid propane gas, electronic cigarettes (including associated items) and garden / patio furniture made on-site, to both trade and members of public, occurs.

The applicant has explained the gas canisters are stored to the rear of the building as required by legislation. There is no specific storage area for the bespoke garden / patio furniture due to it being manufactured on-site to meet specific orders however photographs of items made are on display in the former showroom element of the building to which this application relates. Details provided also explains the change of use occurred following discussions between the applicant and the operator of the Smokey Joe's e-cigarette element of the proposal as to how their respective activities could benefit each other, with the counter operated by Smokey Joe's having brought the Valetree Engineering business to the attention of the general public generating more business.

Additional information has been provided in response to queries by officers, explaining gas sales have increased 20% with there also having been an increase in enquiries relating to the garden furniture. However no information has been provided, despite requests, detailing sales of electronic cigarette sales (including associated items) to both trade and public.

Site History;

The site has an extensive history with the following being relevant to this application;

| | |
|-------------------------------------------------------------|----------|
| Erection of single storey front extension (R87/2303/1458/P) | Approved |
| 18.04.1988 | |

Consultee Correspondence;

| | | |
|-----------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategic Development | Comment | Highlight that following conversations with the Planning Officer the e-cigarette element is in the form of an A1 unit that in a strategically significant employment site is a non-compliant use that without full justification should be refused. |
|-----------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Environmental Health No objection

| | | |
|-----------------------|--------------|-----------------------------------------|
| WCC Highway Authority | No objection | Request 2 conditions and an informative |
|-----------------------|--------------|-----------------------------------------|

Third Party Correspondence;

Neighbours (1) Object On the grounds of it being a separate business and not an extension of the existing engineering business; is a retail use open to the public and not a trade business; and competition.

Other Relevant Information;

The application is being presented to Committee for determination as the applicant is related to two (2) Rugby Borough Councillors.

The building is mainly single storey in height although there is a small first floor section providing office space used in association with the authorised general industrial (Use Class B2) use of the site.

Located within the Somers Road Industrial Estate, the site is surrounded by single and 2-storey buildings used for purposes comprising businesses, general industrial, and storage and distribution all falling within Use Classes B1, B2 and B8.

The single storey extension approved in 1988 has been implemented and is the area to which this submission relates. Parking exists to the front and rear of the site with access to the rear being via an existing drive to the side of the building.

Relevant Policies;

| | | |
|-----------------------------|-----------|------------------------------------------------------------------|
| RBCS Policy CS1 | Conflicts | Development Strategy |
| RBCS Policy CS16 | Conflicts | Sustainable Design |
| Saved Local Plan Policy ED5 | Conflicts | Retention of existing strategically significant employment sites |

NPPF

Consideration;

The main issue for consideration relates to the acceptability or otherwise of the use in the Somers Road Strategically Significant Employment Site location. Subsequent matters for consideration relate to the character of the area and parking.

Policy CS1 seeks to direct development to appropriate locations within the Borough with developments locating in the town centre in the first instance and then secondly within the defined Rugby Urban Area.

The site is within the Somers Road Strategically Significant Employment Area where the provisions of Saved Local Plan Policy ED5 are relevant. This policy, which relates to the retention of existing strategically significant employment sites, states that within this particular strategically significant employment site only uses within employment uses within Use Classes B1, B2 and B8 will be permitted. This is because the retention of these employment sites and uses within the specified use classes (B1, B2 and B8) are essential to compliment other new employment sites elsewhere whilst also reducing the development of greenfield land for employment purposes.

The area highlighted as the trade counter occupies the front most section of the building closest to the road.

Submitted details, including the application forms, indicate the scheme relates to the retention of a trade counter from which liquid propane gas and garden / patio furniture are advertised and sold. In addition to these, the submitted details state the trade counter also sells electronic cigarettes including associated items. All 3 elements are available to both trade and members of the public.

From the planning perspective a trade counter is considered to be a small area of a building used for the sale of goods manufactured, stored or distributed from the larger part of the building to which the trade counter relates.

The use of propane gas in engineering and fabrication operations is relatively common place. The purchase of the gas in larger quantities allows the company to operate in a more productive manner with the sale of some of the gas considered by officers to be ancillary and appropriate to the sites use within its general industrial B2 use. Furthermore, the fabrication of bespoke garden / patio furniture to client specifications falls within the authorised engineering and fabrication use of the site. The provision of a trade counter for these 2 elements of the scheme clearly relate to the operation of the authorised use of the building and site

Officers noted during the site visit and from subsequent site history investigation, the authorised use of the site falls within general industry (Use Class B2) with the majority of the building used for engineering and metal fabrication purpose. As such any trade counter should relate to items made or used in association with these engineering and metal fabrication operations.

It was also noted during the planning officers site visit that the trade counter floor space is internally arranged to display the e-cigarettes and associated items at a very high level in a way that gives the character, appearance, impression and emphasis of it being a retail shop (Use Class A1) as opposed to a trade counter. There are photographs and advertisement / promotional boards relating to the sale of garden / patio furniture and gas respectively giving a trade counter presence, however these occupy a significantly smaller area than the e-cigarette element of the proposal.

In order to establish if this element of the scheme is retail (A1) use or forms a trade counter, information has been requested from the application in respect of sales of the e-cigarettes and associated items to trade and the general public. Despite these request no definitive answers have, at the time of writing, been provided. Resultantly officers believe, based on the layout of the area in question as well as marketing information and the lack of figures relating to sales to trade and public, this element of the proposal is a retail unit within Use Class A1. This is further supported through the limited amount of stock being stored in association with the e-cigarette element of the proposal on the site and it being confined to the area around the sales counter as opposed to covering a reasonable proportion of the overall floor space within the building. As a result of this A1 element of the proposal the provisions of the NPPF are relevant.

Section 2 of the NPPF relates specifically to the vitality of town centres, indicating policies should promote competitive town centre environments. Paragraph 24 of the NPPF states LPA's should apply a sequential test to applications for main town centre uses not in an existing centre, so requiring applications be located firstly in town centres then secondly in edge of town centre. Only if suitable sites are not available in either of these locations should out of centre locations be considered.

In this particular instance the site is situated outside of the defined Rugby Town Centre and in excess of 1km from the edge of the town centre. Based upon the policy requirements an assessment and justification of the scheme is required in order for the proposal to be capable of complying with these local and national policies. The justification put forward

details that the e-cigarette element operating under the name 'Smokey Joe's' will bring more people to the site so enabling the authorised use on the site to be supported / enhanced. This is not considered sufficient.

It can be seen therefore that the use of the area in question as retail floor space (A1) as opposed to a trade counter reduces the floor space associated with the B2 use of the building as a whole. It also introduces a non-conforming use into an area where adopted policy restricts the occupation of building to certain uses. Although it can be argued that the amount of floor space taken up is limited, it is of a size capable of fitting within a number of vacant A1 units within the town centre and edge of centre locations that would meet the provisions of policy CS1 and the NPPF. It would also prevent the loss of employment land space which is sought to be protected by this policy.

Due to these reasons the proposal conflicts with the provisions of saved policy ED5, core strategy policy CS1 and the NPPF.

The Planning Obligations SPD sets out parking levels required for various uses. Parking is provided to the front and rear of the building on the site. The parking spaces provided are in-line with the standards set out in the SPD with the WCC Highway Authority stating no objection subject to conditions and informatives being attached.

Overall therefore the proposal conflicts with both local and national policy as a result of the use being a non-conforming use in a strategically significant employment area and the loss of employment floor space. The application is therefore recommended for refusal and if necessary the instigation of enforcement action to cease the current unauthorised use.

Recommendation;

Recommend refusal and enforcement.

Report prepared by: Richard Redford 24th July 2014

DRAFT DECISION

APPLICATION NUMBER

R14/0284

DATE VALID

24/02/2014

ADDRESS OF DEVELOPMENT

24 SOMERS ROAD
NEW BILTON
RUGBY
CV22 7DH

APPLICANT/AGENT

Mr John Wallace
Valtree Engineering Ltd
24 Somers Road
Rugby
Warwickshire
CV22 7DH

APPLICATION DESCRIPTION

Retention of part change of use of building from showroom to a trade counter / Use Class A1 retail unit

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

REASON FOR REFUSAL;

It is the Council's opinion that the e-cigarette elements constitutes a use falling within Use Class A1 of the Town & Country (Use Classes) Order 2010 as amended and that its retention of this element of the change of use represents the unacceptable loss of floor space allocated for employment purposes in the Somers Road Strategically Significant Employment Area by a use capable of being located within or on the edge of the Rugby Town Centre. As no acceptable justification having been put forward and established, the proposal is therefore contrary to the provisions of Rugby Borough Core Strategy 2011 policy CS1, Rugby Borough Council Saved Local Plan 2001 policy ED5 and the NPPF which seek to located development in appropriate locations whilst protecting allocated employment sites for employment purposes falling within Use Classes B1, B2 and B8.

STATEMENT OF POSITIVE ENGAGEMENT:

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

Reference number: R13/2285

Site address: No Limits Gym, Hillmorton Community Centre, 326 Hillmorton Road, Hillmorton, Rugby

Case Officer: Chris Davies 01788 533627

Description: Erection of a first floor extension and retention of a storage container.

History:

| | | |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| R92/1068/0330/P | Erection of a single storey building and use as a Community Centre, two storey block of aged persons flats and provision of car parking. | Approved 21/10/92 |
| R93/0036/0330/P | Erection of temporary building and use as a Community Meeting Room. | Approved 24/02/93 |
| R02/0108/0330/P | Erection of single storey rear extension. | Approved 10/06/02 |
| R08/1800/PLN | Erection of single storey rear extension. | Approved 20/01/09 |
| R09/0173/PLN | Erection of single storey rear extension (resubmission). | Approved 01/04/09 |
| R12/0581 | Erection of single storey rear extension. | Approved 23/05/12 |

Proposal:

The applicant seeks planning permission to erect a first floor extension to the Community Centre building to serve the existing gym facility.

Other Relevant Information:

This application is brought before the Committee for consideration at the request of Councillor Noreen New and Councillor Jerry Roodhouse.

The Hillmorton Community Centre is located on land to the rear of a site that also occupies blocks of apartments housing the elderly (Mercer Court and Robbins Court). The building is also home to a dance school and various community groups.

Access is via a private drive off Hillmorton Road, which terminates in a communal parking area to the rear of Mercer Court (Mercer Court has its own car parking area to the front of it).

Between the Community Centre building and Robbins Court is a piece of open grassed area.

Adjacent to the side and rear boundaries of the site are residential dwellings, including properties on Dunsmore Court, Moyeady Avenue, Dunsmore Avenue and Gerandria Court.

The gym occupies part of the Community Centre at present, but historically a gym has operated from this site since the 1960's. Access to the gym facilities is via a door to the right of the main Community Centre entrance. The gym floor itself is quite small and compact, with smaller side rooms serving as changing room and toilet facilities and a small area for free exercise with no weights or machines.

Technical Consultation Responses:

WCC Ecology - No objections raised, requested informative notes re bats and nesting birds.

Environmental Health - No objections raised, requested informative notes re hours of construction and the gym's sunbeds.

Ward Consultation Responses:

Councillor New (on behalf of herself and Councillor Jerry Roodhouse) - Called in to Committee and requested a site visit.

Neighbour Consultation Responses:

Objections (15) - Increased noise and traffic, loss of amenity/green space, parking issues, overbearing, overlooking/loss of privacy, overdevelopment, lack of sound insulation, lack of ventilation details, health and safety issues, poor quality of previous works/maintenance of existing building, substandard materials, no Design and Access Statement, concerns over windows, loss of view, loss of light, and inaccuracies on site location plan.

Comment (1) - Concerned about overlooking and shade.

Planning Policy:

The National Planning Policy Framework March 2012 Complies

Rugby Borough Core Strategy 2011:

CS16: Sustainable Development Complies

Rugby Borough Local Plan 2006 Saved Policies

E6: Biodiversity Complies

Considerations:

The key considerations in determining this application are a) the impact of the proposals on the character and appearance of the locality, b) residential amenity, and c) ecology and biodiversity.

Appearance and Design

The proposed extension would be located above the existing ground floor facilities, and would have a dual pitched roof in place of the existing mono-pitch design. The style of the extension is functional and simple, and in tune with the multi-functional use of the building as a whole.

Neighbours have raised concerns over the choice of materials and the increased height that the proposal would cause.

The proposed external materials include the replication and/or reuse of existing materials, and so would tie in with those used on the existing Community Centre building. Were members minded to approve this application, a condition would be placed on the approval requiring matching materials, for the avoidance of doubt and to ensure that the materials used meet the LPA's requirements.

As the proposal is at first floor level, the proposals would result in increased eaves and ridge heights. The overall maximum height of the building would increase by approximately 1.2m, to a maximum height of approximately 7.4m. The increase in overall height is not considered by the LPA to be excessive, and would not materially increase the impact of the building as a visual feature within the wider setting. As the building is partially screened by surrounding buildings and a large tree (located on the access drive leading to the Community Centre), it is not considered that the proposed scale, design or massing would detrimentally impact of the character of adjacent streetscenes, in particular Hillmorton Road.

The proposal therefore complies with the relevant elements of Policy CS16 of the Rugby Borough Core Strategy 2011 that relate to character and appearance.

Residential Amenity

The site is bounded on two sides by dwelling houses, with residential apartments sharing the wider site of which the Community Centre forms a part. As such it is recognised that the proposed extension could impact on the amenities of neighbouring residents.

Neighbouring residents have raised various concerns regarding amenity, see above.

In relation to concerns over loss of privacy or overlooking, a condition is recommended for inclusion in an approval (should Members be minded to approve) that restricts the installation of additional windows without the prior written consent of the LPA. This condition will enable the LPA to control glazing alterations, thus ensuring that no windows could be installed that would impact on privacy or overlook the neighbouring properties.

With regards to residents' concerns over noise and disruption, ventilation and health and safety, the LPA can advise that the Environmental Protection Team and Environmental Health teams have assessed both the existing facilities and the proposal details, and have neither objected or raised requests for restrictive conditions. This indicates they are satisfied that the gym operates safely and that there are no significant noise issues that would warrant action or restriction. They have also advised that they do not have records of historical complaints being made against the gym business on these grounds, indicating that neighbouring residents have not previously felt it necessary to raise complaints regarding these issues. However, should residents find that they experience unacceptable levels of disturbance from the gym in the future colleagues in Environmental Health would be able to assess and if necessary address them. The Environmental Health team have recommended that a note be included (should the application be approved) restricting hours of construction.

As regards the parking concerns that have been raised, the car parks are for communal use, and whilst it is recognised that gym use at peak times can result in over use of the car park, there would equally be times when other ventures such as the dance school would cause a similar issue. In response to concerns raised, the applicant and others connected with the Community Centre have been trying to negotiate with the owners of Robbins Court over use of the green space between the two buildings as additional parking. This is in direct response to an established need for parking to facilitate ALL users of the site. With this in mind, the applicant submitted indicating plans to explain what he hoped to achieve. These do NOT however form part of the proposals, and therefore there is no proposed loss of amenity or green space included within the scheme.

In terms of the impact on those immediately adjacent to the site, concerns have been raised over loss of sunlight to rear gardens and rooms and a potential for the extension being overbearing. It appears some of these concerns may stem from incorrect assumptions on the overall heights of the extension, with some quoting a height of over 8m.

The relationship of the gym site to the dwellings that back onto its Northern (side), the extension would be more visible and, being south of these properties, there would be an impact on light levels. However, the closest dwellings to the Northern boundary are still a minimum of 17m away, meaning that whilst the lower parts of their gardens may experience a reduction in natural light, any shadows cast would not encompass the whole garden area or affect rooms within the houses.

With regards to those properties that back onto the Western (rear) boundary of the site, these properties are closer to the boundary (the average rear garden length of properties along Dunsmore Court is approximately 7-8m). They are therefore closer to the Community Centre building itself (approximately 8-10m away). Whilst the lowest point of the eaves on their side of the extension would be approximately 2m higher than at present, the overall height of the building (as mentioned above) is only increasing by just over a metre. The orientation of these properties is such that they would experience a reduction in morning light due to the existing fences and structures, and it is not considered that this would be materially increased as a direct result of an overall increase in building height of 1m, especially taking into consideration the fact that the proposed roof design would slope away from these properties.

Some concerns have been raised over loss of light and overlooking should windows or rooflights be either approved at this stage or installed at a later date. In planning terms, a rooflight is not considered to cause direct overlooking or loss of privacy, as they provide light (and sometimes ventilation) but only afford views skywards. There are no proposed windows in the elevations of the extension, and the rooflights proposed are small and relatively high level. The LAP therefore does not consider that the extension as proposed would result in loss of privacy or overlooking for adjacent neighbours. A restrictive condition limiting the installation of windows or additional rooflights without the prior written consent of the LPA would be applied if members were minded to grant approval, this enabling the future control and monitoring of privacy levels for the benefit of the neighbouring residents.

The proposed scheme therefore complies with the relevant elements of Policy CS16 of the Rugby Borough Core Strategy 2011 that relate to residential amenity.

Ecology and Biodiversity

WCC Ecology Unit has no objections to the development, and has not requested any restrictive or compensatory conditions relating to habitat protection or regeneration.

They have recommended inclusion of advisory notes regarding bats and nesting birds to guide the applicants, which would be included in the decision.

The scheme therefore complies with Saved Policy E6: Biodiversity of the Rugby Borough Local Plan 2006.

Recommendation:

Approve subject to appropriate conditions.

DRAFT DECISION

APPLICATION NUMBER

R13/2285

DATE VALID

12/06/2014

ADDRESS OF DEVELOPMENT

Hillmorton Community Centre
326 Hillmorton Road
Hillmorton
Rugby
CV22 5EY

APPLICANT/AGENT

Roger Goddard
18 Collingwood Avenue
Rugby
Warwickshire
CV22 7EX

On behalf of No Limits Gym

APPLICATION DESCRIPTION

Erection of a first floor extension, and retention of a storage container.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

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

REASON:

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

CONDITION 2:

The development shall not be carried out other than in accordance with amended plan number MC14/844:2 (received by the Local Planning Authority on 27 June 2014) and the floor on plan number MC14/844 (received by the Local Planning Authority on 09 May 2014).

REASON:

For the avoidance of doubt.

CONDITION 3:

The facing materials to be used on the external walls and roof shall be of the same type, colour and texture as those used on the existing building unless otherwise agreed in writing by the Local Planning Authority prior to commencement of development.

REASON:

To ensure a satisfactory external appearance.

CONDITION 4:

The temporary storage container shown on the layout plan (received by the Council on 19 June 2014) shall be removed from the site within one month of completion of the extension hereby approved, and the land reinstated to its former use.

REASON:

To ensure the proper development of the site, and in the interests of the amenities of the locality.

CONDITION 5:

Other than those rooflights shown on the approved plans, no new windows or rooflights shall be formed in the elevations or roofslopes of the proposed extension unless otherwise agreed in writing by the Local Planning Authority prior to installation.

REASON:

In the interest of residential amenity.

CONDITION 6:

No external lighting shall be erected unless and until full details of the type, design and location have been submitted to and approved in writing by the Local Planning Authority. Any lighting shall only be erected in accordance with the approved details.

REASON:

In the interests of the visual and residential amenities of the locality.

STATEMENT OF POSITIVE ENGAGEMENT:

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

INFORMATIVE 1:

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their roost sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010, making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat roost, even if the roost is only occasionally used. Where a bat roost is present a license may be necessary to carry out any works.

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

INFORMATIVE 2:

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. Any trees, shrubs or climbing vegetation that are to be cut back are to be cleared outside of the nesting bird season or checked by an ecologist immediately beforehand.

NB - birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE 3:

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, 07:30 - 18:00

Saturday, 08:30 - 13:00

No work on sundays and Bank Holidays.

INFORMATIVE 4:

The room used for the sunbed must comply with the Sunbeds (Regulation) Act 2010, which means that the area the sunbed is in should be a restricted zone where under 18's cannot go. Guidance on operating procedures to comply with these regulations can be found from the internet via www.gov.uk or further advice can be sought from the Public Health & Licensing team at the Council on (01788) 533882.

Reference number: R14/1133

Site address: The Corn Dryer, Flecknoe Station Road, Flecknoe

Description: Conversion of Corn Dryer to Dwelling House - Alterations to Approved Scheme Ref R13/0427

Case Officer Name & Number: Owain Williams – 01788 533789

This application has been brought forward to Planning Committee by request of Councillor Hazelton

Site Description

The Corn Dryer is a redundant brick built building which is located just outside of the local need settlement of Flecknoe with the open Countryside.

The building is a unique building which sits on the corner of Flecknoe Station Road and Flecknoe Village Road. The building is the first building you see when approaching Flecknoe from Sawbridge. The building has fallen into a state of disrepair with vegetation growing throughout the building and one elevation virtually covered by vines. The single storey section of the building storey has no roof as it has fallen in however the walls of the building seem to be sound.

The site is screened from the highway by vegetation which runs around the corner. The site itself is open to the field to which it sits only to be separated from the main field by a wire fence. The adjoining field is a paddock however is also the site of a scheduled ancient monument. The area which denotes this SAM includes the Corn Dryer

Access to the site is currently gained through an existing gate situated close to the bend in the road.

Proposal Description

The proposal is to convert the Corn Drier into a single dwelling house which would also include the erection of a detached garage. The proposal will be similar to that of the recent approval R13/0427 which gained permission to convert the building into a dwelling.

The differences between the proposals come in the amount of alterations being undertaken to the building. The recent approval did little to alter the appearance of the building where the new proposal looks to make additions to the building which will give the building a more modern and innovative appearance.

The agent of the proposal has indicated that the proposal is to retain the character of a converted outbuilding by exposing the central core brickwork within the interior of the scheme preserving the original form and materials of the building. Further the wraparound sheeted lean-to is proposed to be faithfully reproduced by roofing with agricultural sheeting by Eternit in an Anthracite finish.

The upper element of the central core rising out from the lean-to sheeted roof is to be externally insulated and clad with cedar lap boarding. This has been proposed in order to gain some energy efficiency from the conversion.

A metal sheeted roof is proposed to the central core spanning over a structural glazed element which will be located upon the existing parapet walls. It has been stated that this extension is essential to allow daylight into the core of the building and to provide the additional space for the staircase to run continuously through this core.

The proposed garage is to be relocated and pulled forwards of the existing building and orientated so facing at a 90 degree. The design of the garage will also differ with a curved roof that is sedum (green roof). The existing access to the site is to be relocated further south and away from the bend that the dwelling is situated on.

The proposals will retain the trees along the boundary and a hedge will also be laid to form the boundary to the site.

Relevant Planning History

R84/1646/14574/OP – Erection of a detached dwelling house – Refused 27th March 1985

R01/1085/14574/P – Conversion and extension at second floor plus porch of existing agricultural building into single dwelling – Refused 17th April 2002 and dismissed at appeal

R13/0427 - Conversion of the Corn Drier to 1no. Dwelling House – Approved 25th April 2013

Technical Consultation Responses

Environmental Services – No objections

WCC Highways – No objections subject to conditions

WCC Ecology – No objections subject to conditions

WCC Archaeology – No objections subject to conditions

English Heritage – No objections

Warwickshire Fire Service – No objections

Third Party Responses

Neighbours (5) – Objection

- Amendments including the new garage and link will require significantly increased disturbance of the ground surface in contravention of the rules covering Scheduled Ancient Monuments.
- The character and appearance of the proposed changes to the upper floor will significantly detract from those of the surrounding village.
- The upper glass and metal roof atrium which will be the most visible part of the building does not link to any surrounding building which lies within the Leam Valley Special Landscape Area.
- The stainless steel chimney will also intrude into the surrounding landscape
- The enlargement of the building area by the re-siting of the garage and creating a link area is in contravention of condition 20 in the previous approval and will increase the amount of ground disturbance.
- The extensive use of cladding for external surfaces is not a characteristic of the area.
- How can adequate services be supplied without significant disturbance of the ground and subsoil in contravention of rules applying to Scheduled Monuments.
- Should the new access be granted we request a condition stating that the existing gateway be sealed and longer used for vehicles.
- Should this be approved then conditions from the original approval should be attached.

- Previous approval did carefully take on board the objections by placing numerous restrictions on the permission which were based around traffic access to and from the property, the small site and parking restrictions for guests, the unusual and significant position of the building in the rural landscape, the unusual and significant character of the building.
- The roof needs to be softened as it is out of character with the rural location
- The open nature of the top floor will cause significant light pollution in a landscape.
- Would impact on privacy of neighbours as it would overlook several gardens.
- The building is near collapse. The plans should require accurate and authentic rebuild in the existing/very similar brick and other materials.
- The spiral staircase is inherently dangerous and offer poor escape in an emergency with high potential for trips and stumbles.

Parish Council – Objection

- Amendments including the new garage and link will require significantly increased disturbance of the ground surface in contravention of the rules covering Scheduled Ancient Monuments.
- The character and appearance of the proposed changes to the upper floor will significantly detract from those of the surrounding village.
- The upper glass and metal roof atrium which will be the most visible part of the building does not link to any surrounding building which lies within the Leam Valley Special Landscape Area.
- The stainless steel chimney will also intrude into the surrounding landscape
- The enlargement of the building area by the re-siting of the garage and creating a link area is in contravention of condition 20 in the previous approval and will increase the amount of ground disturbance.
- The extensive use of cladding for external surfaces is not a characteristic of the area.
- How can adequate services be supplied without significant disturbance of the ground and subsoil in contravention of rules applying to Scheduled Monuments.
- Should the new access be granted we request a condition stating that the existing gateway be sealed and longer used for vehicles.
- Should this be approved then conditions from the original approval should be attached.

Relevant Planning Policies and Guidance

Core Strategy

CS1 – Development Strategy

CS16 – Sustainable Design

Saved Local Plan Policies

E6 - Biodiversity

National Guidance

The Framework – In particular Section 6, paragraph 55

Assessment of Proposals

Principle of Development

Policy CS1 states that the location and scale of development must comply with the settlement hierarchy. It must be demonstrated that the most sustainable locations are considered ahead of those further down the hierarchy. This site is located within the countryside therefore would be contrary to the policy; however the policy does state that where national policy allows the development it will be permitted. Within the National Planning Policy Framework (NPPF) section 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It states that Local planning authorities should avoid new isolated homes in the Countryside unless there are special circumstances such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting. As this proposal is for the conversion of the brick built barn with an ancillary garage leading to an enhancement of the immediate setting the principle of this development in the countryside would be acceptable complying with policy CS1 of the Core Strategy and also the guidance within the NPPF.

Character and Appearance

Policy CS16 states that all development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated. Policy CS16 also states that new development should seek to complement, enhance and utilise where possible, the historic environment and must not have a significant impact on existing designated and non-designated heritage assets and their settings.

Paragraph 135 of the National Planning Policy Framework states that the “the effect of an application on the significance of a non-designated asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The building at present is in a state of disrepair and in need of improvements and maintenance. The building holds some significance within the landscape as a feature on the approach to Flecknoe and has been highlighted as a non-designated heritage asset with a very distinctive character by English Heritage. By converting the building and bringing it back into use it will firstly be retained and secondly maintained helping to keep this non designated heritage asset within the landscape, as it has been highlighted by the objectors that it is in danger of collapsing therefore could be lost altogether. The proposed design and alterations to the building have been designed sympathetically to the building in order to try and retain the shape of the distinct character of the existing structure which would be clearly still visible, whilst providing a good mixture of traditional and modern architecture through the design and materials used to set it apart from a normal conversion. It is the distinct character of the building and it's positioning in isolation from other development that allows for this type of conversion to work as the modern additions work around the existing structure, i.e. glazed viewing deck and roof structure, and it does not appear in context with other buildings in order for it to be labelled out of character. The shape of the new garage roof picks up upon some of the buildings found with the village so there is an element of the conversion and new build that will look to appear in character with the area.

The proposed garage and link to the side of the building will be situated behind the existing landscaping which with its green roof will also blend in with area therefore due to its modest size and height will not be readily visible on approach therefore would not significantly affect the character and appearance of the area.

With regards to the Scheduled Ancient Monument that the building sits within there has already been previously Scheduled Monument Consent approved with regards to the original approval for the conversion. There have been comments received from English Heritage

with regards to the amendments and they have stated that “although the proposed scheme increases the amount of ground disturbance with the foundations of the linking structure between the re-sited garage and the corn drier and the external character of the corner drier is more significantly altered, English Heritage do not regard this as having a significant harmful impact on the significance of the Scheduled Monument and therefore do not object to these amendments”.

To conclude the proposed conversion will provide a good mix of the existing and modern architecture which would retain the building and its very distinctive character both inside and out whilst significantly improving its appearance which will provide in my opinion a prestige building of architectural interest. Furthermore the alterations and extensions would not have a significant impact upon the Scheduled Monument therefore the proposals would comply with policy CS16 of the Core Strategy 2011.

Neighbouring Amenities

Policy CS16 continues to state that development ensure that the amenities of existing and future neighbouring occupiers are safeguarded. The Corn Drier is located in an isolated position so there are no neighbouring properties within close vicinity to be affected by the conversion therefore it would comply with policy CS16 of the Core Strategy 2011.

Highway Safety

The vehicular access to the site is to utilise an existing access to the Corn Drier which is located close to the bend in the road. The addition of the garage will be within the curtilage of the building so not affecting the highway. The highway officer has stated that “in principle the proposals already have the support of the Highway Authority in respect of the historic application and in highway terms the applicant is showing the site access revised to conform with the requirements of that consent”. Taking these comments into account it is considered that the proposed access would be acceptable in terms of highway safety.

Biodiversity

The Warwickshire County Council Ecologist has visited the building and carried out a brief internal assessment of the existing building for evidence and potential for bat roosting and nesting birds. The Ecologist concluded that “there was no evidence of a bat roost present, such as droppings or feeding remains, and the building is not considered to be suitable for void-dwelling species due to lack of suitable roosting locations, evidence, and no enclosed roof void. However there are potential suitable features for crevice-dwelling species such as pipistrelle, for example within some gaps in brickwork (where there has been structural shifting) and within dense ivy cover on the ground, first and third storey walls” A condition has been suggested by the ecologist which requires further survey work to be done before work commences on the building. As this condition would ensure any bats are protected there would not be a significant impact on the biodiversity of the site complying with saved policy E6 of the Local Plan 2006.

Recommendation

Grant Permission Subject to Conditions

DRAFT DECISION

APPLICATION NUMBER

R14/1133

DATE VALID

22/05/2014

ADDRESS OF DEVELOPMENT

THE CORN DRYER
FLECKNOE STATION ROAD
FLECKNOE
RUGBY
CV23 8AY

APPLICANT/AGENT

Mr Richard Palmer
Hb Architects
The Triforium
17 Warwick Street
Rugby
Warwickshire
CV21 3DH
On behalf of Mr Gavin Rose

APPLICATION DESCRIPTION

Conversion of Corn Dryer to Dwelling House - Alterations to Approved Scheme Ref R13/0427

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

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

REASON:

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

CONDITION: 2

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

Application Form, Design and Access Statement, Location Plan and Drawing Nos. 17:14:04, 17:14:05, 17:14:06 and 17:14:07 received by the Local Planning Authority on the 22nd May 2014

REASON:

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

CONDITION: 3

The facing materials to be used on the external walls and roof shall as specified on the application form, received by the Local Planning Authority on 22nd May 2014, Design and Access Statement and on plans ref 17:14:04, 17:14:05, 17:14:06 and 17:14:07 received by the Local Planning Authority on 22nd May 2014

REASON:

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

CONDITION: 4

Notwithstanding any indication given on the approved drawings, full details of the design, materials and finishes of all windows, including the reveal depths and external doors 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 and the approved design, materials and finishes shall not thereafter be maintained or replaced other than with identical materials and finishes 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: 5

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

REASON:

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

CONDITION: 6

No development shall commence unless and until a contaminated land assessment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and measures to avoid risk (to the site users, buildings and environment) when the site is developed. Development shall not be carried out other than in accordance with the approved details.

REASON:

In the interest of health and safety.

CONDITION: 7

No development shall take place until the applicant, or their agents 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:

In the interests of highway safety

CONDITION: 8

The development hereby permitted shall not commence until further bat surveys of the site, to include appropriate activity surveys in accordance with BCT Bat Surveys – Good Practice Guidelines (2012), has been carried out and a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the Local Planning Authority. Such approved mitigation plan shall thereafter be implemented in full

REASON:

To ensure that protected species are not harmed by the development.

CONDITION: 9

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

REASON:

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

CONDITION: 10

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

A) A minimum width of 3.0 metres with a gradient not steeper than 1 in 10 and hard surfaced in a bound material for a distance of 7.5 metres from the near edge of the highway carriageway.

B) Gates and barriers opening into the site and not being placed within the vehicular access any closer than 5.5 metres from the near edge of the highway carriageway.

C) The access not reducing the effective capacity of any highway ditch, and not allowing surface water to run off the site onto the highway.

REASON:

In the interests of highway safety

CONDITION: 11

The development hereby permitted shall not be occupied until all parts of existing accesses to the public highway, not included in the proposed means of access, has been permanently closed and the highway features, (including the verge and kerblines) have been reinstated in accordance with details approved in writing by the Local Planning Authority in consultation with the Highway Authority

REASON:

In the interests of highway safety

CONDITION: 12

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

REASON:

In the interests of highway safety.

CONDITION: 13

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 interests of highway safety

CONDITION: 14

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. Adequate measures shall be taken to prevent deleterious matter being carried onto all nearby highways.

REASON:

In the interests of highway safety

CONDITION: 15

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

REASON:

In the interest of residential amenity.

CONDITION: 16

No new windows/rooflights shall be formed in the the proposed development, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interest of residential amenity.

CONDITION: 17

The garage hereby approved shall not be used for any purpose other than ancillary to the residential use of converted corn drier.

REASON:

In the interest of residential amenity.

CONDITION: 18

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking or re-enacting that order, no wall, fence, gate or other means of enclosure shall be erected, constructed or placed in front of the dwellings without the prior written permission of the Local Planning Authority.

REASON:

In the interest of visual amenity.

STATEMENT OF POSITIVE ENGAGEMENT:

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

INFORMATIVE: 1

The applicant is advised that a European protected species licence (bat) from Natural England may be required to undertake the works. Further information about species licensing and legislation can be obtained from the Applicant's ecological surveyor or the Species Licensing Service on 0117 3728000.

INFORMATIVE: 2

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

INFORMATIVE: 3

In view of the pond nearby, advice should be sought by your consultant ecologist for best practice during ground clearance works prior to development. This includes removal of vegetation with care, storage of building materials above ground on pallets and dismantling potential hibernation sites during the summer months. If evidence of great crested newts is found during development, work should stop immediately while Natural England are contacted on 0845 601 4523 for advice on the best way to proceed. The pond is considered to be of below average suitability for great crested newts however their presence cannot be ruled out. Great Crested Newts and their habitat (aquatic and terrestrial areas) are protected under the 1981 Wildlife and Countryside Act, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010 the latter of which makes them a European Protected Species. Where newts are present a licence might be necessary to carry out the works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523.

INFORMATIVE: 4

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

INFORMATIVE: 5

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: 6

Before any improvement works required by this planning permission are commenced to the existing highway, the developer shall enter into an Agreement under Section 184 of the Highways Act 1980 with the Highway Authority (Warwickshire County Council)

Reference number: R13/0377

Site address: 7 Park Cottages, Cathiron, Harborough Magna

Description: Change of use from engineering business and the repair of canal boats (use class B2) to mixed use consisting of engineering business and the repair of canal boats (use class B2) and boat hire business (sui generis) and erection of steel framed storage building (part-retrospective)

Case Officer Name & Number: Alice Cosnett – 01788 533489

The application has been called into Planning Committee at the request of Councillor Timms and is the subject of a Committee site visit at the request of Councillor Garcia.

Site Description

No.7 Park Cottages is a boat yard which was granted planning permission in 1991 following a successful appeal against an enforcement notice served by RBC Planning Department (appeal reference T/APP/C/90/E3715/11/P6). Specifically the use approved under this successful appeal was for the use of the land and buildings for residential purposes and engineering business and the repair of canal boats.

This appeal decision granted a temporary consent for a period of 2 years. A personal condition, tying the use of the site to Mr. T. Yates (the applicant of the appeal against the enforcement notice) was attached to this approval of planning permission.

Following the expiry of this two year consent, planning permission was sought and subsequently approved for the continuation of the use in 1993 (R93/0959/1351/P). Again, this permission was granted on a temporary basis for a period of 2 years. In 1996 a further temporary permission for 2 years was approved (R96/0064/1351/P). All conditions originally attached by the Planning Inspector were attached to the two subsequent temporary permissions.

In 2001 planning permission was approved on a permanent basis for the use of the site as originally approved by the Inspector – as an engineering business with the repair of canal boats. All conditions as originally attached were applied to the permanent permission with the addition of a sixth condition which restricted the residential use of the site to the area hatched in red (and with the exception of the condition restricting the use for a 2 year period).

Permission was granted in 2013 for a variation to condition 2 of this permanent consent to tie the use of the site to Mr R. Yates instead of the now deceased Mr T. Yates (planning application reference R12/1937).

The site itself is located adjacent to the Oxford Canal within the West Midlands Green Belt. It is sited just off the main B4112 road (Rugby Road) down Cathiron Lane.

Proposal Description

Planning permission is sought to change the use of the site from an engineering business and the repair of canal boats (use class B2) to a mixed use site consisting of engineering business and the repair of canal boats (use class B2) and boat hire business (sui generis) for the hiring out of two canal boats.

Planning permission is also sought for the erection of a steel framed building along the northwest boundary of the site. This building will have a total height of 4.2m, maximum width of 7.620m and depth of 18.3m. It will be of steel frame construction with the walls being finished in a mix of timber cladding and render (over concrete blocks) whilst the roof is

constructed of profiled metal sheeting. Whilst the plans show the northern elevation of the building to be open, dust and dirt free conditions will be created by a fixed curtain secured across the open section of the unit.

As the boat hire aspect of the business is already operated from the site but the proposed building has not yet been erected, the application seeks part-retrospective consent.

Relevant Planning History

| | |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R93/0959/1351/P | Continuation of use of land for residential purposes and an engineering business and for the repair of canal boats (temporary permission) Approved 2.2.1994 |
| R96/0064/1351/P | Continuation of use of land for residential purposes and an engineering business and for the repair of canal boats (temporary permission) Approved 13.3.1996 |
| R01/0967/01351/P | Continuation of use of land and buildings for residential purposes and engineering business and for the repair of canal boats Approved 23.1.2002 |
| R02/0702/1351/P | Erection of detached replacement dwelling and siting of temporary static shelter during construction Approved 5.9.2002 |
| R04/0482/1351/P | Demolition of existing house and erection of 2 bed detached dwelling and siting of temporary static shelter during construction Refused 30.6.2004 |
| R06/0488/PLN | Demolition of existing dwelling and erection of a 2 storey dwelling. Refused 8.5.2006 |
| R06/2124/PLN | Demolition of the existing dwelling and erection of a replacement two storey dwelling Approved 13.2.2007 |
| R12/1937 | Continuation of use of land and buildings for residential purposes and engineering business and the repair of canal boats (removal of condition 2 of planning permission reference R01/0967/01351/P) Approved 9.1.2013 |

Technical Consultation Responses

Canal and River Trust – no objection

Environment Agency – no objection

RBC Environmental Health – no objection subject to conditions and informatives

WCC Highways – no objection subject to conditions

WCC Ecology – no objection subject to nesting bird informative

Third Party Responses

Consultation responses received to originally submitted proposal:

Councillor Timms – Called the application into Planning Committee as it is a considerable expansion of the business

Councillor Gillias – Wished to be kept up to date on the application as there is considerable unrest from neighbours and the possibility of a growing industrialised area

Harborough Magna Parish Council – raise objection to the application for the following reasons:

- It is not clear from the information or plans submitted whether the building will be used for storage or as a covered workshop
- No.5 Park Cottages is advertised on the internet as a premises for car repairs – raises questions as to the intended use of the proposed building and whether it will actually be used as a commercial garage
- If boats are moored two abreast there will be a considerable obstruction to the canal and if moored on the towpath side of the canal this will restrict boaters from disembarking onto the towpath
- Not all plans were sent to the Parish Council
- Insufficient detail provided on the plans with no specification as to where the car parking is located and the neighbouring property, no.9 Park Cottages not shown on the site location plan
- Whilst the supporting documentation states that all bookings for the canal boat hire aspect of the business are taken via the website, the Parish Council is concerned that the applicant will not just take bookings via the website since an A-frame board has previously been placed on Rugby Road at the junction with Cathiron Lane
- Concerned that turnaround days may not just take place on Mondays and Fridays but that these could be adjusted to suit hirers
- The proposed building will significantly impact on the neighbouring property, no.9 Park Cottages, blocking light through the contravention of the 45 degree guideline and protruding approximately 5m forward of the existing dwelling
- Proposed building is too large for the size of the plot and when compared to existing buildings along Cathiron Lane
- Proposed building is unsightly and is not in keeping with existing buildings in the area
- The site is within the Green Belt. Whilst there may be limited positive benefits to the local community through employment and additional facilities for passing boaters, the Parish Council feel that these are outweighed by all the concerns above
- Application constitutes further development in the Green Belt which is contrary to the Village Design Statement
- Retrospective applications are increasing in number and are almost always approved. This seems to sidestep the planning process

Neighbours – four letters of objection have been received from three households raising the following points:

- Errors in the application form
- Plans are not to scale
- Existing/proposed parking is not indicated
- Not clear what materials will be used in the construction of the building
- Not clear what the proposed boundary treatments will be
- The site plan does not show no.9 Park Cottages

- Concern with noise pollution, air pollution and continued concern for the character of the area and impact on the rural landscape
- Building does not include any sound proofing
- Sand, dust and particles will escape the building through the open front/side
- Proposed building will harm the Green Belt – this is not an industrial site
- Lane is unsuitable for the traffic and deliveries that this business incurs
- The existing boat yard is out of keeping with its surroundings
- Proposed building is far too large

Consultation responses received following the submission of additional information:

Councillor Garcia – Requested a Committee site visit. Concerned for the following reasons:

- Previous permissions restricted anything over 2.1m in height apart from the boat lift
- The proposed building is twice as big as the property next door completely dwarfing it
- There is no sound proofing incorporated into the building
- The access for lorries is only 4.8m, not allowing any room for turning and the lane outside the property is not wide enough to accommodate these vehicles
- The site is used for the spray painting of cars and carrying out of MOTs

Harborough Magna Parish Council – raise objection to the application for the following reasons:

- Surprised and disappointed that County Highways have raised no objection – considers that they are seriously underestimating the amount of potential traffic that currently uses and may use the access
- Potential danger of vehicles, including large lorries, exiting and entering the site, the road is busy and access too close to a blind bridge
- No increase in traffic should be allowed in addition to that assumed in the County Highways response
- Lorries unable to access the actual site due to the restricted width of the access road
- Fail to understand why so many car parking spaces are proposed
- Proposed building should be sited away from the residential property no.9 Park Cottages – this would also improve the access for large vehicles into the site
- Nature of work proposed will give rise to a high level of noise pollution – this will severely impact upon neighbouring residents
- Supporting information submitted with the application is misleading for the following reasons:
 - i. Plans fail to acknowledge that the building next to the proposed building is a residential property (no.9 Park Cottages)
 - ii. Difficult to understand how a work space of only 2 feet is practical for working on top of a boat – boat painting requires more space than this
 - iii. Air contamination and noise will have a very detrimental effect on the Green Belt
 - iv. Gas containers will be stored within the building – this is not recommended as containers are best stored outside open to the air
 - v. Conflicting information provided – the new building needs to be kept clean to allow for storage of linen etc. but it will also be used for fabrication and steel work

- The building will have no insulation – if approved building should be effectively insulated to reduce noise levels
- The open fronted design of the building is inappropriate and will encourage air contamination – if approved building must be capable of being fully enclosed once boats are in place
- Materials proposed are not in keeping with the Village Design Statement – if approved materials should be in keeping
- The building is in the Green Belt – the further building/development is inappropriate
- Only boating related activity and business should be allowed
- If approved the hours of work should reflect those conditioned on previous permissions and should not be allowed at all at weekends
- Seek clarification regarding exactly what work will be taking place in the new building

Neighbours – three letters of objection have been received from two households raising the following points:

- The business has already been extended beyond its remit
- Queries whether engineering means car repairs
- Concern regarding possible spillages into the canal and the subsequent danger to wildlife
- Queries whether the access from the main Harborough Road is good enough
- There is nothing to stop the proposed building being used solely for engineering work, which could be car repairs or steel work fabrication
- County Highways comments are based on trip generation for the boat hire aspect of the proposal only and does not take into account the expansion of the boat yard which comes from the proposed building
- The proposed building disregards previous conditions which restricts any plant, machinery or equipment over 2.1m in height – the total height of the building is 4.2m
- At present deliveries are off loaded on Cathiron Lane – the proposed building will restrict any possibility to turn tankers and lorries on site
- The proposed building will cause massing on the boundary and create shadow to the front and rear gardens of no.9 Park Cottages
- The closer building will increase the noise impact to no.9 Park Cottages – the type of building proposed will not reduce noise
- Materials are not in keeping – the building should be constructed in bricks to match existing with a slate roof
- A motorhome is sited adjacent to the boundary with no.9 Park Cottages despite a condition which states that no plant, machinery or equipment higher than 2m should be within the site
- Concern regarding the jet washing of the boat yard into the canal
- Concern over lack of Enforcement despite contravention of a number of conditions attached to previous applications

Relevant Planning Policies and Guidance

Core Strategy

| | |
|------|----------------------|
| CS1 | Development Strategy |
| CS2 | Parish Plans |
| CS16 | Sustainable Design |

Saved Local Plan Policies

| | |
|------|------------------------------------------------|
| E6 | Biodiversity |
| T5 | Parking Facilities |
| LR10 | Tourism and Visitor Facilities and Attractions |

Other Documents

Planning Obligations SPD

Harborough Magna Village Design Statement

National Policy

National Planning Policy Framework (NPPF)

Assessment of Proposals

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

Principle of development and its impact on the openness of the Green Belt

Policy CS1 of the Core Strategy states that new development in Green Belt locations will be resisted unless supported by national policy.

The NPPF states that local planning authorities should consider the construction of new buildings as inappropriate within the Green Belt. However, paragraph 89 outlines certain forms of development which are considered to be appropriate within Green Belt locations. It states that the provision of appropriate facilities for outdoor sport and recreation may be regarded as appropriate within the Green Belt as long as it preserves its openness. In addition it states that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), may be considered appropriate within the Green Belt, again as long it would not have a greater impact on its openness.

Whilst both exceptions could potentially be applicable in this case, with the building helping to facilitate the operation of the site as a boat hire business (with the documents submitted with the application evidencing that a section of the proposed building will be used to store linen and equipment for the hire boats) and it representing infill development within a previously developed site, it is not considered that, by virtue of its design and dimensions, it can be concluded that the proposed building will not have an adverse impact on the openness of the Green Belt. The development therefore represents inappropriate development in Green Belt.

The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It goes on to state that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Supporting information has been submitted with the application which states that the proposed building is required to repair, refurbish and repaint canal boats. Whilst this is already carried out at the site, it is weather dependent and being open to the elements is not conducive to boat painting and year round operations.

This means that, at present, certain on site activities (such as paint spraying) are limited to circa 2-3 months per year which has an adverse impact on the viability and sustainability of the business. The proposed building will enable the repair and repainting of canal boats throughout the year in a safe, controlled and dust free environment – the supporting statement submitted with the application states that this will provide an immense and essential economic benefit to the business.

In addition, the supporting statement states that canal boat tourism is, in the main, a summer activity. This means that boat owners require their boats to be repaired and painted outside the summer season, preferably during winter months. This evidences further need for the proposed building due to poor weather conditions during the winter period and therefore conditions which are not conducive to paint spraying.

The proposed building will also be used to enable the storage of fuel, equipment and necessary materials required to repair and refurbish boats such as timber and steel sheets which are currently stored outdoors and coal which is currently stored within a container. The building will also provide for the safe storage of bottled gas – the present store (a container sited within the site) fails to meet the recommended safety requirements for such storage.

It is considered that in this instance there exist very special circumstances which outweigh the harm to the Green Belt by way of inappropriateness. The nature of the business requires it to be sited within a canal-side location and as a result of this, there are limited opportunities to run such a business from within the Rugby Town Centre or Urban Area – the most preferable locations for new development within the Borough. In addition, it has been demonstrated that the proposal will deliver positive economic benefits and promote the development of a rural business which has specific locational requirements next to the canal; something which is encouraged by the NPPF.

A floor plan of the existing workshop building on site has been submitted which shows that there is no scope to use this for the operations proposed within the new building. Taking the above into account, it is considered that there is sufficient justification for this additional building within the site.

As the proposed building is only considered to be acceptable due to the locational requirements of the business, it is considered reasonable to attach a condition which restricts its use for engineering works on canal boats only.

In relation to the introduction of a boat hire element to the business, as this would constitute the provision of outdoor recreation which would not have an adverse impact on the openness of the Green Belt, the principle is acceptable.

It is therefore considered that the proposed building and change of use complies with the contents of Part 9 of the NPPF and Policy CS1 of the Core Strategy.

Impact on the qualities, character and amenity of the area

Policy CS16 states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated.

The Harborough Magna Village Design Statement emphasises the importance of ensuring that new development harmonises with existing roof-scape, density and grain and that new buildings should be designed to reflect the colours, textures, materials and the shapes of traditional buildings nearby, whilst still retaining their individuality.

The existing buildings within both the site itself and within near proximity to the site consist of red brick, painted brick and render.

As shown on the plans the building is of steel frame construction with concrete blocks and timber cladding to infill the walls. Grey profiled metal sheet roof is proposed to be used in the roof's construction. Subject to a condition which stipulates that the concrete blocks be finished in render (the colour of which to be agreed by the local planning authority), it is not considered that the material finishes proposed are inappropriate or will have a significantly adverse impact upon the visual amenity of the locality.

In addition, the supporting statement submitted with the application states that the purpose of the design was to create a building of the absolute minimum size necessary to house small to medium sized canal boats. Whilst at a maximum canal boats can extend to a length of 72 foot (21.94m), due to the maximum lifting capacity of the yard, the maximum length of canal boat that the applicant can service is 57 foot (17.37m). This has therefore determined the proposed length of the building which extends to 18.3m – this was the minimum length that the building could be to house the canal boat and still allow for some manoeuvring space at either end of the boat.

Similarly, the height has been kept to a minimum. There will be little more than 1 foot between the boat and floor level and as such a special low level trolley will need to be used to enable an engineer to get under the boat to carry out necessary refurbishment and repair.

The supporting statement states that the width of the proposed building is necessary to enable sufficient safe working space around the boat but also to enable the required space for the storage of equipment, fuel and materials (for example the linens for the hire boats and compressor and filtration unit).

It is therefore considered that there is sufficient justification for the size of the building as proposed and that the material finishes are acceptable.

The proposed boat hire aspect of the business will not have an adverse impact on the visual amenity and character of the area.

It is therefore considered that the application complies with the contents of Part 7 of the NPPF and Policy CS16, both of which emphasise the importance of good design.

Impact upon the amenity of neighbouring properties

Policy CS16 also states that development should ensure that the amenities of existing and future neighbouring occupiers are safeguarded.

The proposed building will be sited some 1.6m away from the neighbouring dwelling, no.9 Park Cottages. Although the eaves height of this building extends to 3.2m, the walls of the building will extend only 0.35m above the fence which lines the shared boundary. This is because no.9 occupies an elevated plot in relation to the boat yard. Furthermore, the height of the building has been kept to a minimum and the roof slopes downward toward this shared boundary. Whilst the 45 degree guideline is breached when taken from the nearest habitable window on the rear elevation of this residential building, a distance of some 5m will remain between this window and the point at which the 45 degree line is breached. Having regard to this, as well as the varying plot levels, eaves height and roof design, it is not considered that the proposed building will cause such a significant loss of amenity to this

neighbour whether by way of overbearing or overshadowing so as to justify a refusal of planning permission.

Furthermore, it is not considered that the proposed building will lead to any loss of privacy to this dwelling.

The proposed building will be sited in excess of 18m from the other neighbouring properties within the vicinity – a distance which is considered sufficient to prevent any undue loss of amenity to these neighbours.

The primary concern in relation to expanding the existing use of the site is the general noise and disturbance to be generated. The Council's Environmental Health department have been consulted on the application and have raised no objection subject to a number of conditions and informatives. Specifically relating to noise, so as to ensure no adverse impact to neighbouring amenity, it is considered reasonable to attach a condition which stipulates that the building shall achieve certain noise levels. It is considered that subject to this, and through moving the external air compressor into this building rather than having it outdoors, the proposed building will most likely reduce the general noise and disturbance currently experienced by neighbouring properties from the day-to-day permitted activities on site.

It is therefore concluded that the proposed development will not have an adverse impact on neighbouring amenity so as to justify a refusal of planning permission in accordance with the NPPF and Policy CS16 of the Core Strategy.

Impact on protected species

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

County Ecology have been consulted on the application and have raised no objection subject to the attachment of a nesting bird informative. They recommended that the Canal and River Trust were consulted on the application due to the proximity of the proposed building to the Oxford Canal – they were indeed consulted and no objection has been raised.

Subject to the attachment of a nesting bird informative it is therefore not considered that the proposal will have an adverse impact on biodiversity in accordance with Part 11 of the NPPF and Saved Local Plan Policy E6.

Impact on parking and highway safety

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

County Highways have been consulted on the application and have raised no objection subject to the attachment of conditions which restrict the number of boats to be hired out in relation to the boat hire aspect of the business to two as per the details contained within the application forms and supporting information submitted as part of the proposal.

Following discussions and site meetings with the applicant and agent County Highways have concluded that, in traffic generation terms, the proposed boat hire use will have very little impact.

As detailed within the supporting information submitted with the application, the proposed boat hire aspect of the business will operate two canal boats, the turnaround days for which will be on Mondays and Fridays between 8am and 4pm. County Highways note that due to the capacity of the two boats which are hired out, a maximum of two vehicles (but most likely one) will come to site per boat (four cars in total if both boats are hired out concurrently). Therefore, the typical scenario will be that a maximum of four cars will visit the site in respect of the boat hire and several days later the same vehicles would leave.

It is not considered reasonable to attach a condition which restricts the collection and return of the two canal boats to Mondays and Fridays only. This has been discussed with County Highways who remain minded to raise no objection in light of this given that the trip generation will be kept to a relatively low level by a condition which restricts the number of canal boats available for hire to two. A condition will therefore be attached to stipulate that the boats shall not be collected, nor returned, outside of the hours of Monday-Friday 08:00 and 18:00 and Saturdays 08:00 and 13:00. County Highways are in agreement with the attachment of this condition.

In relation to trips generated, any vehicles arriving/departing the site with respect to the boat hire aspect of the business would most likely be at staggered intervals, the origin and destination direction would not necessarily involve a turn across oncoming traffic and, when taking into consideration the seasonal nature of the proposed use, the impact on the highway network is likely to be further reduced (with the average number of trips across the year being less).

County Highways therefore consider that it would be difficult to argue that the proposed boat hire aspect of the business would constitute a material increase in vehicular movements which would have an adverse impact on highway safety so as to justify a refusal of planning permission. This is however subject to a condition which restricts the number of boats to be hired out to two so as to prevent an intensification of this use beyond that which has been assessed by County Highways. No objection is therefore raised in respect of the boat hire aspect of the development.

In relation to the proposed building, County Highways acknowledge that this (in highway terms) is merely a structure to carry out permitted engineering operations which already take place within the site, undercover and out of the elements. As the engineering aspect of the site is already permitted, this element of the application will therefore have no material impact on highway safety.

The proposed site plan details an allocated area for parking within the site, capable of parking up to 9 cars. Whilst it is expected that the number of spaces required in association with the boat hire aspect of the business will be much less than this, this does allow for off street parking for any workers within the site (currently they park within the boat yard but there is no formally designated parking area as detailed on the plans). This parking layout is considered to be acceptable and will prevent any parking on Cathiron Lane.

A number of representations have been received from Ward Members, Harborough Magna Parish Council and neighbouring properties which state that the building in its proposed location will restrict access for lorries directly into the site. Having discussed this with County Highways, it is not considered that this will cause a material change to the current situation at the site. It would be possible for small lorries (those which tend to visit to site) to manoeuvre into and turn within the site and whilst they may park directly on Cathiron Lane to drop off deliveries, it is acknowledged that this constitutes an inconvenience rather than a

highway safety issue. County Highways do not therefore consider that they are able to raise objection to the application on this basis.

The development therefore complies with the contents of the NPPF, Saved Local Plan Policy T5 and the contents of the Planning Obligations SPD all of which emphasise the importance of considering highway safety and assessing the parking provision of an application.

Recommendation:

Approve subject to appropriate conditions.

DRAFT DECISION

APPLICATION NUMBER

R13/0377

DATE VALID

05/06/2013

ADDRESS OF DEVELOPMENT

7 PARK COTTAGES
CATHIRON
HARBOROUGH MAGNA
RUGBY
CV23 0HA

APPLICANT/AGENT

Mr Ian Gidley
IG Land & Planning
1 Thornton Close
Crick
Northamptonshire
NN6 7GE
On behalf of Mr Rupert and Tom Yates,
Armada Boat Hire Ltd

APPLICATION DESCRIPTION

Change of use from engineering business and the repair of canal boats (use class B2) to mixed use consisting of engineering business and the repair of canal boats (use class B2) and boat hire business (sui generis) and erection of steel framed storage building (part-retrospective)

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

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

REASON:

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

CONDITION 2:

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

application form received by the Local Planning Authority on 5 June 2013, plan no.1203 01 received by the Local Planning Authority on 27 November 2013, plan no.1203 03 Rev A received by the Local Planning Authority on 6 December 2013, plan no.2356-02 received by the Local Planning Authority on 10 June 2014, plan no.2356-LP received by the Local

Planning Authority on 19 June 2014, plan no.2356-01 Rev A received by the Local Planning Authority on 19 June 2014 and document entitled 'Boat Hire Business' received by the Local Planning Authority on 27 February 2013

REASON:

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

CONDITION 3:

Notwithstanding the details provided on the application form and on plan no.1203 01 and 1203 03 Rev A the concrete blocks to be used in the construction of the walls of the building hereby approved shall be finished in render. No development shall commence unless and until full details of the colour, finish and texture of the render, timber cladding and profiled roof cladding to be used on all external surfaces, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

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

CONDITION 4:

The boat hire business hereby approved shall not operate more than two canal boats for hire at any one time.

REASON:

In the interest of the amenity of the locality and in the interest of highway safety.

CONDITION 5:

The building hereby approved shall only be used for engineering works to canal boats and shall not be used for any engineering operations to other vehicles, plant or machinery.

REASON:

To ensure that the principle of development is acceptable within the Green Belt

CONDITION 6:

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall be personal to Mr R. Yates.

REASON:

As the development is only acceptable due to the applicant's personal circumstances.

CONDITION 7:

No plant, machinery or equipment relating to the engineering element of the business shall be operated or used in pursuance of the permitted use before 08:00 hours on weekdays and Saturdays, nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holidays.

REASON:

In the interests of residential amenity and the amenities of the locality.

CONDITION 8:

Site deliveries associated with the undertaking of the businesses hereby permitted, shall not occur outside the hours of Monday to Friday 08:00 to 18:00 and Saturdays 08:00 to 13:00 hours.

REASON:

In the interests of residential amenity and the amenities of the locality.

CONDITION 9:

The collection and return of the canal hire boats shall not occur outside the hours of Monday to Friday 08:00 to 18:00 and Saturdays 08:00 to 13:00 hours.

REASON:

In the interests of residential amenity and the amenities of the locality.

CONDITION 10:

Full details of the on-site facilities for the pumping out of the canal hire boats shall be submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

REASON:

In the interest of health and safety.

CONDITION 11:

The building shall not be used for the purposes hereby approved unless and until a scheme of noise insulation has been submitted and approved in writing by the Local Planning Authority. In accordance with 'BS8233:2014 recommended Internal ambient noise level guidelines' the insulation scheme shall achieve the following internal noise levels at the nearest noise sensitive receptor:

| Activity | Location | 07:00 to 23:00 | 23:00 to 07:00 |
|----------|--------------|---------------------|--------------------|
| Resting | Living Rooms | 35dB LAeq, 16 hour | ~ |
| Dining | Dining | 40 dB LAeq, 16 hour | ~ |
| Sleeping | Bedroom | 35 Db LAeq, 16 hour | 30 dB LAeq, 8 hour |

REASON:

In the interest of residential amenity

CONDITION 13:

No items of plant, machinery or equipment or articles of any description, other than boats or a boat hoist, shall be stored on the land at a height greater than 2 metres.

REASON:

In the interests of the amenities of the locality.

CONDITION 14:

Within 2 months of the date of this permission, the accommodation for car parking shown on the approved plan no.2356-01 Rev A received by the Local Planning Authority on 19 June 2014 shall be provided and shall be retained permanently for the accommodation of vehicles of persons working within and utilising the boat hire and engineering elements of the business and shall not be used for any other purpose.

REASON:

In order to ensure that satisfactory parking and access arrangements are maintained within the site.

CONDITION 12:

The building shall not be used for the purposes hereby approved unless and until a 2m high acoustic fence has been erected along the western boundary of the site.

REASON:

In the interest of health and safety and residential amenity.

STATEMENT OF POSITIVE ENGAGEMENT:

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

INFORMATIVE 1:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season, lasts approximately from March to September, so work should ideally take place outside these dates if at all possible.

N.B birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE 2:

Environmental Services advise that in order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during the construction phase of the development, 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.

INFORMATIVE 3:

The applicant is advised that compliance with planning conditions does not necessarily prevent action from being taken by the Local Authority or members of the public to secure the abatement, restriction or prohibition of statutory nuisances actionable under the Environmental Protection Act 1990 or any other statutory provisions.

INFORMATIVE 4:

Land and water and local environment will need protection from potential contamination impacts that potentially could be caused from the operation, activities and processes of the business. Advice can be sort from the Council's Public Health and Licencing Team on (01788) 533882.

Reference number: R14/1284

Site address: 11 Bell Lane, Monks Kirby, Rugby

Description: Retention of ground floor rear window, canopy feature and altered roof layout with removal of internal stairs, removal of first floor flank wall windows, removal of floor boarding at first floor level and removal of double window to front with the insertion of a garage door in its place.

Case Officer Name & Number: Richard Redford, (01788) 533 625

The Proposal;

Planning permission is sought for the retention of a ground floor rear window, canopy feature and altered roof layout from that previously approved. It also seeks permission for the removal of a set of internal stairs, 2 first floor flank wall windows, floor boarding inserted at first floor level and the removal of a double window to front with the insertion of a garage door in its place.

Following the grant of planning permission in September 2012 the applicant implemented the development. However an additional door and window were inserted at ground level, one of the garage doors was changed for a larger window, the roof was rotated through 90-degrees and windows were inserted at first floor level in both gable ends. Internal, integral stairs were also installed from ground to first floor level along with a canopy feature built to the front of the building.

This application has been submitted following discussions with officers to regularize certain elements whilst removing other elements and reverting the building in these areas to how it should have been constructed.

Since the application was submitted 2 photographs showing the drive from the existing driveway to the garage doors and the approved garage doors put in place have been provided. A plan showing the location of all driveways in the site has also been provided. A plan has also been provided showing the full extent of the driveway.

Site History;

Outline application for demolition of stables and erection of a dwelling (R05/0096/14408/OP) Withdrawn

Outline application for the conversion and extension of the existing stables to form a local needs dwelling (R05/0777/14408/OP) Approved 07.09.2005

Retrospective application for the erection of a single storey rear Extension (R10/1971) Approved 24.11.2010

Erection of a detached single storey garage (R12/0920) Approved 26.09.2012

Removal of condition 5 of R05/0777/14408/OP (Outline application for the conversion and extension of the existing stables to form a local needs dwelling) to allow occupation of the dwelling unrelated to the Bell Inn Public House)(R14/0692) Withdrawn 01.05.2014

Consultee Correspondence;

WCC Highway Authority No objections

Third Party Correspondence;

Monks Kirby Parish Council No objection

Other Relevant Information;

The application is brought before the committee for determination as the applicant is related to Cllr Garcia.

The site is occupied by a substantial detached dwelling located outside the village boundary of Monks Kirby, within the Green Belt and in Flood Zone 3. The application site is well screened by landscaping on the northern and eastern boundary, to the south of the site is open countryside, and to the west of the site on the opposite side of Bell Lane is The Bell Inn.

The dwelling on the site was granted consent in 2005 at committee on the basis that the proposed development was necessary to meet the needs of a local rural business and as such was considered to be acceptable development within the Green Belt. The garage to which this application relates was granted approval in 2012 with work commencing following the approval.

Relevant Policies;

RBCS Policy CS16 Complies Sustainable Design

Sustainable Design & Construction SPD

NPPF

Consideration;

The key considerations to assess in the determination of this application are the affect the proposed changes to the garage on the openness of the Green Belt, their effect on what the original permission sought to achieve, relationship with neighbouring properties and the sites location within the Monks Kirby Conservation Area.

On the original application for the garage the roof was arranged in a manner so that one of the slopes of its dual pitched roof sloped away from Bell Lane. This was to minimise its visual prominence from this part of the public realm whilst also minimising bulk in the green belt. During the construction the roof was rotated through 90-degrees so that one of the gable ends face toward Bell Lane. Whilst this alteration has resulted in the garage building being of increased visibility from Bell Lane, the increase is limited to certain positions. As such the impact is still minimal and this element to be retained is considered acceptable.

In terms of the retention of the ground floor rear window and canopy feature, these are considered appropriate in their design, appearance, scale, massing and proportions so as to not be out of keeping with the area nor detrimental to the openness of the green belt and amenities.

The proposal also involves the removal of internal stairs, 2 first floor flank wall windows and the floor boarding inserted at first floor level. On the original permission from 2012 a condition was attached preventing new windows and doors being inserted in order to avoid the building having a residential dwelling appearance over the garage building approved and it is felt that these items that have been inserted give the building an internal and external appearance more akin to a dwelling – which would not be readily supported by officers - as opposed to a garage. Therefore the removal of these elements will return to buildings appearance to that of a garage and is therefore acceptable.

Also forming part of the proposal is the removal of double window to front, the insertion of a garage door where a double window was placed. This work has, since the site visit, already been done and allows the garage to be used as a double garage as originally approved. The removal of the large window results in the residential appearance of the building having been removed whilst the insertion of the garage door maintains the design, character and appearance of the building as was approved. Furthermore, when coupled with the gravel driveway it allows the garage to be used for the approved garaging purposes in totality.

With regards to neighbouring sites the dwelling is the last residential dwelling on the road. The position of the garage and the changes made and proposed are such that there will not be any undue impact upon the amenities of the dwelling itself or the adjacent pub on the other side of Hall Lane.

The site is located within the Monks Kirby Conservation Area with the provisions of the NPPF detailing Local Planning Authorities should take account of, amongst other things, sustaining and enhancing heritage assets. As indicated above the changes made to be retained and those to be returned to be in-line with the original permission are an appropriate relating well to the dwelling the garage serves. Situated toward the edge of the designated conservation area it is considered that the proposal will as a minimum sustain the character, appearance and historic nature of the conservation area.

As the proposal involves the removal of various items, it is considered that a condition requiring they be done within a specified time period be attached to ensure the works are done.

Recommendation;

Recommend approval subject to conditions.

Report prepared by: Richard Redford 31st July 2014

DRAFT DECISION

APPLICATION NUMBER
R14/1284

DATE VALID
08/07/2014

ADDRESS OF DEVELOPMENT
11 BELL LANE
MONKS KIRBY
RUGBY
CV23 0QY

APPLICANT/AGENT
Mr Francisco Garcia
11 Bell Lane
Monks Kirby
Rugby
Warwickshire
CV23 0QY

APPLICATION DESCRIPTION

Retention of ground floor rear window, canopy feature and altered roof layout with removal of internal stairs, removal of first floor flank wall windows, removal of floor boarding at first floor level and removal of double window to front with the insertion of a garage door in its place.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

This permission shall be deemed to have taken effect on [specify].

REASON:

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

CONDITION 2:

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

Application form and drawings numbered 192/1 and 192/2 both dated 8 June 2014 all submitted to and received by the Local Planning Authority on 27th June 2014; and

Site location plan submitted to and received by the Local Planning Authority on 8th July 2014; and

Additional un-numbered plan submitted to and received by the Local Planning Authority on 25th July 2014

REASON:

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

CONDITION 3;

Within 3 months of the date of this permission the works, alterations and removals shown on the approved plans and specified in the description of development shall be undertaken and thereafter retained.

REASON;

For the avoidance of doubt.

CONDITION 4;

No boarding or flooring shall be laid on the roof rafters joists and no first floor shall be created.

REASON;

To ensure the building is retained as a single storey building.

ENVIRONMENTAL STATEMENT:

The information contained within the Environmental Statement submitted under the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) as part of this planning application has been taken into account in the assessment, consideration and determination of the application by the Local Planning Authority.

AGENDA MANAGEMENT SHEET

| | |
|-------------------------------------|-------------------------------------------------------------------------------------------------|
| Name of Meeting | Planning Committee |
| Date of Meeting | 13 th August 2014 |
| Report Title | Delegated Decisions – 04.07.2014 to 24.07.2014 |
| Portfolio | N/A |
| Ward Relevance | All |
| Prior Consultation | None |
| Contact Officer | Paul Varnish 3774 |
| Report Subject to Call-in | N/A |
| Report En-Bloc | N/A |
| Forward Plan | N/A |
| Corporate Priorities | N/A |
| Statutory/Policy Background | Planning and Local Government Legislation |
| Summary | The report lists the decisions taken by the Head of Planning and Culture 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 –13th August 2014

Delegated Decisions – From 4th July 2014 to 24th July 2014

Report of the Head of Planning and Culture

Recommendation

The report be noted.

1. BACKGROUND

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

Name of Meeting: Planning Committee
Date Of Meeting: 13.08.2014
Subject Matter: Delegated Decisions – 04.07.2014 to 24.07.2014
Originating Department: Planning and Culture

LIST OF BACKGROUND PAPERS

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

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

* Exempt information is contained in the following documents:

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

* There are no background papers relating to this item.

(*Delete if not applicable)

DECISIONS TAKEN BY THE HEAD OF PLANNING AND CULTURE UNDER
DELEGATED POWERS FROM 04/07/2014 TO 24/07/2014

A. APPLICATIONS – DELEGATED

| | | |
|---------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applications Refused | | |
| <i>R14/1161 Refused 14.07.2014</i> | 276 Rugby Road Binley Woods | Alterations to front elevation and first floor extension to rear of property including balcony. |
| <i>R13/1894 Refused 17.07.2014</i> | Dunsmore House Lilbourne Road Clifton upon Dunsmore | Provision of pitched roof to outbuilding (The Lodge) |
| <i>R14/0863 Refused 17.07.2014</i> | 1 Mill Lane Wolvey | Erection of a first floor side extension. |
| <i>R14/0781 Refused 22.07.2014</i> | 31 Betony Road Rugby | Retention of 1m high boundary fence to side of dwelling |
| <i>R14/0681 Refused 22.07.2014</i> | 44-46 Regent Street Rugby | Demolition of outbuilding to rear and formation of parking area |
| Applications Approved | | |
| <i>R14/1105 Approved 03.07.2014</i> | 57 Overslade Lane Rugby | Erection of two storey side extension, single storey porch, and single storey rear extension (resubmission of previously refused planning permission ref: R14/0835 dated 27/05/2014) |
| <i>R14/1117 Approved 04.07.2014</i> | 16 Dunsmore Avenue Rugby | Erection of a single storey rear extension |
| <i>R14/1129 Approved 08.07.2014</i> | West Mead Farm Shilton Road Withybrook | Demolition of existing wooden agricultural building and replacement with steel Portal Framed agricultural building |
| | | |

| | | |
|---------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>R14/0868 Approved 08.07.2014</i> | Land Adjacent to Manor Farm Main Street Willey | Erection of a steel framed agricultural building. |
| <i>R13/0174 Approved 08.07.2014</i> | Wolvey Fields Farm Coal Pit Lane Hinckley | Construction of a menage |
| <i>R14/1041 Approved 09.07.2014</i> | Soft Furnishing by Mickie 301 Clifton Road Rugby | Erection of new shop front shutters |
| <i>R14/0663 Approved 09.07.2014</i> | Rear of 61 Wood Street Rugby | Conversion and extension of detached garage to rear into one residential unit |
| <i>R14/0925 Approved 09.07.2014</i> | 35 Alicia Close Cawston | Erection of fence to front of the dwelling |
| <i>R14/0404 Approved 09.07.2014</i> | Ground Floor 33 Southam Road Dunchurch | Subdivision and change of use of ground floor from Class A1 (retail) to Class A1 (Post Office), Class A3 (café) and Class C3 (residential flat) of the Town and Country Planning (Use Classes) Order 1987, together with associated alterations. |
| <i>R13/2175 Approved 10.07.2014</i> | Lazy Acres Frankton Lane Rugby | Permanent retention of equine workers dwelling granted limited period consent under planning appeal reference 10/2123983 on 17th September 2010 (R08/1436/PLN) |
| <i>R14/0635 Approved 10.07.2014</i> | Britannia Cottage Church Road Ryton on Dunsmore | Erection of retaining wall to side and rear of site |
| <i>R14/0608 Approved 11.07.2014</i> | Home Farm Main Street Willoughby | Conversion of barns to create 2 dwelling houses including the demolition of modern agricultural buildings. |
| <i>R14/0930 Approved 11.07.2014</i> | Land North of Technology Drive Rugby | Variation of Condition 31 of approval R13/1612 (Outline planning application with means of access for consideration (all other matters reserved for subsequent approval) for up to 9,964sq.m (gross internal area) including mezzanines of non-food, bulky goods retail with associated car parking, service areas and landscaping) to provide further clarity upon the type of goods that can be sold from the approved units. |

| | | |
|---------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>R14/0981 Approved 11.07.2014</i> | 42 Birchwood Road Binley Woods | Retention of single storey side extension and front porch |
| <i>R13/1397 Approved 15.07.2014</i> | 83 Rugby Road Dunchurch | Proposed two storey rear extension and single storey front extension of canopy |
| <i>R14/1016 Approved 15.07.2014</i> | Hill Farm Coventry Road Long Lawford | Erection of two storey side extension |
| <i>R14/0892 Approved 16.07.2014</i> | Acorns Croft Burnthurst Lane Princethorpe | Proposed conversion of outbuildings to dwelling |
| <i>R14/0920 Approved 16.07/2014</i> | 1 Studland Avenue Rugby | Erection of two storey side extension and single storey rear extension |
| <i>R14/1065 Approved 16.07.2014</i> | 48 Ridge Drive Rugby | Erection of a first floor side extension |
| <i>R14/0917 Approved 17.07.2014</i> | 117 Overslade Lane Rugby | Erection of a single storey side and rear extension to form an attached annexe. |
| <i>R14/1184 Approved 17.07.2014</i> | Abbey Hall Farm Fosse Way Brinklow | Cattle building |
| <i>R14/0847 Approved 18.07.2014</i> | Dunsmore Gate House Lilbourne Road Clifton upon Dunsmore | Alteration and extension of the existing dwelling and erection of a detached garage - Amendment of approval R12/0235 to raise the roof line by a further 600mm and change the stairs in the garage from the front to the rear elevation |
| <i>R14/0752 Approved 18.07.2014</i> | 264 Alwyn Road Bilton | Erection of first floor side and rear extensions, single-storey rear extension and external alterations. |
| <i>R13/2176 Approved 18.07.2014</i> | 15A – 15 Regent Street Rugby | Change of use of upper floors to 2no. residential apartments (C3). External alterations to building including provision of Juliet balconies. |

| | | |
|---------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| | | |
| <i>R14/1186 Approved 18.07.2014</i> | 23 Thomson Close Rugby | Erection of a shed (retrospective) |
| <i>R14/1147 Approved 21.07.2014</i> | Hillmorton Yard The Locks Hillmorton | Continued use of land and building for B2 (General Industry) purposes for use as a fabrication and manufacturing facility |
| <i>R14/1188 Approved 21.07.2014</i> | 125 Hillmorton Road Rugby | Proposed 2 storey rear extension with an element of single storey to existing dwelling |
| <i>R14/1163 Approved 21.07.2014</i> | 4 Brindley Road Hillmorton | Erection of two-storey side and rear extension, erection of side porch and external alterations. |
| <i>R14/1146 Approved 22.07.2014</i> | 36 Longrood Road Rugby | Demolition of existing dwelling and erection of a replacement dwelling with new access and detached outbuilding. |
| <i>R14/1197 Approved 22.07.2014</i> | 15 Hill Street Rugby | Erection of a single storey extension |
| <i>R14/1204 Approved 22.07.2014</i> | 298 Lower Hillmorton Road Hillmorton | Replacement of single storey side extension with new single storey side extension (part retrospective) |
| <i>R14/1229 Approved 23.07.2014</i> | 135 Townsend Lane Long Lawford | Erection of two storey rear extension |
| <i>R14/1214 Approved 23.07.2014</i> | 74 Mellish Road Overslade | Erection of two storey side extension and single storey rear extension |
| <i>Prior Approval Applications</i> | | |
| <i>R12/0530 Prior Approval 03.07.2014</i> | 68 Lime Tree Avenue Bilton | Prior approval for a single storey rear extension. |
| <i>R14/0994 Prior Approval 14.07.2014</i> | 75-77 Albert Street Rugby | Prior approval application for the change of use from offices (use class B1a) to 6 residential flats (use class C3) |

| | | |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>R14/1013 Prior Approval 21.07.2014</i> | The Meadow Hayway Lane Broadwell | Prior Approval application for erection of a rear conservatory measuring 6m projection from rear wall, 3.925m maximum height, 2.25m eaves height. |
| Prior Notification | | |
| <i>R14/0974 Prior Notification of agriculture or forestry development 22.07.2014</i> | Birdingbury Fields Farm Collingham Lane Broadwell | Application for prior notification under Schedule 2 Part 6 of the Town and Country Planning General Permitted Development Order 1995 for the erection of an agricultural building |
| Listed Building Consents | | |
| <i>R14/0520 Listed Building Consent 09.07.2014</i> | The Linhay 2 Home Farm Barns Main Street Stretton Under Fosse | Listed Building Consent application for internal alterations to create bathroom, provision of new rooflight and relocation of existing rooflight. |
| <i>R14/1126 Listed Building Consent 17.07.2014</i> | Dunsmore House Lilbourne Road Clifton upon Dunsmore | Listed Building Consent application for provision of pitched roof and internal alterations to outbuilding (The Lodge) |
| Certificate of Lawful Use or Development | | |
| <i>R14/1039 Certificate of Lawful Use or Development 03.07.2014</i> | Lazy Acre Cottage Withybrook Lane Hopsford Shilton | Certificate of Lawful Development for occupation of dwellinghouse in breach of Condition 7 (agricultural occupancy) of Planning Permission number R87/1078/13555/OP (dated 23/09/87). |
| <i>R14/1140 Certificate of Lawful Use or Development 10.07.2014</i> | Sunnycrest Rugby Road Princethorpe | Certificate of lawfulness in respect to use of land for residential purposes associated with the existing dwelling house. |
| <i>R14/1149 Certificate of Lawful Use or Development 11.07.2014</i> | Land North of Technology Drive Rugby | Certificate of lawfulness in respect to the proposed pet care and pet treatment facility being ancillary to that of the proposed Pets at Home Store |
| Electricity Notification | | |
| <i>R14/1200 Electricity (Overhead Line) Notification 22.07.2014</i> | Land in and around Willoughby Willoughby | Consultation regarding proposal to rebuild current 11kv network supported on wooden poles, similar route to existing (with 30m tolerance) and install 4 new poles. |
| | | |

| | | |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approval of non-material Changes | | |
| <i>R13/2054 Approval of non-material Changes 08.07.2014</i> | 10 Boundary Road Rugby | Single storey rear/side extension with hipped roof extending over garage |
| <i>R13/2089 Approval of non-material Changes 09.07.2014</i> | The Old Post Office Marton Road Birdingbury | Conversion of former post office to a 2 bedroom ground floor flat. |
| <i>R13/1359 Approval of non-material Changes 09.07.2014</i> | Unit DC5 Former Peugeot Factory Site B Oxford Road Ryton on Dunsmore | Approval of reserved matters for Unit DC5/Plot 1 relating to layout, appearance, landscaping and scale (Application E) against renewed outline planning permission R07/2010/OPS (R10/1972) for the redevelopment of 25.93Ha for storage and distribution (Class B8) and General Industry (Class B2) (with up to 30% B2) up to a total maximum of 120770m2, including new access on to Oxford Road (A423) [this will also allow an extension of time to implement associated reserved matters R08/1305/MAJP (Unit 1) & R08/1341/MRES (Units 2 & 3) for layout, scale, appearance & landscaping] & Condition 5 of R10/1972 (associated with Plot 1 - Unit DC5). |
| Approval of Details/ Materials | | |
| <i>R12/2281 Approval of Details 04.07.2014</i> | Manor Farm Main Street Coventry | Erection of agricultural building (retrospective) |
| <i>R13/1526 Approval of Details 07.07.2014</i> | 90 Monks Road Binley Woods | Erection of replacement dwelling |
| <i>R11/0699 Approval of details 26.06.2014 & 27.06.2014</i> | Rugby Radio Station A5 Watling Street Clifton Upon Dunsmore | Key Phase 1 Definition and Side Wide Strategies: Outline application for an urban extension to Rugby for up to 6,200 dwellings together with up to 12,000sq.m retail (A1), up to 3,500sq.m financial services (A2) and restaurants (A3 - A5), up to 3,500sq.m for a hotel (C1), up to 2,900sq.m of community uses (D1), up to 3,100sq.m assembly and leisure uses (D2), 31 hectares (up to 106,000sq.m) of commercial and employment space (B1, B2 and B8), and |

| | | |
|------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | ancillary facilities; a mixed use district centre and 3 subsidiary local centres including retention and re-use of the existing buildings known as 'C' Station (Grade II listed), 'A' Station and some existing agricultural buildings; a secondary school and 3 primary schools; public art; green infrastructure including formal and informal open space and amenity space; retention of existing hedgerows, areas of ridge and furrow and grassland; new woodland areas, allotments and areas for food production, wildlife corridors; supporting infrastructure (comprising utilities including gas, electricity, water, sewerage, telecommunications, and diversions as necessary); sustainable drainage systems including ponds, lakes and water courses; a link road connecting the development to Butlers Leap, estate roads and connections to the surrounding highway, cycleway and pedestrian network; ground remodelling; any necessary demolition and any ground works associated with the removal of any residual copper matting, with all matters reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane. |
| <i>R11/2016 (E2E 665) Approval of Details 08.07.2014</i> | Lime Tree Village Cawston Lane Rugby | Discharge of conditions 3-6, 9, 10, 13, 14, 17, 19 & 20 of E2E Ref 665 - Extension to Lime Tree Village to form a Continuing Care Retirement Community (Use Class C2) incorporating a 30 bed Care Home, 47 Extra Care Cottages (Use Class C2), 12 Extra Care Apartments (Use Class C2) associated communal facilities, open space and car parking facilities. |
| <i>R14/1041 Approval of Details 16.07.2014</i> | 301 Clifton Road Rugby | Erection of new shop front shutters |
| <i>R14/0837 Approval of Details 23.07.2014</i> | Redundant Ministry Building Princethorpe Road Bourton on Dunsmore | Conversion of redundant building to a residential dwelling (Use Class C3) |
| <i>R13/1921 Approval of Details 23.07.2014</i> | Victoria House 14 Church Street Marton | 2 storey side extension and demolition of existing detached garage. |
| | | |

| | | |
|--------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>R14/0618 Approval of Details 23.07.2014</i> | Spinney Farm Main Street Coventry | Erection of a new 6 bay stable with associated feed and tack rooms and creation of a manege (amendment to previously approved application R13/2310) |
| <i>R12/1852 Approval of Details 23.07.2014</i> | Thistle Farm 280 London Road Stretton on Dunsmore | Erection of a replacement dwelling including demolition of the existing dwelling. |
| <i>Withdrawn/ De-registered</i> | | |
| <i>R14/0713 Withdrawn 01.07.2014</i> | 16 Percival Road Rugby | Proposed single storey rear extensions, porch extension to side and loft conversion with dormer window to rear |
| <i>R14/0326 Withdrawn 09.07.2014</i> | 70 Somers Road New Bilton | Change of use of building from industrial/warehouse to gymnasium (Use Class D2). |
| <i>R14/1042 Withdrawn 10.07.2014</i> | The Knack Rugby Road Brandon | Boundary wall with gated entrance to front of dwelling (retrospective) |
| <i>R14/0945 Withdrawn 23.07.2014</i> | Breach Barn Cottage Coal Pit Lane Wolvey | Erection of side extensions, provision of dormer windows, alterations to existing roof, creation of a balcony area with conversion of existing garage. |