

22nd August 2014

PLANNING COMMITTEE - 3RD SEPTEMBER 2014

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 3rd September 2014 in the Council Chamber, Town Hall, 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 13th August 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 – 25th July – 14th August 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 – 5) 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 – 3rd September 2014
Report of the Head of Planning and Culture
Applications for Consideration

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

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

Recommendation

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Recommendations for refusal

There are no applications recommended for refusal to be considered.

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
	R14/1106	Land at Wolvey Wolds, Wolds Lane, Rugby. Erection of a single temporary meteorological mast of up to 60 metres in height for a temporary period of 3 years.	3
	R14/0481	Aldi Foodstore Ltd, 12 Paddox Close, Rugby, CV22 5AU Alterations to front elevation including shopfront, glazed canopy and render, erection of single storey extensions to side and rear.	14
	R13/1651	Land to the east of Coombe Abbey Hotel, Brinklow Road, Ansty Temporary change of use of land to an overflow car park.	22
	R14/01034	Land South Side of Top Road, Barnacle Retrospective permission for proposed stable block (amendment to previously approved scheme).	31
	R14/1410	The Barn, School Street, Long Lawford, Rugby, CV23 9AT Demolition of existing carport and erection of single storey detached garage.	37

Reference number: R14/1106

Site address: Land at Wolvey Wolds, Wolds Lane, Rugby.

Description: Erection of a single temporary meteorological mast of up to 60 metres in height for a temporary period of 3 years.

Case Officer and Telephone Number: Nathan Lowde 01788 533725

The Proposal:

Planning permission is sought for the erection of an 60m high meteorological mast within a field approximately 2.2km to the southeast of Wolvey, and approximately 1.7km to the south of Copston Magna. The mast will be sited approximately 560m southeast of Grove Farm and 600m northwest of Wolvey Wolds. Access to the mast would be taken off Wolds Lane, utilising an existing field entrance.

The proposed mast comprises an 60m high galvanised metal mast constructed in metal tubes between 200mm and 220mm in diameter. There are 5 no. high tensile guide wires at vertical intervals of approximately 12m. The mast will be affixed to the ground using galvanised iron anchors.

Technical Considerations:

RSPB	no comments received
WCC Highways	no objection
WCC Ecology	no objection subject to informatives relating to nesting birds and great crested newts and a condition requiring bird diverters being fitted on the guy wires
WCC Archaeology	no comments received
Warwickshire	
Wildlife Trust	no comments received
Natural England	no objection
Coventry Airport	no objection
National Air Traffic Control (NATS)	no safeguarding objection to the proposal
Environmental Service	no comments
Ministry of Defence	no objection subject to condition relating to the fitting of 25 candela omni directional flashing red light or equivalent infra-red light fitted at the highest practicable point of the structure

Third Party Consultation:

Neighbours (1) support

- Support this application for equipment to further our knowledge of our environment

Petition of 48 signatures objecting to the application raising concerns relating to the impact upon the peace and tranquillity of this facility

Neighbour objections (208 letters of objection)

- No need for the mast based on recent Government stance
- Infringement on the green belt
- Impact upon landscape
- Adverse effect on Wildlife i.e. Bats and Birds
- Bats frequently seen flying within the area
- Detrimental visual impact
- Impact upon small settlements close by
- Impact upon historical assets nearby
- Impact upon residential amenity i.e. noise and pollution
- Does not comply with planning policies relating to the green belt
- The Mast would impinge on these green belt areas
- Impact upon the positive roles of the Green Belt and the purposes for which they are designated for
- No special circumstances to support such inappropriate development in the green belt
- This application is a fore-runner to the application for a wind farm
- Degradation of the environment, water, soil and air
- If however Rugby Borough Council was minded to grant permission, that the following conditions should be applied; 1) A minimum of 3 years monitoring of wind speed data to be evaluated prior to any application for a wind turbine is considered, 2) Bat and migratory bird monitoring to consider the impacts on populations, 3) A full environmental impact assessment to include evaluation of flora and fauna which would be impacted by construction work and operation of the wind farm. All monitoring and survey information from the above to be published on regular and frequent basis, preferably monthly, to enable public inspection of the findings.
- Impact upon Withybrook Spinney
- Impact upon Public Rights of Ways within the area and the enjoyment of these by users
- The met mast would be visible from a significant distance
- Out of keeping with the rural character of the area
- Diminish agricultural land within the green belt
- Unnecessary desecration of the Countryside
- Not in the interests of the local community
- Industrial development within the green belt
- Government minister have publicly announced that targets for renewable energy have already been met.
- If permission is granted the level of testing requires a time scale of at least 5 years and take into account effects of global warming and any other variables which could reduce the efficiency of wind turbine power production at this location.
- Results should be published of social, environmental and wildlife aspects of the masts construction plus analysis of the data obtained on the effects of proposed wind turbines at this location
- Current views of the fields on this Plateau are uninterrupted by pylons or any other detrimental structures, which is rare in a rural community so close to major conurbations.
- The erection of the mast in this location would be dramatic and detrimental in an area largely unspoilt.
- Aviation impact

- Increase traffic during construction
- Solar Panels should be considered instead
- Consideration should be given to the impact of the proposal upon the recent planning permission for the retention of existing hangers and runaway in the adjacent fields. The two uses do not sit easily with each other.
- Impact upon the Wolvey Wetland Reserve
- Impact upon guy wires upon bats and birds
- The structure would be intrusive, harmful to the environment and provide no economic benefit
- Situated within close proximity to public rights of ways
- Diminish the striking view of the open countryside, impacting upon tourism within the area
- Impact upon nearby leisure and tourism facilities
- Impact on local horse riding community
- The proposed development would not itself directly result in increased energy production from renewable sources, so special circumstance does not apply.
- Impact upon the Bramcote Military Base and the helicopters serving it.
- Detrimental impact upon the historic Fosse Way
- Within Flight Path of the Air Ambulance

Mark Pawsey MP

I would like to register my objection to this planning application based on the depth of feeling amongst my constituents in the local area and my belief that it would constitute inappropriate development due to where it is intended to be sited, the effect and impact on the rural landscape and the impact it would likely have on wildlife in the area.

Cllr Chris Pacey-Day objection

- The application is inextricably linked to a future application for a massive wind farm comprised of at least seven 130m masts and associated equipment to be located on the same site as R14/1106 some 1.6km from the centre of Wolvey village. The application makes it quite clear that if planning permission is granted for the meteorological mast then an application for a wind farm will follow.
- The meteorological mast is a totally inappropriate development in the green belt.
- There are no special circumstances applicable to the application. Renewable energy targets have or will be met and the Conservative Government is likely to withdraw subsidies for on-shore wind farms should they be elected with an overall majority in June 2015.
- The meteorological mast will be imported from Denmark and will not be sourced from UK companies capable of their manufacture.
- The degree of opposition within Wolvey and Withybrook to these proposals is unprecedented and the 'community' has been extensively involved through leaflet drops throughout the Wolvey area and further a field in Leicestershire.
- There is much concern in Wolvey and Withybrook and the smaller villages (e.g. Copston Magna) on the ecological damage the meteorological mast will cause with particular reference to bats.

- If Planning Permission is granted for R14/1106 I request the following conditions are attached:
 - o Data from the meteorological mast must be collected for a minimum of three years to provide a comprehensive and proper analysis before any application for a wind farm is considered.
 - o Results of the monitoring should be published on a regular basis every month and made available to local residents.
 - o Bat monitoring equipment should be installed at the time of erection with monthly records to assess activity in the area. These records should be publicly available.
 - o A survey of rare insects be undertaken to establish whether any protected species are on or close to the site.

Parish Council

Withybrook Parish Council objection

- Impact upon Withybrook Spinney and birds within this woodland area.
- The site is in the green belt. The purpose of the mast is to gather meteorological data to substantiate the applicant's business case and future planning application for a wind farm on the site. Therefore there are now no exceptional circumstances to justify a wind farm on the site and hence there are no exceptional circumstances to justify this application.
- The mast will have an adverse impact on the rural landscape. The area's public footpaths are walked by a significant number of villagers and by ramblers' groups from surrounding towns (Rugby and Nuneaton). There are 4 public footpaths within 500 metres of the site (R22, R46a, R20a, R20y).
- The mast will have an adverse effect on the local rural economy. Its adverse visual impact will reduce visitors to the area and thus will affect business of the local camping sites, fishing lakes and public houses.

Wolvey Parish Council objection

- The proposed development would introduce a large, prominent alien feature into the rural landscape
- Out of character and harmful to the rural environment
- The area around Wolds Lane contributes to the health and wellbeing of the village and any development in this area which is detrimental to that must be avoided.
- The proposed development is an engineering operation that does not preserve the openness of the green belt, and represents inappropriate development within the green belt and there are no special circumstances for it being located here.

- Impact upon birds and bats
- If approved the appropriate conditions should be attached relating to the decommissioning and removal of the mast after 3 years, and the site returned to its original condition.

Bitterswell Parish Council objection

- Concerned about close proximity of the site to Coventry Airport

Wigston Pava Parish Council objection

- Need for green energy in the case of on-shore wind power is unproven
- Development in the open countryside to this end seems illogical

Monks Kirby objection

- Visual impact as it would introduce a large feature in the rural landscape which would be visible from surrounding villages/public rights of ways
- Inappropriate development in the green belt with no special circumstances
- Impact on wildlife
- If approved, the following conditions should be applied; 1) effective decommissioning and removal of the mast after 3 years, 2) the site is restored to its original condition.

Relevant Policies:

Rugby Borough LDF Core Strategy 2011

CS1 Development Strategy

CS16 Sustainable Design

Saved Local Plan Policies (Post Core Strategy adoption) June 2011

E6 Biodiversity

GP5 Renewable Energy

T13 Airport Flight Paths

National Planning Guidance.

National Planning Policy Framework

Consideration;

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

Core Strategy Policy CS1 sets a settlement hierarchy for locations within the Borough and seek to locate development sustainably within this hierarchy based on a sequential preference. CS1 states "It must be demonstrated that the most sustainable location are

considered ahead of those further down the hierarchy.” The site is located within an area of the Borough designed as green belt, and policy CS1 states that only where National Policy allows will development be permitted.

The application site is located within the Green Belt. Core Strategy policy CS1 states that only where National Policy allows will development be permitted in the Green Belt. Paragraph 89 of the NPPF advises that local planning authorities should regard the construction of new building as “inappropriate”. The proposed mast does not fall within any of the other development categories outlined within paragraph 90 as not being “inappropriate”. More specifically, paragraph 91 advises that when located within the green belt, element of many renewable energy projects will comprise inappropriate development. It is considered that the mast constitutes an element of a renewable energy project as it will collect baseline data that would constitute to the assessment of the location as a site for wind energy development. It is therefore considered that the proposed development would constitute inappropriate development.

The applicants have stated that the proposed mast and the wind speed measurements that will be taken from the anemometers to be mounted onto the mast would help to determine the suitability/viability of the site for wind turbine development. It is therefore considered that renewable energy policies are relevant, even though the scheme itself would not generate any energy. Paragraph 17 of the NPPF outlines 12 core planning principles that underpin both plan-making and decision-taking. One of these principles identifies that planning should support the transition to a low carbon future in a changing climate and encourage the use of renewable resources. Within the NPPF at paragraph 93 it recognises that the provision of renewable energy infrastructure is central to the economic, social and environmental dimensions of sustainable development. In accordance with the Framework, the presumption in favour of sustainable development requires that planning permission should be granted unless any adverse impacts of a proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework. The quantification of the wind resource in this locality would be beneficial to the on-going renewable energy project, for which the applicants have sought a scoping opinion from the Local Planning Authority.

Paragraph 79 of the NPPF states that the essential characteristics of Green Belts are their openness and their permanence. Paragraph 81 states that local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreations; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. The approach of the NPPF and Planning Practice Guidance for Renewable and Low Carbon Energy is re-iterated in saved Local Plan Policy GP5. This encourages the provision of renewable energy schemes where careful consideration has been given to design, layout and siting in the landscape.

The site is located in an area identified in the Landscape Assessment of the Borough of Rugby (WCC) as being in part of the High Cross Plateau, Open Plateau. The Landscape Character Assessment describes the High Cross Open Plateau as: “a remote, large-scale, open, rolling plateau dissected by broad valleys, characterised, by the most part, by wide views and a strong impression of emptiness and space.” The application site is a generally flat agricultural landscape, characterised by large open fields, primarily in arable use. Hedges are generally low cut and gappy in places. There is a block of woodland (Withybrook Spinney) to the south of where the proposed mast is to be sited. Along the eastern boundary of the site along Mere Lane is a mature deciduous wooded area, extending 500 metres from the access to Wolvey Wolds in a northerly direction, after which is a unmanaged hedgerow with mature standards at frequent intervals. Within the skyline, with the exception of pylons which run parallel with the A5 and visible within the skyline,

there are no other tall vertical structures such as, pylons, water towers, industrial/warehouse units and mobile phone masts.

The mast is clearly very tall but is also slender in design, and would appear as a utilitarian feature within the relatively flat, open farmed landscape of this area of countryside. The mast would be visible from long distances outside the application site and from surrounding public footpaths, and in part along the Mere Lane. Views along the Mere Lane would in places be partially screened by mature trees, hedgerows and other vegetation. This vegetation is largely deciduous and the mast would be more visible in winter, although views would still be filtered by tree trunks and bare branches, and the visual prominence of the mast would still be limited outside of the application site. Views of the mast along the Fosse Way would be limited given the distance of the mast to this highway and the intervening mature vegetation/wooded areas.

The proposed mast would be sited over 1km from the settlement boundary of Wolvey and Copston Magna. The upper half/two thirds of the proposed mast is likely to be visible within both of these villages, although it's visual impact is likely to be minimised by virtue of its slenderness design, the distance of the structure to these neighbouring settlement, intervening vegetation, buildings and other infrastructure, and variation in topography between the site and these villages. In respect to the small settlement of Withybrook situated to the southwest of the application site. Given the distance to this settlement, the rising and falling ground between the settlement and the site and Withybrook Spinney any likely visual impact is minimised by these factors. As such it is not considered that the proposed mast would have a significant affect upon the outlook of these villages or materially detract from their setting.

It is accepted that the proposed mast would, to some extent and for a limited time, harm the character and appearance of the area and the openness of the Green Belt. Given the open nature of the landscape and the lack of any other tall vertical structures within the skyline, it is considered that the proposed mast will have a significant visual impact in this part of the countryside. However, given the slenderness of the structure and its neutral colour, together with its temporary nature, it is considered, on balance, that whilst the structure would harm the character and appearance of the area, these factors would ameliorate this impact to what is considered to be an acceptable level. The benefits of the structure are also considered sufficient to outweigh the harm to the character of the area and openness of the green belt. The proposal would therefore accord with Core Strategy Policy CS16 as it is not considered to have an adverse impact upon the visual amenity of the area.

Paragraph 88 of the National Planning Policy Framework states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. '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. It goes on to advise (paragraph 91) that the "very special circumstances", may include the wider environmental benefits associated with increased production of energy from renewable sources.

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

- The metrological mast has a locational need to be sited in the Green Belt, because the entire land holding where the related wind data is sought lies in the Green Belt.
- The design of the metrological mast limits its impact upon the openness of the Green Belt
- Whilst the development itself would not directly result in increase production of energy from renewable sources, it would provide wind speed data that is currently expected to

lead to further development of the site (subject to planning) that would provide such benefits.

- The site is identified with Rugby Borough Council Landscape Study for Wind Energy Development as being partially within a 'less constrained area' for wind energy development.
- The effects of the development are limited by its temporary nature.

The wider environmental benefits associated with increased production of energy from renewable source, (for which a metrological mast to test wind speeds forms a part of this process), and the potential contribution the proposal could make in delivering renewable energy infrastructure, are sufficient to outweigh the harm to the Green Belt by reason of inappropriateness. The harm to the openness of the green belt and the character and appearance of the area is limited in time.

The closest property to the proposed mast is a group of farm buildings and a farmhouse at Grove Farm. The nearest building in this grouping is approximately 560m northwest of the proposed mast location. The closest property along Coalpit Lane, Wolvey (Breach Barn) and Lodge Farm, Withybrook are approximately over 1km away. The distance from nearby residential properties is considered to be more than sufficient to avoid over-dominating impact on these properties.

In respect to aviation safety, the Ministry of Defence, National Air Traffic Services (NATS and Coventry Airport Authority have no safeguarding objections to the proposed development. It is therefore considered that the proposal complies with 'saved' policy T13. The Ministry of Defence have requested a minimum intensity 25 candela omni directional flashing light or equivalent infra-red light fitted at the highest practicable point of the structure. The provision of such lighting is not considered to have an adverse impact upon the amenities of neighbouring residential properties can would no add to the level of harm identified above in respect to impact upon visual amenities and character and openness of the area and green belt. It is noted that land outside of the application site (land edged red) but within the ownership of the applicant is being used as a runway for microlights (planning permission ref: R13/1901). The erection of a met mast would compromise the safety of microlight users using the runaway. As such, should planning permission be granted, it would be subject to the signing of a S106 agreement that ensure that the planning permission ref: R13/1901 is not enacted during the time period in which the met mast is in place.

The proposal will result in the loss of a small amount of agricultural land. However, given that the mast is only proposed to be erected for a temporary period of three years, the small area of land involved and that the land can afterwards be easily brought back into agricultural use, it is considered that the proposal is acceptable.

In respect to wildlife and ecology 'saved' policy E6 seeks to ensure that any proposed development does not impact upon protected habitats/species. Warwickshire County Council Ecologists have raised no object to the proposed development subject to a condition requiring bird diverters being fitted on the guy wires. The proposal would therefore comply with 'saved' policy E6.

It is accepted that the mast would be visually prominent along the public rights of ways that run close to the application site. The proposed location of the mast is approximately 200m from the adjoining footpath. Given its location, its slender design and the fact that it is a static object, it is not considered that it would be unduly overbearing upon users of the public right of ways or impact upon the enjoyment of users of the footpaths.

Third party comments have requested that should the Local Planning Authority be minded to grant planning permission conditions are attached such as the requirement for wind speed data to be submitted on a regular basis. Circular 11/95: Use of conditions in planning permissions sets out six tests for conditions. In brief this circular explains that conditions should be i. necessary; ii. relevant to planning; iii. relevant to the development to be permitted; iv. enforceable; v. precise; and vi. reasonable in all other respects. The NPPF at paragraph 98 states that Local Planning Authorities should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting gas emissions. The purposes of the met mast is for the applicant to determine whether the site is suitable for a wind energy project, if the site is found to be of low wind speed such a project would not be viable. Within the Warwickshire Renewable and Low carbon Energy Resource and Feasibility Assessment *Warwickshire CC Landscape Assessment*, Figure 24 Wind Speed Classifications (by km square) shows that the site is within a location of wind speeds measuring 6.5-7 m/s. As such it is not necessary or reasonable to attach such a condition. It would also be considered unreasonable, unnecessary and unenforceable to impose a condition prohibiting the applicants to submit any application for a wind farm development prior to a full 3 years' worth of data being collected and analysed.

Recommendation.

Approval subject to conditions and S106 agreement

APPLICATION NUMBER

R14/1106

DATE VALID

13/06/2014

ADDRESS OF DEVELOPMENT

LAND AT WOLVEY WOLDS
WOLDS LANE
WOLVEY

APPLICANT/AGENT

Mr Mike Bird
Arcus Consultancy Services Ltd
Suite 1c
Swinegate Court East
York
North Yorkshire
YO1 8AJ

On behalf of Mr Mike Denny, ASC Renewables Ltd

APPLICATION DESCRIPTION

Erection of a single temporary meteorological mast of up to 60 metres in height for a temporary period of 3 years.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

The development hereby permitted shall be for a limited period of 3 years from the date of this decision. At the end of this period the use of the land for the siting of the meteorological mast hereby approved shall cease and all structures, materials and equipment brought on to the land in connection with that use shall be removed and the land restored to its former condition.

REASON:

The meteorological mast is related to an ongoing renewable energy project and is of a temporary nature. This structure is not considered to be suitable for retention on a permanent basis due to its appearance and scale and location in the open countryside.

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 10/06/14

Supporting Statement June 2014

Metrological Mast Location Drawing 001

Block Plan Drawing 02

Metrological Mast Elevation Drawing 003

Metrological Mast Plan View Drawing 004

REASON:

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

CONDITION 3:

Prior to the erection of the meteorological mast full details of high visibility bird diverters to be erected on the guy wires should be submitted to and approved in writing by the local planning authority. Thereafter the bird diverters shall be installed prior to the erection and operation of the mast and retained in situ until the mast is removed. The diverters shall be maintained for the duration of the operation of the mast, with replacement as required within one month.

REASON:

To avoid adverse impact on bird species

CONDITION 4:

The proposed mast shall be fitted with a minimum intensity 25 candela omni directional flashing light or equivalent infra-red light fitted at the highest practicable point of the structure.

REASON

In the interest of aviation safety

STATEMENT OF POSITIVE ENGAGEMENT:

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

INFORMATIVE: 1

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.

In view of the nearby habitat and records, care should be taken when clearing the ground prior to development. 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. Great Crested Newts and their habitat (aquatic and terrestrial areas) are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010 (as amended), 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 2

The applicant is advised to notify the Defence Geospatial Air Information Section at the Defence Geographic Centre with the following information prior to development commencing:

- a. Precise location of development
- b. Date of commencement of construction
- c. Date of completion of construction
- d. The height above ground level of the tallest structure
- e. The maximum extension height of any construction equipment
- f. Details of aviation warning lighting fitted to the structure

This information can be sent by email to: dvof@mod.uk or posted to:

Defence Geospatial Air Information Section
Defence Geographic Centre
Elmwood Avenue
Feltham
Middlesex
TW13 7AH

Reference number: R14/0481

Site address: Aldi Foodstore Ltd, 12 Paddox Close, Rugby, CV22 5AU

Description: Alterations to front elevation including shopfront, glazed canopy and render, erection of single storey extensions to side and rear.

Case Officer Name & Number: Karen McCulloch, 01788 533623

Description of site

This application relates to an existing Aldi store located within Hillmorton. The site is set back from Hillmorton Road behind an existing petrol filling station and retail units including a Sainsbury's store. The existing building is visible from Hillmorton Road across the forecourt and car parks for these properties.

The building has a pitched roof with a smaller gable to the front which projects forward. This projecting element contains a glazed shop front with other elevations built of red brick with columns and patterns in the brick work. The gable elements to the front contain grey cladding. There is an open canopy to the side of the store, above the entrance, this contains a framework which supports a high level sign, there is also a sign attached to the front of the building, within the smaller gable.

The application site is accessed from Paddox Close, a cul-de-sac which also leads to residential properties. There are car parking areas to the front and side of the building with a total of 101 spaces.

There is an existing service yard at the rear of the building, adjacent to a lower part of the building which has a gable roof and roller shutter door. There is a green security fence adjacent to the service yard. Beyond this is a steep bank which drops down towards residential properties on Millfields Avenue, trees on this bank and adjacent to Hoskyn Close are covered by a Tree Preservation Order.

Gardens of residential properties on Hoskyn Close abut the eastern boundary, these properties are at a lower level than the site.

Description of proposals

This application proposes extensions and alterations to the existing store.

A single storey extension is proposed to the side of the building. This will be the full length of the building and will be constructed of brick piers with white render between, this will have 4 gable roofs, with lower ridges than the existing building, these will have silver cladding within the gables to reflect to existing front elevation.

The existing canopy and sign to the side will be removed and a similar canopy erected to the front elevation. The store entrance will also be relocated to the front elevation and a new shop front provided. The existing brick element of the front elevation will be rendered.

These proposals also involve the removal of the existing sign attached to the building and the erection of a sign on a frame above the canopy, similar to that which currently existing on the side elevation. This will also require advertisement consent.

A single storey extension is proposed at the rear of the building. This is to have a flat roof and roller shutter door, the existing roller shutter door is to be infilled and this part of the building rendered.

These proposals reduce the number of car parking spaces to 88.

Relevant planning history

There is an extensive planning history relating to this property, however this is not directly relevant to the current application.

Third party comments

None received

Technical consultation responses

WCC Highways	Objection	Insufficient parking is provided
Environmental Health	No objection	Subject to condition and informative
Tree Officer	No objection	Subject to condition
WCC Ecology	No objection	Subject to condition

Relevant planning policies and guidance

Rugby Borough Core Strategy, 2011

CS1	Complies	Development Strategy
CS16	Complies	Sustainable Design
CS17	Complies	Reducing Carbon Emissions

Rugby Borough Local Plan, 2006 – Saved policies

GP2	Complies	Landscaping
E6	Complies	Biodiversity
T5	Complies	Parking Facilities

Planning Obligations SPD, 2012

National Planning Policy Framework, 2012 (NPPF)

Assessment of proposals

The issues to assess in relation to this application are the principle of development, impact on visual amenity and neighbouring amenity, impact on the protected trees and protected species and highway safety and car parking.

The NPPF seeks to maintain the vitality of town centres, this states that a sequential approach should be taken to proposals for main town centre uses such as retail. This sequential approach requires main town centre uses to be located within town centres, then edge of centre locations and then out of centre sites.

Although this application is for an extension to an existing store consideration should be given to the NPPF requirements and whether the enlarged store could be located in a sequentially preferable location.

The existing store is relatively large and the proposals will increase the retail area (excluding servicing etc.) to 1,048 square metres. It is not considered there are any existing properties within the town centre which could provide a store of this size.

Policy CS8 allocates land within the town centre, at Evreux Way and North Street for retail development and planning permission has been granted for a development including retail on the Evreux Way site. However, this policy and a condition on the planning permission specify these sites are to be used for A1 comparison retail. As the Aldi store provides convenience retail these sites are not considered suitable.

There are also no sites available in edge of centre locations that could accommodate Aldi. It is therefore necessary to consider out of centre locations. The application site is located within the urban area which is defined by policy CS1 as the primary focus for development. Although there are other sites that are also within the urban area which could accommodate Aldi these are not in or edge of centre and are therefore not sequentially preferable to the existing site.

The principle of the extension to the existing store is therefore considered acceptable in accordance with the NPPF and policy CS1.

The proposals reduce the number of car parking spaces within the site from 101 to 88. The Council's parking standards, contained within the Planning Obligations SPD, require a maximum of 101 spaces based on the gross floorspace proposed.

At the request of Warwickshire County Council the applicants submitted a report regarding parking and traffic which included a parking survey carried out at the store on a Friday and Saturday which are the busiest times for the store. This found that the peak occupancy was 76 vehicles on the Friday and 86 vehicles on the Saturday, numbers which could be accommodated within the proposed reduced car park.

However, consideration must be given to the proposed increase in the size of the store. Based on the proposed 21.5% increase in floor area the report identified 2 periods on a Friday where the car park would exceed capacity by 3 and 4 vehicles and 1 point on a Saturday where capacity would be exceeded by 16 vehicles.

The report refers to a parking study carried out of all Aldi stores in England, this found that when car parks were near to, or over capacity some customers chose to wait in the aisles for a space, as turnover of spaces is relatively quick, whilst other customers changed their shopping habits to visit at quieter times. The report details how the 16 vehicles which exceeded capacity at 12.00 on a Saturday could be accommodated in spaces available the hour before or after or at other times.

The report also details that the site is accessible by bus and cycle and 9 cycle stands are also proposed.

As the Council's parking standards detail maximum standards the level of parking proposed is in accordance with this standard and therefore saved policy T5. However, an assessment of the impact on highway safety must be made.

The Highway Authority, Warwickshire County Council, commented that people may not change their shopping habits and that whilst numbers of customers visiting the store may not increase customers could spend longer in the store increasing the demand for parking spaces. On this basis the Highway Authority requested that 6 additional car parking spaces be provided within the car park.

The agents advised that it would not be possible to provide additional parking spaces within the car park. On this basis the Highway Authority object to the proposals as vehicles waiting in the aisles could block the access and additional vehicles could park on Paddock Close or Hillmorton Road and this would not be acceptable.

However, the comments received from the Highway Authority do not provide any evidence to question the finding of the applicants report or detail how vehicles parking within the highway would be detrimental to highway safety and neither Paddock Close nor this part of Hillmorton Road have parking restrictions so on street parking could occur at present. It is also not clear why the Highway Authority consider an additional 6 spaces is the level required to overcome their objection.

It is therefore considered, on balance, that it has not been shown that the proposals will have an adverse impact on highway safety and the level of car parking is considered acceptable.

The parking standards also require the provision of 9 cycle spaces and amended plans were provided which provide these to the front of the store, the development therefore complies with saved policy T5.

The impact of the proposals on visual amenity must be considered. The existing store is a bland utilitarian design which is found at Aldi stores throughout the country. The current entrance is provided to the side of the building beneath a canopy which appears to be a later addition to the building.

The proposals include an extension to the side of the building. This is to be constructed of brick piers with white render infill panels with 4 gable features containing silver cladding to reflect the existing front elevation. Due to the orientation of the building this elevation, as well as the front, is prominent when entering the site and from the car park areas. Although the proposed elevation does not include any openings the mix of materials and gable features will add interest to this elevation and are considered acceptable.

Alterations are also proposed to the front elevation and the entrance to the store will be located to this elevation. A new shop front will be provided to the extended area and to replace the existing shopfront. This will increase the amount of glazing to this elevation. The existing brick element will be rendered to match the side elevation. A glazed canopy with silver grey supports, similar to that to be removed from the side elevation will also be provided above the entrance and exit to the store. It is considered that these alterations will not have an adverse impact on visual amenity.

The canopy also includes the provision of a frame to support a high level sign. Although this sign will require advertisement consent the provision of the frame should be considered at this stage. Signage of this style would not generally be supported, however consideration must be given to the fact that a very similar sign to the side elevation and a wall mounted fascia sign will be removed. The proposals therefore result in the removal of advertisements leading to a betterment in terms of impact on visual amenity. This is therefore considered acceptable in this case.

The rear extension is proposed in render with a flat roof. However, this is located within the service yard and will not be overly prominent.

The impact on visual amenity is therefore considered acceptable in accordance with the relevant part of policy CS16.

There are residential properties to the sides and rear of the application site. Dwellings in Beech Court to the west will be over 45m from the proposed side extension and it is not considered there will be an adverse impact on these properties.

The extension to the service area will be to the west of 54 Hoskyn Close which is at a lower level than the site. This element is proposed with a flat roof which reduces the bulk of the extension and will be around 11m from the boundary with this property and over 20m from the property itself, there are also mature trees on the boundary which provide an element of screening. The impact on this dwelling is therefore considered acceptable.

Properties on Millfields to the north of the site are at a significantly lower level than the application site. These are separated from the site by a bank containing mature trees which are covered by a Tree Preservation Order. The extension will be seen in the context of the existing store and security fence and will be around 30m from the nearest property and it is not considered there will be an adverse impact in terms of enclosure or loss of light.

Environmental Health has raised no objection to the application, subject to a condition requiring acoustic fencing to the service yard and an informative relating to hours of construction.

The impact on residential amenity is therefore considered acceptable in accordance with the relevant part of policy CS16.

As detailed above the trees to the side and rear of the proposed extension to the service area are covered by a Tree Preservation Order. The Council's Tree Officer commented on the application and advised that 3 Field Maple trees close to the boundary will be affected and that a dead willow would need to be removed and replaced. He has no objection to this, subject to a condition regarding replacement planting, the proposals therefore comply with saved policy GP2.

The County Ecologist initially objected to the application as a bat survey had not been provided. This was submitted and showed evidence of bats in the area. A further survey was therefore requested to establish whether bats were roosting within the building. Prior to the submission of this second survey holes within the building which could have formed access points for bats were filled in.

The County Ecologist advised that if these holes had been used as access points by bats a criminal offence would have been committed, however it can no longer be established if bats were using these holes.

Notwithstanding this the second survey identified that bats were entering and leaving the roof space of the building underneath roof tiles and concluded that the building forms a summer non-maternity roost. A licence from Natural England will therefore be required to carry out works to the roof of the building.

The County Ecologist requests a condition requiring a scheme of mitigation measures to be submitted and approved and, subject to this has no objection to the application. It is therefore considered suitable mitigation can be put in place to ensure there is not an adverse impact on protected species in accordance with saved policy E6.

Policy CS17 requires developments to comply with the published Building Regulations at the time of construction. This is controlled by separate legislation and this requirement will be complied with.

Recommendation

Approve subject to conditions.

DRAFT DECISION

APPLICATION NUMBER

R14/0481

DATE VALID

12/03/2014

ADDRESS OF DEVELOPMENT

Aldi Foodstore Ltd
12 Paddox Close
Rugby
CV22 5AU

APPLICANT/AGENT

Mr Norman Edwards
DSP Architects Ltd.
216 Fort Dunlop
Fort Parkway
Birmingham
B24 9FD

On behalf of: Aldi Stores Ltd

APPLICATION DESCRIPTION

Alterations to front elevation including shopfront, glazed canopy and render, erection of single storey extensions to side and rear.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

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

REASON:

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

CONDITION: 2

The development shall not be carried out other than in accordance with the plans Site Location Plan - A13A64-P001, Proposed Elevations - A13A64-P203 and Proposed Floor Plan - A13A64-P201 received by the Local Planning Authority on 10 March 2014 and the amended Proposed Site Plan - A13A64-P003 Rev A received by the Local Planning Authority on 20 March 2014.

REASON:

For the avoidance of doubt.

CONDITION: 3

The facing materials to be used on the external walls, roof and other alterations shall as specified on the application form, received by the Local Planning Authority on 10 March 2014 and on plan Proposed Elevations - A13A64-P203 received by the Local Planning Authority on 10 March 2014.

REASON:

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

CONDITION: 4

Unless otherwise agreed in writing by the Local Planning Authority close boarded acoustic fencing shall be erected adjacent to or affixed to the existing metal palisade fencing surrounding to the rear service yard prior to the first occupation of the rear extension hereby approved.

REASON:

In the interest of residential amenity.

CONDITION: 5

No development shall commence unless and until a specification of proposed tree planting, to replace trees to be lost due to their proximity to the rear extension, has been submitted to and approved in writing by the Local Planning Authority.

This specification shall include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance.

If within a period of 5 years from the date of planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

REASON:

To maintain and enhance continuity of tree cover on the rear northern embankment.

CONDITION: 6

Prior to the first occupation of the extensions hereby approved cycle parking shall be provided in accordance with the approved Proposed Site Plan - A13A64-P003 Rev A and the Cycle Stand Detail - AD5901 received by the Local Planning Authority on 20 March 2014.

REASON:

In the interest of sustainability.

CONDITION: 7

No development shall commence unless and until a detailed schedule of bat mitigation measures (to include timing of works, replacement roost details, monitoring and further survey if deemed necessary) has been submitted to and approved in writing by the Local Planning Authority. Such approved mitigation measures shall thereafter be implemented in full.

REASON:

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

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 signage shown above the proposed canopy will require Advertisement Consent.

INFORMATIVE: 2

Environmental Services advise that in order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -

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

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

No work on Sundays & Bank Holidays.

INFORMATIVE: 3

The submitted ecology reports have identified a bat roost within the building. A licence from Natural England will therefore be required to carry out any works affecting the roof of the building.

INFORMATIVE: 4

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 Wildlife and Countryside Act 1981 (as amended). The main nesting season lasts approximately from March to September inclusive, 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: 5

The ecological report submitted identifies Japanese Knotweed in the landscaped areas to the north and east of the site. This is a non-native invasive species which is controlled through the Wildlife and Countryside Act 1981.

Reference number: R13/1651

Site address: Land to the east of Coombe Abbey Hotel, Brinklow Road, Ansty

Description: Temporary change of use of land to an overflow car park.

Case Officer Name & Number: Richard Redford, ext 3625

The Proposal;

Limited period planning permission is sought for the temporary change of use of land to the east of the hotel building to provide an overflow car park, including laying of rolled stone surface. The submitted details indicate permission is sought for a temporary period of 3 years and there will works to a number of trees protected by Tree Preservation Orders. Temporary permission is sought to tie in with the temporary approval for the temporary marquee first granted in 2012 and then again in 2013 following amendments to the approved scheme.

Following requests by officers amended, up-dated tree surveys have been provided along with additional information and evidence, including their willingness to accept conditions relating to surfacing material if deemed necessary and fencing. The information provided also details the parking area will be used on an informal basis with no formal parking spaces laid out on-site with fallen trees to be left in situ although stumps will be removed.

Site History;

The site is subject to extensive planning history. However, the most relevant applications are those that relate to the change of use of the hotel in 1991 and various applications to increase the size of the hotel in relation to the number of bedrooms in 1991, 1993, 1996 & 2006. The most recent, relevant applications are as follows;

Erection of a temporary marquee (amended design following approval 20.06.2012 of R11/0418) (R12/2356) Temporary approval

Erection of a temporary marquee (R11/0418) 18.05.2013 Temporary approval

Consultee Correspondence;

Environmental Health No objection Request informatives if approved.

Tree Officer No objection Requests a condition

WCC Highway No objection

Authority

WCC Ecology No objection Request a condition and an informative

English Heritage	Comment	Proposed post and rail fencing or alternatively the use of post and wire fencing could be seriously intrusive visually and would harm the significance of the park
Natural England	No objection	

Third Party Correspondence;

Coombe Fields Parish Council		No objection Comment that whilst having no major concern with the proposal, the rolled stone listed as the surface finish material will be extremely difficult if not impossible to remove when the temporary use is finished with. Also indicate that if, as they suspect, the proposal will become permanent it would have been better to state so at this point
Neighbours (1)	Object	On the grounds of changes to the character of the area; alteration to change the area within the farm; loss of privacy; site security; increased noise and disruption; increased traffic generation; and adverse impact on the rural landscape and wildlife / ecology;

Other Relevant Information;

The site is located within the grounds of Coombe Abbey, a Grade I listed building, a Grade II* Registered Historic Park & Garden and Coombe Abbey Conservation Area, approximately 9 miles north-west of Rugby and 2 miles east of Coventry. The proposed temporary car park will be located on a grassed site to the east of the main building and temporary marquee currently used for the grazing of livestock adjacent to the former walled garden of Coombe Abbey. The grassed area is surrounded by a Grade II listed stone wall, former walled garden, numerous established mature deciduous trees and hedging as well as a farm and agricultural land. This part of the site is considered to lie within / to the edge of the historic core of the Abbey.

The main private car park and hotel as well as the marquee are to the east of the application site. Access to the application site is via 2 existing gated access points off an existing tarmacked service road for the main hotel to the east of the main hotel building and north of the hotel car parking area.

Relevant Policies;

Policy CS1	Complies	Development Strategy
Policy CS16	Complies	Sustainable Design & Construction
Saved Local Plan Policy GP2	Complies	Landscaping
Saved Local Plan Policy E6	Complies	Ecology
Saved Local Plan Policy E17	Complies	Development affecting parks and gardens and other elements of historic landscape
Planning Obligations SPD		
Coombe Abbey Conservation Area Appraisal		
NPPF		

Consideration;

The main issue for consideration in this application relates to the acceptability or otherwise of the proposal given the sites location within the West Midlands Green Belt with subsequent matters including its impact on the character and appearance of the area including its relationship with the listed building, registered park and garden as well as the conservation area and parking.

The site is located within the West Midlands Green Belt where policy CS1 indicates new development will be resisted and only be supported where in accordance with the provisions of the NPPF. Section 9 of the NPPF deals specifically with the green belt with para 80 detailing the 5 purposes the green belt serves including assisting the safeguarding of the countryside from encroachment whilst also preserving the setting and special character of historic towns. It also details that all development is inappropriate except in very special circumstances or where it falls within certain exceptions such as where it is for agricultural purposes or limited infilling of previously developed land. Within para 90, provision is also made certain other forms of development providing they preserve the green belts openness and include mineral extraction, engineering operations and the re-use of buildings.

In this instance the proposed car park would be for a temporary period of three years to tie in with the temporary permission that exists for the marquee, which has been implemented. Submitted details indicate that the proposed area would be used on an ad-hoc manner serving as an informal overflow parking area at times where the formal parking area associated with the hotel is fully utilised. Clarification has been provided by the agent in respect of a number of elements of the submission including boundary treatments, materials to be used on the ground, access and why the other parking spaces on the site that serve the country park are unable to be used. These details indicate that it is not intended to create an urban style car park with the reference made on the application forms to the use of rolled stone removed and suggesting a condition requiring any surfacing materials to be submitted and approved by the Local Planning Authority before the development commences. It is also stated that in the instances where it would be used a marshal would be present to enable parking to take place on it in an appropriate manner given the informal

use and arrangement of the site for parking purposes. With regards to the other elements of formal car parking that exist on-site, adjacent to the site entrance from Brinklow Road, the agent has advised that these serve the Country Park situated within the wider Coombe Abbey estate over which the applicant has no control and is unable to use.

As indicated above the NPPF now considers that extensions and alterations of all buildings in the Green Belt are an appropriate form of development, provided they are not disproportionate additions based on the size of the original building. The proposed temporary car park can be considered to be an extension of sorts to the hotel and conference functions that operate from the premises providing parking facilities essential to their operation that cannot be considered to be appropriate development. This is further emphasised by the temporary nature of the marquee to enable improved operation on the site. Although the development is inappropriate and will impact on the openness of the Green Belt, the siting of the area where the parking is to be located is in a position of limited visibility well screened off from most positions by mature trees and hedgerows as well as a number of farm buildings and the old walled garden associated with the historic uses of the buildings on-site, the proposal is not considered to have a significant impact on the openness of the Green Belt. On the basis of these points the principle of the temporary use of the land for parking purposes associated with the hotel and its operations is considered to be acceptable.

The site is situated within the Coombe Abbey Conservation Area as well as within close proximity to a range of listed buildings of various grades whilst also being within a Grade II* listed registered park and garden. Section 12 of the NPPF refers to heritage assets being an irreplaceable resource and that they should be conserved in a manner that is appropriate to their significance. There is no question of the importance of the site in heritage terms, however a balance has to be struck between whether the proposal would result in substantial harm or loss to any of the heritage assets and the short term revenue produced by the temporary application to support the management and maintenance costs of a Grade I listed hotel. This is reiterated in the Coombe Abbey Conservation Appraisal, 2010 which acknowledges that the use of the Abbey as a hotel is a beneficial use of the building.

Although the proposal will be in a well screen part of the site where views of it will, when in use, be apparent from certain parts of the existing hotel car park and a limited part of the adjacent road, particularly during the winter months when the leaves have fallen from the trees. Nevertheless, minimising the visual impact and preventing physical damage to the heritage assets, including archaeology, balanced against the operation of a commercial venue and the maintenance of the hotel and its grounds is key in the overall assessment of this proposal. Para 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. As detailed above, it is considered that a fair balance has been struck between public benefit of the additional income stream generated through the additional parking the proposal will provide in conjunction with the temporary marquee use to assist in safeguarding the future of the heritage asset whose surrounding grounds are open to the public and the business needs of the hotel operation.

English Heritage have commented that they have no objection to the principle of the development however have concerns over the site boundary treatment to be used as detailed in the application forms, stating that the use of post and wire fencing could be seriously intrusive and visually detrimental to the significance of the park. Officers share the concerns of English Heritage over the appropriateness of post and wire fencing in this location however are of the opinion that a condition could be attached to any approval requiring specific details of site boundary treatment be submitted to and approved in writing before any development commences. Such a condition would allow the treatment to be agreed so ensuring it is appropriate to, in-keeping with and complimentary to the sites location.

Overall the proposal, on balance, is considered to comply with Saved Policy E17, Policy CS16 of the Core Strategy, and the NPPF purely on a temporary basis.

The site lies within the Coombe Abbey Conservation Area and therefore the trees surrounding the site are protected. A tree survey was provided as part of the application which has subsequently been up-dated a number of times during the processing of the application and recommends works be carried out to a number of trees along with the removal of 4 trees. These have all been assessed by the Councils Tree Officer who is satisfied with the contents of the current most recent survey and has no objections to the works proposed subject to a condition being attached to any permission. The works to the trees proposed as part of the scheme are considered to be acceptable from a visual perspective and whilst it would thin the existing vegetation slightly in 2 or 3 locations, it would not thin the landscaping to an unacceptable level that would result in the proposed temporary permission being unacceptable.

The use of the land to provide parking spaces will result in the provision of up to an additional 80 on-site parking spaces giving an overall provision of 260 on-site associated with the hotel and conference centre. This level is acceptable. No highway or pedestrian safety concerns have been raised by the Highway Authority.

Recommendation;

Recommend temporary approval subject to conditions.

Report prepared by: Richard Redford 19th August 2014

DRAFT DECISION

APPLICATION NUMBER

R13/1651

DATE VALID

13/11/2013

ADDRESS OF DEVELOPMENT

LAND TO THE EAST OF COOMBE ABBEY
HOTEL
BRINKLOW ROAD
BINLEY
RUGBY
CV3 2AB

APPLICANT/AGENT

Peter Frampton
Framptons
Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH
On behalf of Coombe Abbey Hotel

APPLICATION DESCRIPTION

Temporary change of use of land to an overflow car park.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

Unless otherwise agreed in writing with the Local Planning Authority this permission shall be temporary for a period of three years ending on 31st July 2018. Within one month of the end of the temporary permission period all infrastructure shall be removed and the land reinstated (including re-seeding where necessary) to its previous condition unless further written permission from the Local Planning Authority has been obtained.

REASON:

This permanent use of the land for parking purposes is not considered by the Local Planning Authority to be suitable for retention on a permanent basis due to its sensitive, historic, Green Belt location.

CONDITION 2:

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

Application forms, agents letter dated 5th August 2013 received the Local Planning on 6 August 2013; and

Block plan submitted to and received by the Local Planning Authority on 8th October 2013; and

Agents e-mail, Tree Location Plan - Parking drawing numbered 5132 FE TL 02 Pk showing access and egress points from the application site and main access plan drawing number PJF/asb/PF/9046.01 all submitted to and received by the Local Planning Authority on 13th November 2013; and

Agents e-mail to the Local Planning Authority and Planning Policy Statement numbered PF/9046 dated April 2014 both submitted to and received by the Local Planning Authority on 15th April 2014; and

Amended Tree Schedule dated April 2013, amended Tree Protection Plan numbered 5132 FE TPP02 Pk dated 27 February 2014 and amended Tree Location Plan numbered 5132 FE TL 02 dated 30 May 2013 all submitted to and received by the Local Planning Authority on 20 May 2014; and

Ecolocation Bat Report numbered 2014-01(14) dated 14th May 2014 submitted to and received by the Local Planning Authority on 22 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;

Notwithstanding details indicated on the approved documents the car park area shall not be surfaced unless full details have been submitted to and approved by the Local Planning Authority. Such details shall include cross-sections and arrangements for removal of the surface at the end of the temporary period for which planning permission has been granted. Surfacing of the approved development shall be carried out in accordance with the details approved.

REASON;

In the interest of visual amenity, the setting of the listed buildings on site as well as the setting of both the Coombe Abbey Registered Park & Garden and Coombe Abbey Conservation Area.

CONDITION 4;

The land shall not be brought into use for car parking until details of the means of enclosure to protect existing trees and safeguard the setting of nearby heritage assets in accordance with the location of the parking and access envelope as shown on plan 5132 FE TL 02 Pk has been submitted to and approved by the Local Planning Authority. The means of enclosure shall be maintained while the land is used for car parking during the life of the temporary planning permission.

REASON;

To ensure the satisfactory protection of protected trees on site.

CONDITION 5;

Notwithstanding details contained on the approved plans and documents, before the development hereby permitted commences full details of the means of enclosure of the site and site boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented prior to the first use of the car park and subsequently retained for the duration of the temporary permission.

REASON;

To ensure boundary treatments formally enclosing the temporary car park are acceptable, are erected prior to the first use of the temporary car park and retained for the duration of the permission to prevent extension of the parking area beyond the area approved.

CONDITION 6;

No materials shall be stored within any tree root protection area and no retained tree shall be cut down, uprooted or destroyed nor shall any retained tree be pruned in any manner be it branches, stems or roots, other than in accordance with the approved plans and documents, without the prior written approval of the Local Planning Authority.

REASON;

To ensure the continued protection of existing protected trees on site.

CONDITION 7;

The temporary car park hereby approved shall only be used as an overflow car park in association with events and functions held in the adjacent Coombe Abbey Hotel and for no other reason.

REASON;

To ensure it is only used for the purposes used to justify the granting of the temporary planning permission and for no other reason.

CONDITION 8:

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:

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

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 and agent are advised that trees on which work or removal is approved as part of this development should be checked for nesting birds prior to work taking place and that no tree should be cross cut in close proximity to cavities or hollows. It is also advised that trees to be removed with cavities or hollows should be carefully lowered to the ground and left with their openings exposed for a minimum of 24 hours after felling in order to allow any bats that could be present to leave of their own accord.

INFORMATIVE 2;

Lighting can have a harmful effect on bats impacting on their use of a roost and also their commuting routes and foraging areas. Light falling on a roost access point is likely to delay bats from emerging, which can be especially damaging around dusk as that is when there is a peak in the number of insects. In the worst case scenario, it can cause the bats to desert the roost. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended), the latter of which deems them a European Protected Species. Bats, birds and other nocturnal mammals should always be taken into account when lighting is being considered. It is respectfully advised that lighting is kept to a minimum around the boundaries and is limited to illuminating the ground and not any possible access points or foraging corridor. For further advice on this please contact the WCC Ecological Services on 01926 418060.

INFORMATIVE:

Environmental Services advise that in order to reduce the likelihood of hotel guests being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -

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

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

No work on Sundays & Bank Holidays.

Reference number: R14/01034

Site address: Land South Side of Top Road

Description: Retrospective permission for proposed stable block (amendment to previously approved scheme)

Case Officer Name & Number: John Wilbraham – 01788 533549

Site Description

The site lies approximately 0.5 miles from the centre of Barnacle village in open countryside washed over by Green Belt. The site is a parcel of land located on a long thin strip of land which runs south off Top Road, adjacent to a traveller site.

Proposal Description

The application is seeking retrospective permission for the erection of a stable building and associated concrete hardstanding area and is an amendment to a previously approved application. The building is L-shaped and contains no. 4 stables plus a feed and tack room. It is sited in the north-western corner of the site adjacent to the boundary fence. The building would measure approximately 16.4m along the longest length with a width of 4m whilst at the shorter edge the length will be 9.95m also with a width of 4m whilst the eaves are 2.8m with an overall height of 4.6m. It is constructed from concrete blocks with timber cladding that is stained dark brown with a dull red metal sheet roof.

Relevant Planning History

Application Reference	Description	Decision
R14/0597	Erection of a hay barn (retrospective)	Pending consideration
R13/1767	Proposed erection of a stable block and associated hardstanding	Granted 17/10/13

Technical Consultation Responses

WCC Ecology – We recommend that notes highlighting the protected status of nesting birds and reptiles and amphibians are included with any permission granted (weekly list comments 9/6/14)

Third Party Responses

Cllr Pacey-Day – no objections to amended scheme (4/6/14)

Parish – no comments received

Neighbours – no comments received

Relevant Planning Policies and Guidance

Core Strategy

CS1 Development Strategy

CS16 Sustainable Design

Saved Local Plan Policies

E6 Biodiversity

T5 Parking Facilities

National Policy

National Planning Policy Framework (NPPF)

Guidance

Sustainable Design and Construction SPD

Assessment of Proposals

In the assessment of this application the determining factors are the impact of the proposed development on the openness of the Green Belt, the visual impact on the Green Belt and the open countryside, amenity of neighbouring properties, impact on highway safety and impact on protected species.

Principle of Development

National planning policy framework defines the principle of including land within the Green Belt is to keep land permanently open; the essential characteristics being their openness and their permanence. Paragraph 87 of the NPPF states that 'inappropriate development should not be approved, except in very special circumstances'. Further Paragraph 88 states that, 'local planning authorities should ensure that substantial weight is given to any harm to the Green Belt'. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any harm, is clearly outweighed by other considerations'. Paragraph 89 of the NPPF sets out a criterion for exception where local authorities should have regard to the construction of new buildings in the Green Belt.

The provision of new build equestrian facilities is not specifically mentioned in the NPPF (Paragraphs 89 and 90) as being appropriate development in the Green Belt. However Paragraph 89 of the NPPF allows for appropriate or essential facilities in connection with outdoor sport and recreation. The proposed stables would be for the private use of the applicant to aid in the enjoyment of their horses. It is considered that private equestrian riding can be classed as outdoor sport and recreation and this principal was accepted in the previous application. The building itself is considered to be an appropriate size and scale for its intended use. The stables are sited in the north-western corner of the site and would be seen against the hedge boundary of the adjoining field, which would aid in minimising their visual intrusion into the open countryside. The proposals are considered to be an

appropriate form of development in the Green Belt and would not harm its openness having regard to Paragraphs 89 and 90 of the NPPF.

Impact on the visual amenity of the Green Belt and 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. Similarly, the Sustainable Design and Construction Supplementary Planning Document states that the siting, size and design of an extension must not dominate the existing building and should be sympathetic with and appear subservient to the original dwelling. Paragraphs 56 and 57 of the NPPF require all development proposals to be of a high quality design.

The design of the stable is considered to be sympathetic to the surroundings and is a traditional style for a stable building of this nature. The timber cladding has been stained in a dark brown which helps to ensure the building is not incongruous in its countryside location. The metal sheeting is a dull red which blends in well with the stain helping to make the stable as unobtrusive in the landscape as possible. The location of the stable also aids in reducing its visual impact as it is viewed in relation to the adjacent travellers site, thereby being seen as part of the cluster of development in this location rather than protruding further into open countryside. It is noted that the travellers site has only a temporary permission which expires in August next year. Whilst it remains at this location it aids in encompassing the stable as part of the developed area, but should it not receive a renewal of permission the siting of the stable in close proximity to the adjacent boundary hedge and within a post and rail fenced parcel of land is considered to be a suitable location for a stable building and utilises existing features to give it a relationship with the area.

The development is not considered to harm the visual amenity of the Green Belt or the wider area having regard to Policy CS16 and Paragraphs 56, 57, 89 and 90 of the NPPF.

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 nearest neighbouring properties are the caravans in the traveller's site adjacent. The nearest of these is approximately 45m away. This is considered a great enough distance to ensure there would be no adverse impact to the amenity of these residents having regard to Policy CS16.

Impact on protected species

Saved Local Plan Policy E6 states that the Borough Council will seek to safeguard, maintain and enhance features of ecological and geological importance. Paragraph 118 of the NPPF requires local authorities to have regard to the conservation and preservation of protected species and their habitats.

The County Ecologist has raised no objections to the proposals but has suggested a couple of informative notes be attached to the permission. Based on this expert advice it is considered the proposal will not adversely impact on protected species having regard to Policy E6 and Paragraph 118 of the NPPF.

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. Paragraph 39 of the NPPF requires development proposals to have regard to the safety of all highway users.

The previous application sought to utilise an existing field access which runs along the western boundary of the site. The relocation of the stables means this access could no longer be utilised and instead the main access through the adjoining travellers site would be utilised. Given that this is an existing access County Highways were not consulted on the proposal. Visibility out of this access is considered acceptable in highway safety terms. The plans indicate that as well as a concrete hardstanding area immediately in front of the stables a large gravelled area would be provided which would also be able to accommodate a number of vehicles and horseboxes associated with the use of the stables.

Overall the proposal is not considered to be harmful to highway safety having regard to Policy T5 and Paragraph 39 of the NPPF.

Recommendation:

Planning permission be granted subject to the applicant first entering a voluntary revocation order without compensation under Section 97 of The Town and Country Planning Act 1990 in respect of planning permission R13/1767 and subject to the following conditions; -

Report prepared by: 21/8/14

DRAFT DECISION

APPLICATION NUMBER

R14/1034

DATE VALID

15/05/2014

ADDRESS OF DEVELOPMENT

LAND SOUTH SIDE
TOP ROAD
BARNACLE
CV7 9FS

APPLICANT/AGENT

Mr John King
Top Road
Barnacle
Warwickshire
CV7 9FS

APPLICATION DESCRIPTION

Retrospective permission for proposed stable block (amendment to previously approved scheme)

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

The development shall not be carried out other than in accordance with the plans no. 13:90, 13.90.03 and 13.90.04 received by the Local Planning Authority on 3 June 2014.

REASON:

For the avoidance of doubt.

CONDITION 2:

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:

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

CONDITION 3:

Unless otherwise agreed in writing by the Local Planning Authority the proposed stable shall only be used for the stabling of animals for private purposes and shall not be used for the holding of competitions, exhibitions, hiring of horses or other business activities.

REASON:

In the interest of the amenities of the locality.

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:

In view of the suitable habitat nearby, care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while Warwickshire County Council Ecological Services or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2010 (as amended).

Reference number: R14/1410

Site address: The Barn, School Street, Long Lawford, Rugby, CV23 9AT

Description: Demolition of existing carport and erection of single storey detached garage

Case Officer Name & Number: Duncan Jordan 01788 533845

Site Description

The application site is a relatively large residential property which is set back some distance from the public roads via a shared driveway which also serves neighbouring properties. The existing carport and area in which the new garage is proposed is hidden from public views from the street.

Proposal Description

The applicant proposes the demolition of an existing car port and the construction of a new garage in its place. A site visit reveals that the car port is in a state of disrepair, so much so that it would likely be a dangerous structure to park a car under. The replacement garage is proposed constructed of wood with the dimensions submitted on the plans at 3.35m wide and 2.5m high, to the top of the ridge of the dual pitched roof and height to eaves of 1.95m. The roof is proposed to be constructed of grey felt shingles. To the west side a single entrance door and to the east, a single window. The main front doors of the garage are proposed to be constructed of tongue and groove and the external appearance of the garage itself to be feather edge board.

Relevant Planning History

None

Technical Consultation Responses

WCC – Highways -	No Objection
WCC – Archaeology –	No Comment
WCC – Ecology –	No Objection subject to Informatives

Third Party Responses

None

Relevant Planning Policies & Guidance

National Planning Policy Framework -	Complies
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Core Strategy

CS1 – Development Strategy -	Complies
CS16 - Sustainable Buildings -	Complies

Supplementary Planning Documents

Sustainable Design & Construction - Complies

Assessment of Proposals

The determining issues to take into account in this case are the visual impact on the character and appearance of the area and the impact on neighbouring residential amenity.

The existing car-port is in a poor state of repair and is clearly unfit for purpose. The design and external appearance of the proposed garage gives the appearance of a large shed and as such does not appear as an obtrusive or incongruous feature in its setting. Furthermore because the property and its curtilage is set back from the public road and because of the layout of neighbouring dwellings, the garage would not be visible from School Road. Given these factors it is considered that the visual impact on the character and appearance of the area is acceptable.

In terms of impact on neighbouring residential amenity the proposed garage would largely mirror the location of the existing car port. Due to relative positions of neighbouring properties the only neighbour which will have some impact is 'The Hollies' which lies to the south of the application site.

This neighbouring property will have views of the roof of the garage but due to the relative position of the garage to this neighbour, views will be largely limited to the short axis of the garage meaning that the visual impact on this neighbour is considered to be acceptable. In terms of overshadowing, this neighbouring bungalow has no windows to the side elevation which faces the applicant's property, therefore there is considered to be no overshadowing impact to the neighbour. Finally, due to the height of the boundary treatment; a ~2m fence, the fact that the proposal is a garage and that the location of the window in the garage looks into the garden area of the applicant's property, there is considered to be no concern of overlooking either to neighbouring windows or the more private amenity area of the neighbour's garden.

Report prepared by: Duncan Jordan

Recommendation

Approve subject to appropriate conditions and informatives.

APPLICATION NUMBER

R14/1410

DATE VALID

31/07/2014

ADDRESS OF DEVELOPMENT

THE BARN
41C SCHOOL STREET
LONG LAWFORD
RUGBY
CV23 9AT

APPLICANT/AGENT

Mr Peter Beresford
The Rectory
2, Rectory Lane
Rugby
Warwickshire
CV23 8TZ

APPLICATION DESCRIPTION

Demolition of existing Car Port and Erection of a single storey detached garage

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:

Plans 1-6

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 be as specified on the application form, received by the Local Planning Authority on 31/7/14 and on plans 3 & 4 received by the Local Planning Authority on 31/7/14.

REASON:

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

CONDITION 4:

The garage hereby approved shall not be used for any purpose other than ancillary to the residential use of The Barn, School Street, Long Lawford, Rugby, CV23 9AT

REASON:

In the interest of residential amenity.

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 Wildlife and Countryside Act 1981 (as amended). The main nesting season lasts approximately from March to September inclusive, 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.

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.

AGENDA MANAGEMENT SHEET

<i>Name of Meeting</i>	Planning Committee
<i>Date of Meeting</i>	3 rd September 2014
<i>Report Title</i>	Delegated Decisions – 25 th July to 14 th August 2014
<i>Portfolio</i>	N/A
<i>Ward Relevance</i>	All
<i>Prior Consultation</i>	None
<i>Contact Officer</i>	Paul Varnish 3774
<i>Report Subject to Call-in</i>	N/A
<i>Report En-Bloc</i>	N/A
<i>Forward Plan</i>	N/A
<i>Corporate Priorities</i>	N/A
<i>Statutory/Policy Background</i>	Planning and Local Government Legislation
<i>Summary</i>	The report lists the decisions taken by the Head of Planning and Culture under delegated powers
<i>Risk Management Implications</i>	N/A
<i>Financial Implications</i>	N/A

Environmental Implications N/A

Legal Implications N/A

Equality and Diversity N/A

Options N/A

Recommendation The report be noted.

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

Rugby Borough Council

Planning Committee – 3rd September 2014

Delegated Decisions – from 25th July to 14th August 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: 3rd September 2014
Subject Matter: Delegated Decisions – 25th July to 14th August 2014
Originating Department: Planning and Culture

LIST OF BACKGROUND PAPERS

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.

DECISIONS TAKEN BY THE HEAD OF PLANNING AND CULTURE UNDER
DELEGATED POWERS FROM 25.07.2014 TO 14.08.2014

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R14/1221 Refused 25.07.2014</i>	153 Townsend Lane Rugby	Part Ground Floor and First Floor Rear Extension
Applications Approved		
<i>R14/0627 Approved 24.07.2014</i>	11-13 Castle Street Rugby	External alterations to premises (retrospective)
<i>R13/1444 Approved 24.07.2014</i>	11 Brockhurst Lane Monks Kirby	Change of use of property from mixed use dwelling (C3) and post office (A1) to single dwelling (C3). External alterations including door and window alterations and provision of 2no. new windows in West elevation (partly retrospective application).
<i>R14/0624 Approved 24.07.2014</i>	Glenree 5 Grays Orchard Thurlaston	Erection of a first floor side extension and a conservatory to the other side, and conversion of the existing garage to integral ancillary annex accommodation.
<i>R14/0971 Approved 25.07.2014</i>	Park Fields Birdingbury Lane Rugby	Raising of roof to provide a first floor with rooms in roof, provision of dormer windows and a 2-storey front extension
<i>R14/1196 Approved 25.07.2014</i>	The Stables Rugby Road Brandon	Erection of a single storey rear extension (partly replacing existing conservatory).
<i>R14/1022 Approved 25.07.2014</i>	3 Manor House Close Newbold	Erection of a detached summer house in the rear garden area, together with associated trellis screen and planting.
<i>R14/1240 Approved 28.07.2014</i>	39 Troubridge Walk Bilton	Construction of a two storey side extension to dwelling house

<i>R14/0648 Approved 28.07.2014</i>	Draycote House School Lane Hill	Erection of first floor extension
<i>R14/0772 Approved 29.07.2014</i>	119 Clifton Road Rugby	Installation of new dropped kerb access and provision of hardstanding for parking of vehicle
<i>R14/1258 Approved 29.07.2014</i>	28 Beech Drive Rugby	Demolition of existing porch and erection of new porch.
<i>R14/1174 Approved 30.07.2014</i>	10 Oxford Road Marton	Retrospective Permission for the erection of a Brick Pillar
<i>R14/1276 Approved 30.07.2014</i>	26 Loverock Crescent Rugby	Erection of a two storey side/front extension and alterations to the parapet wall over the garage.
<i>R14/1247 Approved 31.07.2014</i>	39 Troubridge Walk Bilton	Demolition of existing single garage & construction of a double garage.
<i>R14/1156 Approved 31.07.2014</i>	Little Walton Lodge Farm Lutterworth Road Pailton	Modification of outbuilding including provision of a pitched roof and alterations to previously approved fenestration. Replacement of the existing dilapidated adjoining outbuilding.
<i>R14/1175 Approved 31.07.2014</i>	Holly Cottage Main Street Harborough Magna	Erection of a rear conservatory
<i>R14/0711 Approved 31.07.2014</i>	Former Stables Hunter Street Rugby	Demolition of former stables and erection of 3no. One bedroom terraced dwellings
<i>R14/1222 Approved 01.08.2014</i>	36 Broad Street Brinklow	Retention of garden shed.
<i>R14/1236 Approved 01.08.2014</i>	23 Lilbourne Road Clifton Upon Dunsmore	Change of use of existing ancillary building to a separate dwelling

<i>R14/1254 Approved 01.08.2014</i>	32 Southfield Road Rugby	Erection of a first floor rear extension
<i>R13/1242 Approved 01.08.2014</i>	Makins Fishery Bazzard Road Wolvey	Erection of 2 fishing holiday lodges to compliment fishery
<i>R14/0822 Approved 04.08.2014</i>	The Old Barn Cawston Old Farm Barns Whitefriars Drive Cawston	Insertion of two conservation roof lights to front roof slope
<i>R12/2075 Approved 04.08.2014</i>	65 Rugby Road Dunchurch	Erection of outbuilding to provide ancillary accommodation
<i>R14/1301 Approved 05.08.2014</i>	45 Balcombe Road Hillmorton	Erection of a single storey rear extension
<i>R14/1267 Approved 05.08.2014</i>	12 John Simpson Close Wolston	Single storey side extension
<i>R14/0489 Approved 05.08.2014</i>	Ground Floor Flat Wildas 258 Hillmorton Road Rugby	Continuation of use of part of ground floor of property as a 2 bed flat with storage area at first floor
<i>R14/0521 Approved 05.08.2014</i>	Cullerlie Main Street Frankton	Erection of two-storey and single-storey rear extensions, double garage to side, replacement porch and external alterations.
<i>R13/1053 Approved 05.08.2014</i>	Flecknoe Farm Flecknoe Farm Stud & Livery Flecknoe Village Road Flecknoe	Erection of bungalow, to replace existing residential mobile home.
<i>R14/1177 Approved 06.08.2014</i>	Land at Top Road Top Road Barnacle	Construction of a 3 bay stable block and concrete hardstanding
<i>R14/1004 Approved 06.08.2014</i>	26 Ilmer Close Brownsover	Proposed garage conversion and front extension

<i>R14/1094 Approved 06.08.2014</i>	Bilton Grange Rugby Road Dunchurch	Installation of maintenance equipment store and hard surfaced area and temporary planning permission for the installation of diesel generator set and fuel tank enclosed by security fencing to power floodlights.
<i>R14/1274 Approved 08.08.2014</i>	59 Overslade Lane Rugby	Erection of a two storey front extension (resubmission of planning permission reference R14/0508, dated 09 April 2014).
<i>R14/0409 Approved 08.08.2014</i>	The Coal Yard High Street Ryton on Dunsmore	Erection of 14 No. dwellings and associated works
<i>R14/0958 Approved 11.08.2014</i>	122 Hollowell Way Brownsover	Proposed change of use from baby scanning clinic (sui generis) to hot food takeaway (use class A5)
<i>R14/1151 Approved 11.08.2014</i>	56 Regent Street Rugby	Change of use from offices (use class B1a) to beauty salon/health clinic
<i>R14/1207 Approved 11.08.2014</i>	19 High Street Rugby	Change of use of the first,second and third floors to provide 3 residential units, installation of 6 new windows to first floor side elevation , erection of first floor rear extension incorporating side facing patio doors to new ballustrade around existing flat roof and installation of new lantern and roof lights
<i>R14/0510 Approved 11.08.2014</i>	Former Bilton Bypass Land Ivy Grange Bilton	Erection of 9 dwellings, together with car parking, roads, sewers and associated external works
<i>R13/1600 Approved 25.07.2014</i>	Leicester Road West Rugby	Outline planning application with means of access to be determined for the redevelopment of land for the erection of 95 dwellings (Class C3) with associated public open space, landscaping, car parking, access roads and ancillary works - waiver of condition nos. 6, 8 and 9 attached to outline planning permission ref. R07/1918/MAJP, dated 08/02/2012, covering highway works and off-site junction improvements.

<p><i>R13/1597</i> <i>Approved</i> 25.07.2014</p>	<p>Land at Leicester Road Leicester Road Rugby</p>	<p>Outline planning application for the redevelopment of land to provide a mixed scheme incorporating residential development comprising the erection of 540no.dwellings, 2 hectares of employment (Class B1) development, a new college campus for Warwickshire College including associated facilities with car parking (Class D1), a DIY retail store (5156sq.m gross internal floor space with ancillary areas for the display and sale of building materials (975sq.m) and garden centre products (1245sq.m gross) and a new spine road together with associated landscaping, public open space, car parking, vehicular and pedestrian access ways and ancillary works:</p> <p>- variation of condition nos. 6, 10, 13, 33 and 34, and waiver of condition 12 attached to outline planning permission ref. R06/0064/MAJP dated 17/09/2007 to defer the implementation of highway, pedestrian and cycleway improvement works and to cover noise assessment in respect of the spine road.</p>
<p><i>R12/1077</i> <i>Approved</i> 12.08.2014</p>	<p>Manor Farm Birdingbury Lane Frankton</p>	<p>Erection of an agricultural workers dwelling</p>
<p><i>R14/1124</i> <i>Approved</i> 13.08.2014</p>	<p>Land off London Road at SP422728 London Road Dunsmore Heath</p>	<p>Change of use of existing agricultural building to form a single dwelling house, together with external alterations.</p>
<p><i>R14/1195</i> <i>Approved</i> 13.08.2014</p>	<p>37 Charles Lakin Close Shilton</p>	<p>Proposed double and single storey rear extension.</p>
<p><i>Prior Approval Applications</i></p>		
<p><i>R14/1215</i> <i>Prior Approval</i> 24.07.2014</p>	<p>Upper Floors 9 North Street Rugby</p>	<p>Prior Approval for change of use from offices (Use Class B1(a)) to 35 residential flats (Use Class C3) comprising 25 x one-bed units and 10 x two-bed units.</p>
<p><i>R14/1209</i> <i>Prior Approval</i> 25.07.2014</p>	<p>47 Coton Road Hillmorton</p>	<p>Prior approval application for erection of a single-storey rear extension measuring 4 metres projection from rear wall of the dwelling, 3.8 metres maximum height and 2.5 metres eaves height.</p>

<i>R14/1248 Prior Approval 29.07.2014</i>	16 Percival Road Rugby	Prior notification application for single storey rear extension: 5m projection from original dwelling, 3.47m maximum height, 2.87m eaves height
<i>R14/1045 Prior Approval 29.07.2014</i>	Land at Burton Lane Burton Hastings	Prior notification of intention to convert existing redundant hen house to form a one bed residential unit.
<i>R14/1047 Prior Approval 29.07.2014</i>	Land at Burton Lane Burton Hastings	Prior notification of intention to convert existing redundant barn to form a one bed residential unit.
<i>R14/1273 Prior Approval 31.07.2014</i>	31 Lower Hillmorton Road Rugby	Prior approval application for single storey rear extension: 6m projection from original dwelling, 3m eaves height, 3.5m ridge height.
<i>R14/1333 Prior Approval 07.08.2014</i>	Crown Point Crick Road Hillmorton	Prior approval application for single storey rear extension: 4.47m projection from original dwelling, 2.55m eaves height, 3.8m ridge height.
<i>R14/1324 Prior Approval 12.08.2014</i>	62 Hawlands Brownsover	Prior Approval: Erection of a rear Conservatory, 3m wide, 3.54m depth, 2.3m to eaves and 3m high
<i>R14/1353 Prior Approval 12.08.2014</i>	16 Freemantle Road Bilton	Prior approval for single storey rear extension; depth 4.92m, maximum height 3m and height to eaves 3m.
<i>R14/1340 Prior Approval 13.08.2014</i>	20 Woodlands Road Binley Woods	Prior Approval for the erection of a single storey rear extension 6.0 m projection from the original dwelling and 2.8 m to eaves height and 3.6 m to highest point [ridge]
<i>R14/1213 Prior Approval 13.08.2014</i>	Barn at Gate Farm Main Street Bourton on Dunsmore	Prior notification application for the change of use of an agricultural building to 2no. Residential dwellings (use class C3) with associated building operations
<i>R14/1362 Prior Approval 13.08.2014</i>	28 Plexfield Road Bilton	Prior notification of intention to erect a single storey rear extension (projecting 3.18m out from the original rear wall, maximum overall height 4m, eaves height 2.25m).

Prior Notification		
R14/1263 Prior Notification 05.08.2014	Mill Home Park Farm Flecknoe Road 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 open portal framed agricultural building for the storage of hay straw and feed
R14/1114 Prior Notification 12.08.2014	Rolls Royce Public Ltd Ansty Aerodrome Coombe Bank Lane Coventry	Prior Notification of proposed Demolition Works {Town & Country Planning (General Permitted Development) Order 1995 Schedule 2 Part 31}
Listed Building Consents		
R14/1014 Listed Building Consent 25.07.2014	Santander UK Plc 23 Market Place Rugby	Listed Building Consent for interior refurbishment and maintenance works to shopfront.
R14/1185 Listed Building Consent 30.07.2014	2 School Lane Stretton on Dunsmore	Listed Building Consent for the replacement of existing stormproof softwood timber windows with new timber flush casement windows.
R14/1095 Listed Building Consent 06.08.2014	Bilton Grange Rugby Road Dunchurch	Listed building consent for the erection of a maintenance equipment store and hard surfaced area
Advertisement Consents		
R14/1243 Advertisement Consent 08.08.2014	Hallmark Care Homes Anya Court 286-290 Dunchurch Road Rugby	Proposed installation of non-illuminated entrance signage.
Approval of Details/ Materials		
R13/1126 Approval of Details 29.07.2014	24 Warwick Street Rugby	Change of use from A2 office to provide 7 additional apartments (in addition to 1 existing apartment), removal of existing single storey rear extension and other associated works.

<i>R13/1257</i> <i>Approval of Details</i> <i>29.07.2014</i>	24 Warwick Street Rugby	Listed Building application for internal and external alterations to building (in association with conversion to 8 flats.)
<i>R12/0681</i> <i>Approval of Details</i> <i>01.08.2014</i>	The Bridles Homestead Coventry Road Dunchurch	Proposed replacement of all timber windows and doors with wood effect UPVC double glazed windows and doors.
<i>R09/0035/MEIA</i> <i>Approval of Details</i> <i>01.08.2014</i>	HTRC Zones 3 and 4 Pilot Way Ansty	Use of land for the construction of 124,484 sq.m. of floor space for use as a High Technology Park for purposes within Class B1 of the Town and Country Planning (Use Classes) Order 1987, as amended, and associated infrastructure, car parking and landscaping.
<i>R14/0644</i> <i>Approval of Details</i> <i>01.08.2014</i>	Plots 2 & 3 Zone C Castle Mound Way Central Park Rugby	Erection of two industrial/warehouse buildings with ancillary offices and gatehouses and use for purposes within Class B2 (General Industrial) and Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended, together with the construction of vehicular accesses, parking and servicing areas, earthworks, landscaping and drainage works (submission of reserved matters pursuant to outline planning permission ref.no. R95/0151/21330/OP dated 17th March 2000) - substitution of drawings to include the provision of a mezzanine floor and additional overflow car parking in respect of the unit on plot 3 approved under approval of details ref.R07/1337/MAJP, dated 30 January 2008 as revised by minor material amendment ref.R12/2279 approved on 01 March 2013 and associated non-material amendments approved on 20 September 2013 (plot 2) and 19 March 2014 (plot 3) in compliance with condition 4 attached to outline planning permission ref.R95/0151/21330/OP dated 17th March 2000.
<i>R11/1680</i> <i>Approval of Details</i> <i>07.08.2014</i>	Land Adjacent to Gas Street Gas Street Rugby	Variation of condition 3 of planning permission 430 / R10/0093 (Demolition of existing buildings, erection of 25 dwellings (3 houses & 22 apartments) and associated works.) to require dwellings to be provided to Level 3 of the Code for Sustainable Homes (instead of Level 5.)

<i>R13/1169 Approval of Details 07.08.2014</i>	Coventry & Warwickshire NHS Ambulance Trust Ambulance Station Brownsover Lane Brownsover	Erection of 29 dwellings with associated access, parking, landscaping and works.
<i>R11/1297 Approval of Details 08.08.2014</i>	Elliotts Field Retail Park Leicester Road Rugby	Redevelopment of Retail Park to include the demolition of existing units B1 to C2 and the erection of 12 new (class A1) retail units (with ancillary class A3); replacement structural frame to unit A2, the sub division of unit A2 and the installation of mezzanine floor space; external alterations to unit A1; erection of 2 new cafe (class A3) units; reconfiguration of the car park layout; alterations and improvements to the access including 2 no. new service and delivery access off Old Leicester Road; alterations and enhancements to landscaping and associated works.
<i>R12/1559 Approval of Details 11.08.2014</i>	Hallmark Care Homes Anya Court 286-290 Dunchurch Road Rugby	Erection of a three-storey 70 bedroom residential care home (Class C2) with associated parking, landscaping, access and highway works.
<i>R12/0101 Approval of Details 13.08.2014</i>	DIRFT II Zone 3 Expansion Site Daventry International Rail Freight Terminal Crick	Construction of a rail linked Use Class B8 (Storage and Distribution) Unit with associated rail embankment, construction of a bridge over the A428, rail lines, intermodal transfer area, ancillary offices, car and HGV parking, drainage ponds and channels, landscaping to include a landscape bund and vehicular access (straddling the administrative boundaries of Rugby Borough Council and Daventry District Council).
Approval of non-material changes		
<i>R14/0263 Approval of non-material changes 28.07.2014</i>	HTRC Zones 3 and 4 Pilot Way Ansty	Amendment to approved plans and documents in relation to R13/1645 (Erection of 2 storey Science Research Building containing: research halls, laboratory, office and staff accommodation, external service yard, car parking and landscaping. - Approval of Reserved Matters against Outline Planning Permission No. R09/0035/MEIA dated 15th May 2009) to make amendments to design of building, landscaping scheme and drainage arrangements.

<p><i>R11/1297</i> <i>Approval of non-material changes</i> <i>30.07.2014</i></p>	<p>Elliotts Field Retail Park Leicester Road Rugby</p>	<p>Redevelopment of Retail Park to include the demolition of existing units B1 to C2 and the erection of 12 new (class A1) retail units (with ancillary class A3); replacement structural frame to unit A2, the sub division of unit A2 and the installation of mezzanine floor space; external alterations to unit A1; erection of 2 new cafe (class A3) units; reconfiguration of the car park layout; alterations and improvements to the access including 2 no. new service and delivery access off Old Leicester Road; alterations and enhancements to landscaping and associated works.</p>
<p><i>R14/1469</i> <i>Approval of non-material changes</i> <i>05.08.2014</i></p>	<p>Land North of Whitefriars Drive Cawston</p>	<p>Non-material amendment to application R04/1118/2137/D for the erection of 205 dwellings, garages and associated works: amendment comprises change in stone banding and plinth omitted and cast stone cills added to front elevation. Rear bay length amended. Internal ground floor floor layout amended. Minor revisions to window/door heads and cills on rear elevation. Layout revised to take account of rear bay amendments to Lambourn house type on plots 548 and 551. Additional 1.000m added to side of plot 548.</p>
<p><i>R13/2311</i> <i>Approval of non-material changes</i> <i>05.08.2014</i></p>	<p>Land at Unit 1 Rugby Gateway Leicester Road Rugby</p>	<p>Erection of building for B8 - storage and distribution use, with associated access, landscaping and other works. (Approval of reserved matters relating to outline planning permission R10/1272.)</p>
<p><i>R12/1754</i> <i>Approval of non-material changes</i> <i>05.08.2014</i></p>	<p>Even Numbers 2-76 Pettiver Crescent Hillmorton</p>	<p>Demolition of existing two and three storey housing blocks and construction of 23 residential units (dwellings and maisonettes) with associated parking, landscaping, access and infrastructure.</p>