

12<sup>th</sup> September 2014

## **PLANNING COMMITTEE - 24<sup>TH</sup> SEPTEMBER 2014**

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 24<sup>th</sup> September 2014 in the Council Chamber, Town Hall, Rugby.

### **Site Visit**

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

3.00pm Land at Wolvey Wolds, Wolvey Lane, Wolvey  
3.45pm Land adjacent to 14 The Locks, Hillmorton.

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 3<sup>rd</sup> September 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 – 15<sup>th</sup> August – 4<sup>th</sup> September 2014.

7. Motion to Exclude the Public under Section 100(A)(4) of the Local Government Act 1972

To consider passing the following resolution: -

“under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of information defined in paragraphs 1, 2 and 3 of Schedule 12A of the Act and that in all of the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.”

## **PART 2 – EXEMPT INFORMATION**

1. Enforcement.

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

The Reports of Officers (Ref. PLN 2014/15 – 6) are attached.

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

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

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

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

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

**Planning Committee – 24<sup>th</sup> 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 for consideration.

### Recommendations for approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	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
2	R14/1096	62-63 Church Street, Rugby, CV21 3PT Subdivision of the existing single A5 unit at ground floor level, to form two separate A5 units, together with external alterations.	14
3	R13/1791	Land Adjoining 14 The Locks, Hillmorton Erection of no. 1 detached 4-bed dwelling with outside store and garage, together with no. 2 semi-detached dwellings and associated works.	19
4	R14/1640	155 Lawford Lane, Rugby Single storey rear extension.	31

**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 area

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 LP

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.
- 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, elements 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 contribute 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 meteorological 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 meteorological 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 meteorological 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

Bird Deflector Drawing 005

### **REASON:**

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

### **CONDITION 3:**

Prior to the erection of the meteorological mast the bird flight deflectors as shown on drawing 005 received by the LPA on the 15/08/2014 shall be fitted to the guide wires before it is erected and retained in situ until the mast is removed.

### **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: [dvo@mod.uk](mailto:dvo@mod.uk) or posted to:

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

**Reference number:** R14/1096

**Site address:** 62-63 Church Street, Rugby, CV21 3PT

**Description:** Subdivision of the existing single A5 unit at ground floor level, to form two separate A5 units, together with external alterations.

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

### **Description of proposed development**

The application seeks to subdivide the existing single A5 unit at ground floor level, to form two separate A5 units, together with external alterations which include alteration to the existing front elevation, to form a new entrance to serve the additional proposed A5 unit. The proposed external alterations which include to insertion of a timber famed door and a timber framed clear glazed window unit.

### **Description of Site**

The building formerly a Fish and Chips Restaurant with an element of ancillary takeaway is located Rugby Town Centre in an area designed as a Primary Shopping Area. The building is a mid-19<sup>th</sup> Century three storey, end of terrace property with a modern shop frontage at ground level with residential accommodation above. The property is a Locally Listed Building, and whilst this is not a statutory designation it is the Council's intention to protect the building concerned and encourage their improvement and enhancement wherever possible.

In 2013 planning permission was granted for the change of use to a single A5 use and is currently occupied by Papa Johns.

*Condition 7 of planning permission R13/0595 states:*

*'The use hereby permitted relates to a single A5 unit at ground floor level. At no point shall the ground floor be subdivided to form an additional A5 use.'*

### **REASON**

*'In the interest of residential amenity and highway safety'*

Church Street is subject to a 20mph speed limit; a "No Waiting at Any Time" (double yellow lines) restriction, with further restrictions upon loading, and is covered by a "no U Turn" Traffic Order.

### **Third Party Comments**

Neighbours none received

### **Technical Consultation Responses**

Environmental Services	no objection subject to conditions relating to opening hours and noise details.
WCC Highways	Objection on the grounds that the proposal is likely to result in abuse of waiting and turning restrictions by customers.

## **Relevant planning history**

- R13/0595 Change of use of building from A3 (Restaurant) to A5 (Hot Food Takeaway) together with the erection of a replacement flue (retrospective) Approved 24-Jul-2013
- R13/1859 Change of use of building from A3 (Restaurant) to A5 (Hot Food Takeaway) together with the erection of a replacement flue (retrospective). Variation of condition 3 of planning permission R13/0595 dated 24/07/13 to extended opening hours Sunday to Thursday 10.30am to 01:00am and Friday to Saturday 10:30am to 04:00am. (retrospective) Approved 21-May-2014

## **Relevant planning policies/guidance**

RBC LDP Core Strategy 2011

Policy CS1 Development Strategy

Policy CS7 Retail Frontages

Policy CS16 Sustainable Designs

## **Assessment of proposal**

Core Strategy Policy CS1 sets a settlement hierarchy for locations within the Borough and seek to locate development sustainably within this hierarchy based on a sequential preference. CS1 states "It must be demonstrated that the most sustainable location are considered ahead of those further down the hierarchy." Taking into consideration the location of the building within the Rugby Town Centre it is considered that the proposed change of use complies with this policy.

Policy CS7 seeks to ensure that proposals for development, redevelopment or change of use within the Primary Shopping Area, as defined on the proposals map, will be permitted where the proposed ground floor use is retail (use class A1).

This policy further states that other complementary uses (such as that proposed) may be acceptable within the Primary Shopping Area provide:

- They will not harm its retail function or character
- They will not impact on the vitality and viability of the wider town centre; and
- The dominance of A1 retail uses is not compromised.

Given that the proposed development is a subdivision of an existing A5 unit, it is not considered that the proposed development would impact upon the vitality and viability of the wider town centre, would not harm its retain function and character and would not impact upon the dominance of A1 retain use within the area. It is therefore considered that the proposed development would accord with policy CS7.

Part 7 of the NPPF emphasises the importance of good quality design and Policy CS16 states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated. The proposed external alterations include the insertion of a timber framed door and a timber framed clear glazed window unit. It is considered that these alterations are sympathetic to the character and appearance of the existing building and the Conservation Area. It is therefore considered that the proposed development would not have an adverse impact upon the qualities, character and amenities of the area and the Conservation Area in which it is situated within in accordance with policy CS16.

In terms of residential amenity, policy CS16 seeks to ensure that development does not have a materially harmful impact upon the amenities of neighbouring properties. Following consultation with the Council's Environmental Services it is considered subject to conditions, restricting opening hours, and submission of details relating to a noise insulation scheme that the use would not have an adverse impact upon the amenities of neighbouring residential properties in accordance with policy CS16.

With regards to Highway Safety, WCC Highways have objection to the proposed application. WCC Highways consider that the proposed use would lead to abuse of the existing no waiting restriction by customers who "will only be here for a few minutes", in full knowledge that the likelihood of effective enforcement of the waiting restriction is limited. Such parking could lead to congestion and visibility issues for vehicles travelling west along Church Street, and in the vicinity of the informal crossing point on Church Street Further, due to the width of Church Street at this point; it is possible that the drivers of such vehicles would be minded to carry out illegal U-turn manoeuvres. Both of these issues would lead to an increased likelihood of conflict, and are therefore considered to be Detrimental to Highway Safety.

The County Highway Authority do recognise that no injuries have been recorded in respect to the current use of the site by Papa Johns, and no enforcement action has been taken in respect of Traffic Regulation Orders.

The proposed application is within a Town Centre location and whilst it is recognised that there is no on-site parking along Church Street outside of the application site there is parking within the immediate area for visitors to the unit. To the front of the application site are bollards and double yellow line to prohibit indiscriminate parking. Should customers ignore these parking restrictions this is a matter for the relevant enforcement authority and falls outside of the planning regime.

It is therefore considered for the reason stated, despite the comments received by WCC Highway Authority, the proposed development would not have a detrimental impact upon highway safety.

### **Recommendation**

Approval subject to conditions

#### **APPLICATION NUMBER**

R14/1096

#### **DATE VALID**

03/07/2014

#### **ADDRESS OF DEVELOPMENT**

62-63 CHURCH STREET  
RUGBY  
CV21 3PT

#### **APPLICANT/AGENT**

Mr Darren Johnson-Rose  
Uk Surveyors Ltd  
11 Waters Edge  
Handsacre  
Staffordshire  
WS15 4HP  
On behalf of Mr Gurnek Singh

#### **APPLICATION DESCRIPTION**

Subdivision of the existing single A5 unit at ground floor level, to form two separate A5 units, together with external alterations.

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

### **CONDITION: 1**

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

### **REASON:**

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

### **CONDITION: 2**

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

Application Form dated 18/06/2014

Design and Access Statement

Location Plan

Drawing Number 002796 Rev A

Drawing Number 002801 Rev A

### **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 premises shall not be open for business purposes permitted other than between the following hours:

Monday to Thursday 10:30 to 01:00

Friday and Saturdays 10:30 to 04:00

Sundays and Bank Holidays 10:30 to 01:00

### **REASON**

In the interest of residential amenity.

### **CONDITION 4:**

Prior to any refurbishment work commencing, full details of a suitable noise insulation scheme to the shared party ceiling with the flat above should be submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with these details approved.

### **REASON:**

In the interest of residential amenity

## **STATEMENT OF POSITIVE ENGAGEMENT:**

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

### **INFORMATIVE 1:**

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

### **INFORMATIVE 2:**

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

Monday – Friday      7.30 a.m. – 18.00 p.m.

Saturday                8.30 a.m. – 13.00 p.m.

**NO WORK ON SUNDAYS & BANK HOLIDAYS.**

If work at other times is required permission should be obtained from the local planning authority

Prior to opening, the food business operator should register their business with the Council's Public Health and Licencing Team to comply with relevant food safety legislation. Registration forms can be downloaded directly from the Council's website at:

[http://www.rugby.gov.uk/site/scripts/download\\_info.php?fileID=2446](http://www.rugby.gov.uk/site/scripts/download_info.php?fileID=2446)

or via contacting the team directly on (01788) 533882.

The Council is committed to compliance with the Regulators' Code and has taken consideration of the code when being considering this application.

[http://www.rugby.gov.uk/info/200013/business\\_support\\_and\\_advice/1784/the\\_regulators\\_code](http://www.rugby.gov.uk/info/200013/business_support_and_advice/1784/the_regulators_code)

**Reference number: R13/1791**

**Site address: Land Adjoining 14 The Locks, Hillmorton**

**Description: Erection of no. 1 detached 4-bed dwelling with outside store and garage, together with no. 2 semi-detached dwellings and associated works**

**Case Officer Name & Number: John Wilbraham – 01788 533549**

### **Site Description**

The site lies within the hamlet called The Locks located outside of Hillmorton and the Urban Area of Rugby. The hamlet is classified as open countryside and is also within a Conservation Area. The site is a vacant parcel of land presently used for the grazing horses. The site forms a corner plot, roughly triangular, between no. 10 and 14 The Locks and rises up away from the road. Behind the site is open land which forms part of the Rugby Radio Station Sustainable Urban Extension site.

### **Proposal Description**

This application is seeking permission for the erection of three new dwellings comprising a detached 4-bed unit with associated outbuilding, comprising a storeroom and two bay garage, and two semi-detached 2-bed units. The plans have been amended during the application process to reduce the size of the outbuilding and alter the layout of the dwellings by moving them closer to the north-eastern boundary.

### **Relevant Planning History**

N/A

### **Technical Consultation Responses**

Building Control – No objection (29/7/14)

Canal and River Trust – No objection subject to a condition requiring samples of the proposed materials are submitted to and approved by the Local Planning Authority (7/8/14)

RBC Landscape Officer – Satisfied with proposals (19/8/14)

Severn Trent – No comments received

WCC Archaeology – I have undertaken detailed assessments of this application and have concluded that it is unlikely to have a significant archaeological impact. I therefore have no archaeological comments to make on this application (10/9/14)

WCC Ecology – A habitat survey is required prior to determination (31/7/14)

WCC Highways – No objections subject to suggested conditions and informatives being attached (29/8/14)

### **Third Party Responses**

Cllrs – no comments received

CPRE – object as new houses would not preserve or enhance the Conservation Area (29/8/14)

Parish Council on original plans – no objections (1/8/14)

On amended plans – no objections but wanted to point out some residents have concerns about development (2/9/14)

Neighbours – 8 letters of objection received on the following planning grounds; scale and volume is out of keeping with area, overdevelopment of the site, design and layout out of keeping with the Conservation Area, uses up last of the open space in the area, impact on ecology, highway safety and parking concerns, canal culvert runs through site and is historic point of interest, flooding issues, concerns over contractors vehicles and amount of soil to be disposed of, loss of light and overbearing

4 letters of support received on the following planning grounds; layout will provide a community feeling and applicant's ties to the community

### **Relevant Planning Policies and Guidance**

#### Core Strategy

CS1	Does not comply*	Development Strategy (*see report)
CS4	Complies	Rugby Radio Station Urban Extension
CS16	Complies	Sustainable Design

#### Saved Local Plan Policies

E6	Complies	Biodiversity
T5	Complies	Parking Facilities

#### National Policy

National Planning Policy Framework (NPPF)

#### Guidance

Sustainable Design and Construction SPD (2012)

Hillmorton Locks Conservation Area Appraisal (2010)

### **Assessment of Proposals**

In the assessment of this application the determining factors are the principle of development, the impact of the proposed development on the character of the Conservation Area, the qualities, character and amenity of the area, amenity of neighbouring properties and impact on protected species.

#### Principle of Development

The Local Development Framework Core Strategy forms the basis of the Council's plan led approach to the delivery of residential and other development in the Borough over the period 2006 – 2026. The development strategy contained in Policy CS1 sets out a settlement hierarchy comprising a sequential approach to sustainable site selection.

The application site is located in the open countryside which ranks towards the bottom of the settlement hierarchy however it is included within the boundary of the Rugby Radio Station Sustainable Urban Extension (SUE) which is covered under Policy CS4 and as identified on the Urban Proposals Map. CS4 sets out a range of land uses that any proposal for the site

must deliver including between 5,000 and 6,200 new dwellings. The Core Strategy was adopted in June 2011, following extensive development and consultation and subsequent test at an Examination in Public by an Independent Inspector. The principle of development of the mast site is therefore established.

The site is classed as being located in countryside according to the settlement hierarchy in Policy CS1 and as identified on the CS Proposals Map. Therefore only where national policy on countryside allows should new development be permitted. Supporting text to CS1 (CS paragraph 2.8) states that the only variation to this approach will be “the exceptional delivery of housing to meet a specifically identified housing need or types of development that are intrinsically appropriate to a countryside setting”.

The site is located in the Hillmorton Locks Conservation Area and extensive design discussions have taken place between the applicant and development management to ensure a satisfactory scheme for the area, discussed in more detail below. It is considered that the proposal will blend in with the existing character of the Conservation Area and as a result be entirely appropriate to the prevailing countryside setting in this location.

Furthermore, whilst technically classed as countryside within the settlement hierarchy, the site is within the boundary of Core Strategy Policy CS4 Rugby Radio Station sustainable urban extension (SUE) allocation. Planning permission has now been granted for this large scale strategic extension to the urban area, which will extend Rugby’s housing stock in the urban area beyond the application site. This proposal is outside the red line boundary of the Rugby Radio Station planning permission and would be adjacent to proposed open space in the urban extension, thus retaining the open setting of the Hillmorton Locks area.

Weighing up all of the above it is considered the small scale in-fill development can be supported as a departure from the settlement hierarchy in CS1 due to its design and layout being considered appropriate to this site specific countryside setting, together with the contributing factor of being located within a designated development area and bordering the Radio Station SUE.

#### Impact on the character of the Conservation Area 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. Paragraphs 56 and 57 of the NPPF require all development proposals to be of a high quality design. Paragraph 137 of the NPPF states that local authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Regard also has to be had to the Hillmorton Locks Conservation Area Appraisal.

The layout of the dwellings has been designed to create a streetscene that suits this triangular parcel of land and appears a natural part of it given the line of the existing dwellings. Regard has been had to the height and levels of the dwellings given the levels of the existing land. Some clearance and levelling of the site is inevitable to ensure the new dwellings are set at a level equivalent to the surrounding properties. The submitted plans show that Plots 2 and 3 will have a ridge height of 7.6m which is comparable to the terraced properties immediately to the north, from which their design aspects are taken. Plot 1 has a ridge height of 8.5m although it has been set at a level which means it is only marginally higher than the ridge of the taller terraced properties. Given its height the property will be approximately 2.5m higher than the ridge of no. 10 and 12 located to the northwest, however this height discrepancy is mitigated by the location of the dwelling towards the back of the site. This set back also helps when considering the site from the opposite side of the canal, as Plot 1 will be seen slightly apart from no. 10 and 12 giving weight to the size hierarchy of

buildings mentioned in the Appraisal. From this view no. 10 and 12 will screen views of Plots 2 and 3 as they already do for the existing terraces behind them.

The Conservation Area appraisal makes reference to the simple, functional need of the dwellings which have little or no embellishment. Bearing this in mind the design of Plot 1 has been kept low key with stone headers above the windows to mirror the Victorian property opposite, simple brick detailing for the cills and a simple open porch. Whilst taller than the terraced properties and no. 10 and 12 either side of it, the proportions of the house are similar to the Victorian Managers dwelling with low eaves and simple brick detailing along them on the gable side. A single storey kinked element projects off the eastern elevation towards Plots 2 and 3 to support the sense of a continuous streetscene across the site. The detached outbuilding associated with the unit will be built on the existing footprint of a historic agricultural building whose remaining walls can still be seen. The design of the outbuilding has been kept simple and low profile with a ridge height of 4m whilst a mix of materials will be utilised including reclaimed bricks from the existing building, timber cladding and tiles to match the main house. It is intended to condition this building remain ancillary to the main house and that the garaging is retained for parking.

Plots 2 and 3 have been designed to match the row of terraced cottages adjacent with low eaves, simple canopies over the front doors and curved header detailing. It is intended to finish the properties in a smooth render as two of the adjacent ones also have this finish. Whilst the rear amenity areas for Plots 2 and 3 are considered to be small they are relative to the sizes of the terraced cottages adjacent on which style they are modelled. It is intended to condition samples of the materials to be used on the exterior of all the buildings to ensure they are acceptable and respect the character of the Conservation Area.

Various aspects of the Conservation Area Appraisal have been implemented in this application including the hierarchy of the dwellings, the simple design and lack of embellishment on the buildings and the landscaping that is intended to be used. The Appraisal does make reference to open space and the effect it has on the setting of the Conservation Area. Whilst this site is presently open it is not mentioned specifically within the document, although a map contained within it shows this area as affording views out towards open countryside. In reality they are not open, wide ranging views of the countryside due to the level of the land located behind the site. The layout of the dwellings will still allow views across the site towards the area beyond due to their spacing and the separation between them.

Having weighed up all of the above aspects it is deemed that the development does preserve the present character and setting of the Conservation Area and in certain respects enhance it by carrying through features and detailing which has been lost from some of the original dwellings. The development is therefore considered acceptable having regard to Policy CS16, Paragraphs 56, 57 and 137 of the NPPF and the Conservation Area Appraisal.

#### 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 neighbouring properties considered most impacted by the development are no. 10, 12 and 14 The Locks. No 14 has a single storey addition on the side abutting the site which contains an obscure glazed window serving a bathroom. As this is not considered to be a habitable room the 45 degree guide has been applied from the window nearest to the front door. It was found this guide was not breached on the proposed dwellings which is considered to demonstrate the proposal will not have an unacceptable impact in terms of loss of light or overbearing to no. 14.

No. 10 and 12 are located to the west of the site and form an L-shape with the longest elevation of no. 12 facing onto the road and the front door facing east towards no. 14. The 45 degree guide from the eastern facing window of no. 12 was not contravened on any of the proposed dwellings which is considered to demonstrate there would be no loss of light or overbearing impact caused to this property having regard to Policy CS16.

No. 10's front elevation is on the western elevation with the rear elevation facing east looking across the site. There are three windows in the rear elevation of no. 10 which face out on to the site and two on the southern elevation facing towards the proposed outbuilding, although the gable end of the original building is still visible on site. The 45 degree guide from the two rear habitable room windows of the property are contravened on Plot 1. The distance from the nearest of these windows to Plot 1 is approximately 12m whilst it is approximately 17m from the second one. The nearest window serves a kitchen which is also served by full height patio doors on the southern elevation. These doors face towards the proposed outbuilding which would have eaves at a height of 2.4m with the roof sloping up away from no. 10.

There is already some loss of light and overbearing caused by the present gable end of the existing building to no. 10 and the new outbuilding is considered to improve this situation due to having lower eaves and the roof sloping up away from the neighbour. Considering that two windows serve the kitchen and the distance Plot 1 is set from no. 10 it is deemed on balance, that the new dwelling will not have such an unacceptable impact in terms of loss of light or overbearing that it justifies a refusal of planning permission having regard to Policy CS16.

Concerns have been raised by the neighbours regarding the impact the proposed landscaping could have on them in terms of loss of light and overbearing. Along the shared boundary with no. 10 and 12 it is intended to erect a 1.2m high post and rail fence with a native mixed species hedge being planted behind it. The post and rail fence is not considered to cause an issue with loss of light or overbearing due to its style. In terms of the landscaping the submitted plan indicates the hedgerow will be maintained at a maximum height of 0.75m which should ensure some screening of the site for the neighbouring properties but will not be tall enough to cause an issue in terms of loss of light or overbearing.

#### 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.

A habitat survey was carried out during the application process and identified no protected species on site which was also considered to have a low habitat potential. The County Ecologist has assessed this report and is satisfied that subject to the suggested mitigation measures contained within it protected species will not be adversely affected by the development. The development is therefore not considered to have an adverse impact on protected species or their habitat having regard to Saved 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. Furthermore, the Planning Obligations SPD details parking standards which should be provided for various types of

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

Concerns have been raised by local residents regarding access to the site through the existing railway tunnel, parking provision and issues with construction traffic. In regards to the construction traffic potential issues would only be for a temporary period during the construction process whilst the County Highways Officer also raised no concerns on this aspect. In terms of parking provision the site is located within a low access area where the parking standards state that no. 3 parking spaces need to be provided for 4-bed units and no. 1.5 spaces for 2-bed units. The layout plans show a large shared parking area to the front of the properties with no. 2 allocated parking spaces for each of Plots 2 and 3. The detached garage associated with Plot 1 provides no. 2 spaces for that dwelling whilst there is remaining hardstanding in this location which could accommodate an additional 2 cars.

The parking provision provided is therefore considered to meet the required standards whilst a turning area is also provided to ensure vehicles can exit the site in a forward gear. In terms of highway safety the County Highways Officer has considered the plans and raised no objections to the scheme, subject to a number of conditions and informative notes being attached to the decision notice.

The development therefore complies with the contents of Saved Local Plan Policy T5, the contents of the Planning Obligations SPD and Paragraph 39 of the NPPF.

Impact on archaeology

There is a canal feeder culvert which runs along the rear boundary of the site that has been mentioned in a couple of the letters received from neighbouring properties. The County Archaeologist was consulted on the scheme but confirmed that as this culvert was not being affected by the development, and there were no other archaeological records relating to the site, there were no objections. Based on this expert advice it is considered the proposal will not have an adverse impact on archaeology having regard to Paragraph 139 of the NPPF.

**Recommendation:**

Approve subject to appropriate conditions.

Report prepared by: JW 11/9/14

**DRAFT DECISION**

**APPLICATION NUMBER**

R13/1791

**DATE VALID**

15/07/2014

**ADDRESS OF DEVELOPMENT**

LAND ADJOINING 14  
THE LOCKS  
HILLMORTON  
RUGBY  
CV21 4PP

**APPLICANT/AGENT**

Mr Rupert Rayson  
Godfrey-Payton  
25 High Street  
Warwick  
Warwickshire  
CV34 4BB  
On behalf of Mr Iain Christie

## **APPLICATION DESCRIPTION**

Erection of no. 1 detached 4-bed dwelling with outside store and garage, together with no. 2 semi-detached dwellings and associated works

## **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:

HLTP/01 Rev B received by the Local Planning Authority on the 28 August 2014

HLTP/02 Rev A received by the Local Planning Authority on the 19 August 2014

HLTP/03 Rev B received by the Local Planning Authority on the 19 August 2014

HLTP/04 Rev A received by the Local Planning Authority on the 30 July 2014

HLTP/05 received by the Local Planning Authority on the 14 July 2014

HLTP/06 received by the Local Planning Authority on the 14 July 2014

HLTP/07 Rev D received by the Local Planning Authority on the 28 August 2014

HLTP/08 Rev C received by the Local Planning Authority on the 19 August 2014

HLTP/09 Rev B received by the Local Planning Authority on the 19 August 2014

HLTP/10 Rev A received by the Local Planning Authority on the 19 August 2014.

### REASON:

For the avoidance of doubt.

### CONDITION 3:

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

### REASON:

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

CONDITION 4:

The landscaping scheme, as detailed on the approved plans, shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

REASON:

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

CONDITION 5:

The development hereby permitted shall not commence until a detailed schedule of nesting bird, reptile and great crested newt mitigation measures (to include timing of works, supervision of clearance works, protection measures) 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.

CONDITION 6:

The vehicular access to the site shall not be used until it has been constructed to include the following requirements:-

- a) A width of 5.0 metres with a gradient not steeper than 1 in 10 and hard surfaced in a bound material for a distance of 7.5 metres from the near edge of the highway carriageway.
- B) Visibility splays for vehicles having been provided with an 'x' distance of 2.0 metres and 'y' distances of 25 metres as measured from the centre of the access. No structure, erection, trees or shrubs exceeding 0.6 metres in height shall be placed, allowed to grow or be maintained within the visibility splays so defined.
- C) The access not allowing surface water to run off the site onto the highway.

REASON:

In the interests of highway safety

CONDITION 7:

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

REASON:

In the interests of highway safety

CONDITION 8:

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

REASON:

In the interests of highway safety

CONDITION 9:

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

REASON:

In the interests of highway safety

CONDITION 10:

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

REASON:

In the interests of highway safety

CONDITION 11:

No development shall commence unless and until full working drawings of the canopy porch and proposed windows to be installed as part of the proposed dwellings have been submitted to and approved in writing by the Local Planning Authority. These should be at a scale of not less than 1:20 and should specify the materials of construction and cross-sections of the glazing bars and transoms of all windows including reveal depths. Development shall not be carried out other than in accordance with the approved details.

REASON:

In the interest of visual amenity and to protect the character of the Conservation Area.

CONDITION 12:

No development shall commence in any phase unless and until full details of finished floor levels of all buildings [and ground levels of all access roads, parking areas, gardens and footways] have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

REASON:

To ensure the proper development of the site.

CONDITION 14:

The garage and store building hereby approved shall not be used for any purpose other than ancillary to the residential use of the dwelling, shown as 'Plot 1' on the submitted plans.

REASON:

In the interest of residential amenity.

CONDITION 15:

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

REASON:

In the interest of residential amenity.

CONDITION 16:

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 17:

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

REASON:

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

CONDITION 18:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, and the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking or re-enacting that order, the garages serving Plot 1 shall not be converted to living accommodation.

REASON:

In the interest of highway safety.

STATEMENT OF POSITIVE ENGAGEMENT:

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

#### INFORMATIVE 1:

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 2:

Particular care should be taken when clearing ground prior to development, and if evidence of badger, amphibians or reptiles is found (such as the presence of newts, lizards, snakes, reptile sloughs or badgers, snuffle holes, latrines or established setts) work must stop immediately while WCC Ecological Services or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches, which can be hazardous to badgers. Sloping boards or steps should be provided to allow animals to escape from such ditches should they become trapped. Failure to consider this matter, leading to the death of

individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 01733 455136. Badgers and their setts (communal place of rest) are protected under the Protection of Badgers Act 1992, making it illegal to carry out work that may disturb badgers without a Natural England licence. 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.

#### INFORMATIVE 3:

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

#### INFORMATIVE 4:

Condition numbers 6, 7 and 9 require works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must serve at least 28 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team.

This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer.

The Area Team may be contacted by telephone: (01926) 412515.

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements,

failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

#### INFORMATIVE 5:

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

#### INFORMATIVE 6:

Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises or property adjoining the public highway upon persons using the highway, or surface water to flow - so far as is reasonably practicable - from premises or property onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.

#### INFORMATIVE 7:

Should your development require a new address or an amendment to an existing address please complete an application form for Postal Naming and Numbering. This can be downloaded at:

[http://www.rugby.gov.uk/site/scripts/documents\\_info.php?documentID=223&categoryID=200295](http://www.rugby.gov.uk/site/scripts/documents_info.php?documentID=223&categoryID=200295).

Alternatively, you can contact the Street Naming and Numbering Team for an application form at: [SpecialistSupport@rugby.gov.uk](mailto:SpecialistSupport@rugby.gov.uk) or by ringing 01788 533885.

**Reference number: R14/1640**

**Site address: 155 Lawford Lane, Rugby**

**Description: Single storey rear extension**

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

The application has been brought before the Planning Committee as the applicant is an elected member (Councillor Williams).

### **Site Description**

No.155 Lawford Lane is a detached brick built dwelling which is sited within the Rugby Urban Area. As existing it has a single storey flat roofed extension to its rear which is constructed in red brick to match existing with blue brick detailing and a roof lantern.

### **Proposal Description**

Planning permission is sought for the erection of the single storey rear extension which will have a width of 4.5m, depth of 5.35m and height of 2.9m. It incorporates a roof lantern which will have a maximum height of 3.1m. It will be constructed in red bricks with blue brick detailing to match existing.

### **Relevant Planning History**

R97/03572/21764/P Erection of 13 dwellings, garages, associated landscaping and works  
Approved 6.8.1997

### **Technical Consultation Responses**

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

### **Third Party Responses**

Councillors – none received to date

Neighbours – none received to date

### **Relevant Planning Policies and Guidance**

#### **Core Strategy**

CS16 Sustainable Design

#### **Saved Local Plan Policies**

E6 Biodiversity

T5 Parking Facilities

#### **Other Documents**

Planning Obligations SPD

Sustainable Design and Construction SPD

#### **National Policy**

National Planning Policy Framework (NPPF)

## **Assessment of Proposals**

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

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

Part 7 of the NPPF (Requiring Good Design) emphasises the importance of good design and 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 Residential Extension Design Guide within the Sustainable Design and Construction SPD 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.

The proposed extension is sited to the rear of the dwelling and as such public views to it are relatively limited. Despite this, it has been designed so as to appear in keeping with the original house. It will be of the same height as the existing single storey rear projection (constructed under permitted development) and will be constructed in red bricks to match those used in the construction of the existing dwelling. It will feature blue brick detailing which again reflects the design characteristics of the original property. Furthermore, it will feature a roof lantern to match the design of the lantern featured within the existing single storey rear projection.

It is considered that the proposed extension represents good quality design which will not have an adverse impact on the qualities, character and amenity of the area and as such accords with Part 7 of the NPPF, Policy CS16 of the Core Strategy and the Residential Extension Design Guide.

### Impact upon the amenity of neighbouring properties

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

The neighbouring dwelling to the southeast of the application site, no.153, has a number of windows within relatively close proximity to the siting of the proposed extension, both within the original dwelling and single storey extension to its rear.

Within the main dwelling, it has one side facing window and one rear facing window – both of which serve a utility. As a non-habitable room it is not considered that any impact to these windows as a result of the proposed extension would be so adverse so as to justify a refusal of planning permission.

Furthermore, whilst there is a set of glazed patio doors within the side (northwest) elevation of the single storey extension to the rear of this neighbouring property, they constitute a secondary source of natural light into the open plan dining room/living room/kitchen given the presence of two windows within its rear elevation. Having conducted the 45 degree guideline from the centre point of the closest window which is not breached by the proposed extension, it is not considered that it will cause a significant loss of light or overbearing impact to this room so as to justify a refusal of planning permission.

No windows are proposed to be inserted into the side (southeast) elevation of the proposed extension and as such it is not considered that the development will cause a significant loss of privacy to this neighbour.

Due to the presence of the existing single storey rear extension, much of the impact of the proposal on the neighbouring property to the northwest of the application site, no.157, will be blocked. Furthermore, as the 45 degree guideline is not breached by the proposed extension when taken from any windows within this neighbouring dwelling it is not considered that it will cause a significant loss of light or overbearing impact to this neighbour.

No windows are to be inserted into the side (northwest) elevation of the extension and as such it is not considered that the extension will have an adverse impact on the privacy of this neighbouring property.

It is therefore considered that the proposed extension will have an acceptable impact on neighbouring amenity in accordance with the NPPF and Policy CS16 of the Core Strategy.

#### Impact on protected species

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

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

#### Impact on parking and highway safety

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

The proposal does not include the provision of additional bedrooms within the site, nor does it alter the existing level of parking within the site. It is therefore considered that the development complies with the contents of the NPPF, Saved Local Plan Policy T5 and the Planning Obligations SPD.

#### Recommendation:

Approve subject to appropriate conditions

### **DRAFT DECISION**

#### **APPLICATION NUMBER**

R14/1640

#### **DATE VALID**

27/08/2014

#### **ADDRESS OF DEVELOPMENT**

155 Lawford Lane  
Rugby  
CV22 7QS

#### **APPLICANT/AGENT**

Mr Derek Hartwell  
Bilton Architectural Services Ltd  
The Coach House  
Merttens Drive  
Rugby  
Warwickshire  
CV22 7AE  
On behalf of Mr & Mrs Mark Williams

## **APPLICATION DESCRIPTION**

Single storey rear extension

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

### **CONDITION 1:**

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

### **REASON:**

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

### **CONDITION 2:**

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

application form and plan no.155LLR14/03, 155LLR14/04 and 155LLR14/05 received by the Local Planning Authority on 27 August 2014 and plan no.155LLR14/01 Revision A and 155RLL14/02 Revision A received by the Local Planning Authority on 10 September 2014.

### **REASON:**

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

### **CONDITION 3:**

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

### **REASON:**

To ensure a satisfactory external appearance.

### **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:**

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) making them a European Protected Species. It is a criminal offence to disturb or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 0845 1300 228 for advice on the best way to proceed.

**INFORMATIVE 2:**

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

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

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	24.09.2014
<b>Report Title</b>	Delegated Decisions –15.08.2014 to 04.09.2014
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Contact Officer</b>	Paul Varnish 3774
<b>Report Subject to Call-in</b>	Y
<b>Report En-Bloc</b>	N
<b>Forward Plan</b>	N
<b>Corporate Priorities</b>	N/A
<b>Statutory/Policy Background</b>	Planning and Local Government Legislation
<b>Summary</b>	The report lists the decisions taken by the Head of Planning and Culture under delegated powers
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	N/A

***Environmental Implications*** N/A

***Legal Implications*** N/A

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

***Options*** N/A

***Recommendation*** The Report be noted

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

**Rugby Borough Council**

**Planning Committee – 24.09.2014**

**Delegated Decisions – From 15.08.2014 To 04.09.2014**

**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: 24.09.2014  
Subject Matter: Delegated Decisions – 15.08.2014 to 04.09.2014  
Originating Department: Planning and Culture

### LIST OF BACKGROUND PAPERS

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

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

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\* Exempt information is contained in the following documents:

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

(\*Delete if not applicable)

DECISIONS TAKEN BY THE HEAD OF PLANNING AND CULTURE UNDER  
DELEGATED POWERS FROM 15.08.2014 TO 04.09.2014

**A. APPLICATIONS – DELEGATED**

<b>Applications Approved</b>		
<i>R14/1212 Approved 14.08.2014</i>	The Coach House South Road Rugby	Variation of condition 2 and removal of condition 7 of permission R00/0627 - to alter the plan numbers to reflect fenestration changes and remove the need for bedroom window to be obscure glazed and fixed non-opening
<i>R14/1005 Approved 14.08.2014</i>	Barn Woolscott Road Willoughby	Conversion of a redundant brick built agricultural barn to a three bed dwelling with extensions and roof alterations. (Amendment to approved planning permission ref: R13/2271 dated 14th January 2014 to include a second floor gable-end window and the re-positioning of the kitchen extension wall)
<i>R14/1293 Approved 14.08.2014</i>	Redundant Ministry Building Princethorpe Road Bourton on Dunsmore	Conversion of existing redundant building into a dwelling, erection of a replacement outbuilding and provision of a new glazed link
<i>R14/1325 Approved 15.08.2014</i>	Manor Farm Millers Lane Monks Kirby	Installation of ground mounted solar photovoltaic panels
<i>R14/1392 Approved 18.08.2014</i>	102 – 108 Holbrook Avenue Rugby	Change of use from four internal bedsits with shared toilet/shower to four self-contained flats with en-suites.
<i>R13/2224 Approved 19.08.2014</i>	Lawrence Sheriff School Clifton Road Rugby	Resurfacing part of playing field with hardstanding
<i>R14/0671 Approved 19/08/2014</i>	18 Percival Road Rugby	Erection of a first floor side extension
<i>R14/0833 Approved 19.08.2014</i>	23 Bronze Road Cawston Rugby	Provision of paving areas to front, side and rear. Erection of decking in rear garden.

<i>R14/0982 Approved 19.08.2014</i>	1 St Margarets Avenue Wolston Coventry	Erection of a single storey rear extension
<i>R14/1300 Approved 19.08.2014</i>	78 Ashlawn Road Rugby	Demolition of Existing Garage and Erection of a garage / garden / utility room in the rear garden of the property
<i>R14/1388 Approved 19.08.2014</i>	Area U Whitefriars Drive Cawston Rugby	Erection of 6no.dwellings and associated garages and works - substitution of house types on plots 538, 539, 540, 547, 549 and 552 approved under approval of details reference number R04/1118/2137/D dated 09 November 2005.
<i>R14/1167 Approved 20.08.2014</i>	Honestone 15A Green Lane Brinklow	Erection of a single storey rear conservatory
<i>R14/1210 Approved 20.08.2014</i>	Former Star Stores 256 Hillmorton Road Rugby	Provision of a new shop front
<i>R14/1360 Approved 21.08.2014</i>	First Floor 262-264 Hillmorton Road Hillmorton	Subdivision of existing apartment to create 2no. studio apartments (variation of Condition 2 of planning permission reference R11/1344, dated 13/12/11, to allow amendments to the previously approved plans).
<i>R14/1358 Approved 22.08.2014</i>	68 Crick Road Hillmorton	Proposed single storey rear extension
<i>R13/2039 Approved 22.08.2014</i>	46 Drummond Road Cawston	Retention of slate hardsurfacing to front of property.
<i>R14/0400 Approved 22.08.2014</i>	The Studio Chestnut House Marton Road Birdingbury	Waiver of condition 14 of planning permission R98/0828/11898/P granted 16th December 1998 for Erection of dwelling, to allow the conversion of the garage to ancillary living accommodation to the property known as the 'Studio'
<i>R14/1434</i>	8 St Marks Avenue	Erection of two storey rear extension and

<i>Approved</i> 26.08.2014	Rugby	single storey side extensions together with a single storey porch.
<i>R14/1398</i> <i>Approved</i> 26.08.2014	Rugby Town Junior Football Club Kilsby Lane Rugby	Creation of a car parking area.
<i>R14/1226</i> <i>Approved</i> 26.08.2014	2 Church Walk Rugby	Erection of 3no. flats and 3 no. garages and erection of conservatory to 2 Church Walk and relocation of boundary wall (amendment to previously approved scheme R06/0996/PLBC)
<i>R14/0715</i> <i>Approved</i> 26.08.2014	Annexe Toft Cottage Southam Road Toft	Change of use of the existing ancillary building to a separate dwelling
<i>R14/1454</i> <i>Approved</i> 26.08.2014	64 Lime Tree Avenue Bilton	Proposed demolition of existing dwelling and erection of a replacement dwelling (amendment to approval ref R13/1538)
<i>R14/1283</i> <i>Approved</i> 26.08.2014	Rugby Fish Bar 42 Lawford Road New Bilton	Variation of Condition 3 of R08/0633 to permit opening hours from 08:00 to 00:00 Monday to Saturday (currently 08:00 to 23:00), and opening on Sundays 16:00 to 00:00 (currently not open Sundays).
<i>R14/0753</i> <i>Approved</i> 26.08.2014	Shilton Village Hall Committee Village Hall Wood Lane Shilton	Provision of pitched roof
<i>R13/1847</i> <i>Approved</i> 27.08.2014	Rugby Chiropractic Clinic Limited 44 Regent Place Rugby	Proposed change of use to mixed dental (D2) and beauty salon (A2)
<i>R13/1461</i> <i>Approved</i> 27.08.2014	34 Warwick Road Wolston	Installation of new vehicular access
<i>R14/1423</i> <i>Approved</i> 27.08.2014	The Lodge Moor Lane Willoughby	Erection of replacement dwelling - substitution of house type approved under planning permission ref: R13/2126 dated 12th December 2013, to include a single storey side extension, 3 no. rooflights and an additional bedroom at first floor level within the attached garage (retrospective).

<i>R14/1412 Approved 27.08.2014</i>	51 Norman Road Newbold	Divide existing dwelling into two flats
<i>R14/1456 Approved 28.08.2014</i>	46 Northampton Lane Rugby	Part retrospective: proposed single storey extensions, replacing flat roof with pitched roof and internal alterations to existing dwelling, increasing width of existing dropped kerb vehicular access and remodelling drive and hard standing
<i>R14/0771 Approved 28.08.2014</i>	78 Percival Road Rugby	Retention of Veranda and decking
<i>R13/1488 Approved 28.08.2014</i>	Land at 125 Yates Avenue Newbold	Proposed change of use of land to create additional parking facilities on former railway embankment land (resubmission of application R12/2337)
<i>R14/1230 Approved 29.08.2014</i>	Pipewell Cottage Pudding Bag Lane Thurlaston	Erection of a greenhouse.
<i>R14/1482 Approved 29.08.2014</i>	4 Rotherham Close Cawston	Erection of two storey rear extension
<i>R14/1409 Approved 29.08.2014</i>	35 Bawnmore Road Bilton	First floor side extension and part conversion of existing garage
<i>R14/1487 Approved 01.09.2014</i>	51 Somers Road New Bilton	Alterations to the front elevation of the existing building with the installation of 4 No windows and the provision of 4 No Condenser units to serve air conditioning on the existing side elevation
<i>R14/1341 Approved 01.09.2014</i>	Reapers Cottage Castle Lane Woolscott	Insertion of windows in existing garage /store
<i>R14/1495 Approved 01.09.2014</i>	Land to the rear of 263-273 Hillmorton Road Rugby	Erection of 3 detached dwellings. (Substitution of house type on plots 4, 5 & 6 of R10/2153, replacing plots 5, 6, 7, 8 & 9 of R12/0044).

<i>R14/1233 Approved 02.09.2014</i>	2 Johnson Avenue New Bilton	Two storey rear extension and new site vehicular access
<i>R14/1439 Approved 02.09.2014</i>	Ardentinny Coton Road Churchover	Erection of two storey side extension, single storey rear extension and alterations to existing dwelling.
<i>R14/1383 Approved 02.09.2014</i>	Land Adjacent to Rosefields Hinckley Road Rugby	Continued use of land for the siting of a temporary mobile home and the siting of a temporary building containing WC, shower and utility area for mobile home and stable for a temporary period of 3 years.
<i>R14/1264 Approved 04.09.2014</i>	Mayday Trust 75-77 Albert Street Rugby	Change of use of existing office building to a 12-bed house in multiple occupation (part-retrospective) (resubmission of application R14/0437)
<i>R13/2299 Approved 04.09.2014</i>	Paddocks View Woodbine Farm Grandborough Fields Road Grandborough	Variation of condition 3 of planning permission R98/0321/08870/OP, granted by appeal APP/E3715/A/98/298534 (Use of land for erection of dwelling) to limit the occupation of the dwelling to a person solely or mainly employed in the riding school at Windy Willows, Grandborough Fields Road, Grandborough
<i>R14/1134 Approved 04.09.2014</i>	Windy Willows Grandborough Fields Road Grandborough	Use of site for equestrian business independent from Woodbine Farm, Grandborough Fields Road and provision of a menage
<i>R14/0398 Approved 04.09.2014</i>	Ansty Working Mens Club Ansty Social Club Grove Road Coventry	Erection of a single storey side extension, provision of an access ramp, alterations to the residential curtilage of the property known as The Bungalow Ansty Social Club, together with the creation of an enclosed bin storage area and new rear pedestrian access.
<b><i>Prior Approval Applications</i></b>		
<i>R14/1334 Prior approval not required 28.08.2014</i>	59 Fareham Avenue Hillmorton	Prior Approval application for a single storey rear extension projecting 3.450 metres from the original rear elevation of the dwelling, 6 metres in width, 2.5 metres to the eaves with a maximum height to the ridge of 3.5 metres.
<i>R14/1381</i>	41 Newbold Road	Prior approval for change of use from shop

<i>Prior approval not required</i> 04.09.2014	Rugby	(use class A1) to two residential flats (use class C3)
<b>Prior Notification</b>		
<i>R14/1527</i> <i>Prior Notification</i> 14.08.2014	Top Farm Long Itchington Road Rugby	Agricultural Prior Notification: New Lambing shed.
<b>Advertisement Consents</b>		
<i>R14/1211</i> <i>Advertisement Consent</i> 20.08.2014	Former Spar Store 256 Hillmorton Road Rugby	Provision 2 No. externally illuminated static fascia signs
<i>R14/1394</i> <i>Advertisement Consent</i> 26.08.2014	62-63 Church Street Rugby	Advertisement consent for the display of 1 illuminated fascia sign to the front elevation and 1 non-illuminated fascia sign to the side elevation.
<b>Certificate of Lawful Use or Development</b>		
<i>R14/1270</i> <i>Certificate of Lawful Use or Development</i> 18.08.2014	Keepers Cottage Newnham Paddox Rugby CV23 0RX	LDC: Proposed hardstanding & laying of access road
<i>R14/1401</i> <i>Certificate of Lawful Use or Development</i> 20.08.2014	Ashgrove Nurseries Frankton Lane Stretton on Dunsmore	Certificate of Lawful Development for occupation of dwellinghouse in breach of Condition 2 (agricultural occupancy) of Planning Permission R74/0361/P dated 10th July 1974
<i>R10/2266</i> <i>Certificate of Lawful Use or Development</i> 27.08.2014	2 Foxwood Drive Binley Woods	Certificate of Lawfulness for Proposed Development - Erection of a single storey side extension
<b>Approval of non-material changes</b>		
<i>R12/0305</i> <i>Approval of non-material changes</i> 18.08.2014	Wolvey House Farm Wolds Lane Wolvey Hinckley	Change of use and Conversion of 6 existing barns to 6 residential units, including the demolition of existing barns, erection of new garaging and stables. (Alterations and Extensions to the approval R10/0383)

<i>R06/0996/PLBC Approval of non-material changes 26.08.2014</i>	2 Church Walk/Eastfield Place Rugby	Erection of 4 No. flats with a covered dining area to serve existing restaurant and erection of a garden store and greenhouse.
<i>R14/0008 Approval of non-material changes 27.08.2014</i>	19A Barby Lane Hillmorton Rugby	Extension and alteration to existing detached garage to form an annex
<b>Approval of reserved matters</b>		
<i>R14/1253 Approval of reserved matters 20.08.2014</i>	Land North of Technology Drive Technology Drive Rugby	Approval of reserved matters for non-food bulky goods retail, relating to appearance, design, layout, scale and landscaping against outline application (R13/1612) for up to 9,964sq.m (gross internal area) including mezzanines of non-food, bulky goods retail with associated car parking, service areas and landscaping.
<b>Approval of Details/ Materials</b>		
<i>R11/1297 Approval of Details 15.08.2014</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>R12/1353 Approval of details 19.08.2014</i>	Coton House Lutterworth Road Churchover Rugby	A Hybrid Planning Application seeking Full Planning Permission for the demolition of redundant buildings, alterations to existing access on to A426, change of use and extension of Coton House to form 4 dwellings, construction of garaging to serve Coton House, change of use of stable buildings and extension to form 8 dwellings, change of use of the old dairy and extension to form 1 dwelling, conversion of buildings H, J & K to form 3 dwellings, engineering works to form a noise

		bund, below ground installation of private sewage treatment plant; and Outline Planning Permission for the provision of a new estate village comprising of the provision of 60 dwellings together with internal access, road layout, car parking, relocation of electricity sub-station, landscaping and open space and 2 bat barns (access and layout to be considered at this stage) (76 dwellings in total).
<i>R13/0790 Approval of Details 26.08.2014</i>	Coton House Lutterworth Road Churchover	Listed Building Application for alterations and first floor extension of Coton House to form 4 dwellings
<i>R12/1291 Approval of Details 26.08.2014</i>	Rugby Gateway Phase R1 Leicester Road Rugby	Variation of conditions 2 & 15 of planning permission R10/1281 (Erection of 244 dwellings with associated open space, infrastructure and ancillary works; alteration to Brownsover Lane and junction with existing roundabout) to make alterations to the layout involving the substitution and repositioning of plots, removal of bus stops and removal of pedestrian crossing.
<i>R12/1353 Approval of Details 28.08.2014</i>	Coton House Lutterworth Road Churchover	A Hybrid Planning Application seeking Full Planning Permission for the demolition of redundant buildings, alterations to existing access on to A426, change of use and extension of Coton House to form 4 dwellings, construction of garaging to serve Coton House, change of use of stable buildings and extension to form 8 dwellings, change of use of the old dairy and extension to form 1 dwelling, conversion of buildings H, J & K to form 3 dwellings, engineering works to form a noise bund, below ground installation of private sewage treatment plant; and Outline Planning Permission for the provision of a new estate village comprising of the provision of 60 dwellings together with internal access, road layout, car parking, relocation of electricity sub-station, landscaping and open space and 2 bat barns (access and layout to be considered at this stage) (76 dwellings in total).
<i>R12/0833 Approval of Details 04.09.2014</i>	Land South side of Top Road Coventry	The mixed use of land as a paddock and for the siting of residential caravans, trailers and commercial vehicles, including the formation of hard standings and the erection of timber shed buildings insofar as it relate to the creation of 2 pitches only.