

20th September 2010

PLANNING COMMITTEE - 29TH SEPTEMBER 2010

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 29th September 2010 in the Council Chamber, Town Hall, Rugby.

Site Visits

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

4.00pm Land at Paddocks Farm, Marton Road, Birdingbury.

Andrew Gabbitas
Executive Director

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

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

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Minutes.
To confirm the minutes of the meeting held on 8th September 2010.
2. Apologies.
To receive apologies for absence from the meeting.

3. Declarations of Interest.
To receive declarations of –
 - (a) personal interests as defined by the Council's Code of Conduct for Councillors;
 - (b) prejudicial interests as defined by the Council's Code of Conduct for Councillors; and
 - (c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.
4. Applications for Consideration.
5. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.
6. Statistics of Planning Applications – September 2009 – August 2010.
7. Delegated Decisions – 23rd August 2010 to 17th September 2010.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2010/11 – 7) are attached.

Tea will be served in the Members` Room at 5.00 pm.

Membership of the Committee:-

Councillors Gillias (Chairman), Butlin, Cranham, Day, Lane, Lewis, Kirby, Mrs Parker, Ms Robbins, Roberts, Sandison and Whistance.

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

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

**RUGBY BOROUGH COUNCIL
PLANNING COMMITTEE - 29TH SEPTEMBER 2010
REPORT OF THE HEAD OF PLANNING AND CULTURE
APPLICATIONS FOR CONSIDERATION**

Planning applications for consideration by Committee are set out as follows:

- (i) applications recommended for refusal with the reason(s) for refusal (pink pages)
- (ii) applications recommended for approval with suggested conditions (gold pages).

RECOMMENDATION

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Recommendations for Refusal

No applications for refusal to be considered.

Recommendations for Approval

Item	Application Ref Number	Location Site and Description	Page number
1	R10/0370	Land at Paddocks Farm, Marton Road, Birdingbury Erection of a stable building	3
2	R10/1153	Land adjacent to Lorandyfose, Back Lane, Long Lawford. Construction of two house with integral double garages and ancillary works including new site entrance.	7
3	R10/1093	Former Cattle Market Land adj. to Murray Road, Rugby Erection of three storey building comprising 5 no. apartments and ancillary communal and support accommodation on the ground floor together with 4 no. associated parking spaces, and use as a Supported Housing Facility.	16
4	R10/1202	Shopping Parade, Hollowell Way Brownsover, Rugby Extension to parking area together with new vehicular and pedestrian accesses and revised traffic circulation for shopping parade..	22

Reference number: R10/0370

Site address: Land at Paddocks Farm, Marton Road, Birdingbury

Description : Erection of a stable building.

The Proposal;

Planning permission is sought for the erection of a stable building comprising 8 stables, a hay store, a straw store and a tack room. With a footprint measuring 9.2m by 26.8m the proposal will be 2.6m high to eaves level at the front and 4m high to eaves level at the back and 5.2m high to ridge height. The stables will roughly be a U shaped structure with roof covering the whole structure. Details indicated on the submitted plans and application forms indicate it will be constructed of concrete blocks, Juniper green and dark green coloured steel sheeting wall cladding / finish and natural grey coloured cement sheeting roof material.

Authorised Use;

Pasture land.

Site History;

Extension and other alterations to existing workshop and stores building	Approved	13.2.02
Creation of additional access and access track	Approved	23.5.05
Change of use of stables to B1	Approved	2.2.06
Change of use of stable building to B1 (offices)	Approved	2.2.06
Retrospective application for alteration and widening of the existing vehicular access and farm track	Approved	2.2.07
Erection of agricultural key workers dwelling	Refused	3.4.07
Erection of a building to store a train	Refused	3.4.07
Agricultural determination for a mushroom building required	Planning permission	23.12.08
Erection of a stable building (R09/069/PLN)	Refused	16.04.2009

Third Party Representations;

Parish Council

Object

On the grounds of inconsistencies; reference to earlier application that was refused with implied assumption permission had already been granted; failure to comply with conditions on earlier permissions; is an industrial estate and not a farm; reference in Section 3 to a mushroom shed refused in 2009; reference in Section 7 of application forms to waste from stables being spread on grazing land being a manifest error of agricultural protocol; reference in Sections 8, 21 and 23 of application forms to previously refused mushroom shed; siting of proposal over existing

foul sewer drains; and little justification for development.

Consultee Responses;

Highway Authority	No objections	
Environmental Health	No objections	Request conditions

Other Relevant Information;

Councillor Hazelton requested the application be determined by the Committee as well as the subject of a site visit that took place earlier this afternoon.

The site is currently an area of grassed paddock bordered by a mixture of hedging, trees and fencing of varying heights. Located within the open countryside the site is adjacent to the settlement boundary for Birdingbury. Ground levels within the application site fall towards the adjacent industrial buildings whilst also falling from the site along the access road to Marton Road.

Relevant Policies;

RBLP Policy GP1	Complies	Design & Appearance
RBLP Policy GP3	Complies	Protection Of Amenities
RBLP Policy E1	Complies	Development In The Countryside
RBLP Policy T3	Complies	Access & Highway Layout
RBLP Policy LR9	Complies	Equestrian Activities

Consideration;

The main issue in the consideration of this application relates to the acceptability or otherwise of a stable building in this location and then subsequently whether other factors including amenities, access and design are acceptable.

Located in the open countryside, albeit immediately adjacent to the settlement boundary for Birdingbury, the provisions of policy E1 on development in the countryside are relevant which state that all development in the countryside will be resisted to protect its openness unless in accordance with other local plan policies. Policy LR9 deals with equestrian activities detailing it will be assessed against 4 criteria relating to impact on the character of the area, extent to which new buildings are to be utilised, new buildings being clearly intended for the use and likely impacts on roads and bridleways.

The stable building is to be sited within the field on which the horses currently graze and is therefore separate and independent from the adjacent industrial buildings which in this area dictate the character of the area in terms of appearance, massing, height and scale. However, the stable building has been designed in the low profile form of a traditional stable building and whilst the materials proposed (cement fibre roofing, Juniper green sheeting and block work) are not traditional materials for the proposed use they will fit in with the area and as such are considered to be appropriate. Within the application site there are no other buildings and although the land surrounding the field where the proposal will be located are also in the applicants ownership, there are no other buildings capable of use. The design and appearance of the proposal are such that it is clearly intended to be used as a stable building for horses and this is reflected in the scale, massing and proportions of the building and as such it has the appearance and nature of clearly being used for the use. Further information submitted in respect of the application has detailed that it will be used for horses in connection with the applicants family although will also provide stabling for one or two employees of the applicant. Based on this and the fact that the field is used for the grazing of horses, it is considered that the proposal will not have any adverse or detrimental impact on surrounding roads or bridleways.

Based on the above it is considered that the proposal complies with the requirements of LR9 showing that the principle of the development is acceptable and given this compliance it also therefore

considered to be an appropriate form of development in this location thereby complying with the provisions of policy E1 of the Local Plan.

As indicated above the proposal is considered to have a design and appearance appropriate to its location and use with its height, scale and massing all being respectful and in-keeping with the locality. Whilst the intended materials to be used are not generally the norm on such buildings, they are nonetheless appropriate to the use and in-keeping with the area and locality. As such the proposal complies with the requirements of policy GP1.

Policy GP3 deals with the protection of amenities and requires developments not to have any adverse or detrimental impacts on amenities of the site itself or those neighbouring and surrounding it. The nature of the use is such that it will not impact on the amenities of the site whilst the nearest buildings, currently used for industrial purposes, whilst close will not be impacted on in terms of noise or smells. There are residential dwellings close to the site but are considered to be of sufficient distance away not to be adversely impacted upon. As such the proposal complies with the requirements of this policy.

In relation to the access and turning provisions in connection with policy T3, the Highway Authority has no objections to the proposal as existing access arrangements are acceptable with there also being sufficient turning and manoeuvring space available so that vehicles can leave in a forward gear. On this basis the proposal complies with the requirements of policy T3.

Recommendation;

Recommend approval subject to conditions.

Report prepared by: Richard Redford

13th September 2010

DRAFT DECISION

APPLICATION NUMBER

R10/0370

DATE VALID

02/03/2010

ADDRESS OF DEVELOPMENT

LAND AT PADDOCK FARM
MARTON ROAD
BIRDINGBURY
CV23 8EH

APPLICANT/AGENT

Mr J Clink
J John Clink & Associates
1 Church Lane
Leamington Road
Warwickshire
CV32 7RG
On behalf of MR W R MUNRO, BIRDINGBURY
ESTATES

APPLICATION DESCRIPTION

Erection of a stable building.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

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

REASON:

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

CONDITION 2:

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

Application forms submitted and received by the Local Planning Authority on 2nd March 2010.

Letter dated 12th August 2010 and received by the Local Planning Authority on 13th August 2010.

Plans numbered 1389/103 and 1389/104(A) dated September 2009 and plan numbered 1389/105 dated January 2010 all received by the Local Planning Authority on 2nd March 2010.

REASON:

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

CONDITION 3:

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

REASON:

In the interest of the amenities of the locality.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

E1, LR9, GP1, GP3 and T3

The development plan policies referred to above are available for inspection on the Rugby Borough Council's web-site www.rugby.gov.uk or at the Council Offices.

REASON FOR APPROVAL:

The proposed development is an appropriate use within the countryside and has an appropriate design and appearance that will allow it to fit in with the area whilst not impacting on amenities, in accordance with policies E1, LR9, GP1, GP3, and T3 of the Rugby Borough Local Plan 2006.

INFORMATIVE 1;

The applicant is advised that the manure and waste from the stables hereby approved should be stored in a manner or covered to prevent nuisance from smell and / or flies with the manure preferably being removed from the site. There should be no burning of manure or waste from the stables.

Reference number: R10/1153

Site address: Land adjacent to Lorandyfose, Back Lane, Long Lawford

Description : Construction of two house with integral double garages and ancillary works including new site entrance.

Case Officer Name & Number: Richard Redford
(01788) 533 635

The Proposal;

Planning permission is sought for the construction of 2 detached 5-bed houses with integral double garage along with ancillary works including the provision of a new site entrance centrally located on the plot frontage to Back Lane. As part of the application a Tree Survey and Method Statement has been submitted along with a Tree Protection Plan in relation to the numerous trees located on the site that area covered by Tree Preservation Orders. Correspondence with the Highway Authority has also been submitted. The submitted plans shows both dwellings sharing the same centrally located site access and positioned in a manner following the general building line with a rear garden boundary positioned so as to afford both with a reasonable amount of useable garden space given the constraints posed by the Tree Preservation Orders. Amended plans have been submitted showing the two-storey front projection element of the proposed dwelling on plot 2 re-positioned to be adjacent to the flank wall with the proposed dwelling on plot one.

Site History;

R09/0942/PLN	Erection of 5 No detached houses and garages together with associated site works and highway works.	Withdrawn 02.02.2010
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Third Party Responses;

Cllr Bragg & Cllr Watson	Comment Indicate that the proximity of plot 1 to the balancing pond could result in a flood risk; sewage arrangements need resolution; proximity of plot 2 dwelling to the neighbouring property at Lorandyfose which has permission for a side extension; the plot 2 dwelling and existing TPO'd trees will affect natural light to Lorandyfose; the use of the site is not unknown when evidence exists indicating its previous use; the classification of the site as green field within the amended PPS3, 'Housing'; projection of both proposed dwellings in-front of the building line; concerns over positioning of the RED line on the submitted plans; and note the comments of the Highway Authority with a request that should permission be granted then the appropriate highway conditions be attached.
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Long Lawford Parish Council	Object	On the grounds of trees protected by TPO's being under immediate pressure; restrict canopy formation; increase pressure for works to the tree canopies; trees potentially damage the structure of the proposed dwellings; loss of light; loss of trees; the Back Lane building line being contravened;
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dwelling sitting too far forward of adjacent bungalow; detrimental to the character of the area and streetscene; inappropriate height, size, depth and width; overbearing impact; loss of privacy to properties on Tee Tong Road; loss of view; connection to main sewer; proximity of proposed plot 1 to the balancing pond; land unsuitable to build on; access and egress safety issues; existence of underground springs; use of land over which the agent / applicant have no legal right to do so; disposal of waste by bonfires is inappropriate; and the application forms misleading as applicant / agents aware of historical use of the site.

Original Plans
Neighbours (8)

Object

On the grounds of following recent changes to PPS3 the land being green field having originally been garden area to Lorandyfose and not brown field as stated in the submitted details; inappropriate development; dwelling in Plot 2 out of line with the general building line of Back Lane; impact of the position of the dwelling on plot 2 on the streetscene; immediate and wider views of the development; loss of privacy; lack of light to proposed dwellings by virtue of the trees giving increased pressure on the trees to be removed; proximity of dwelling 2 to the trees covered by TPO's; garden size of plot 2 too small given number of rooms and amount of trees on the site; no details on relationship to the balancing pond; proximity of proposed houses to the trees; out of character in the area; overbearing impact; loss of views; loss of afternoon and evening sun; cramped nature; imposing relationship with the street; damage to trees; height and size intrusive and overbearing; over-looking; loss of amenity; inadequate parking provision; increased parking on the highway to the detriment of highway and pedestrian safety; use of Lorandyfose in the description of the sites location; windows facing toward the neighbouring site; intersection of the notional 45-degree line; neighbouring property has enjoyed unhindered privacy since being built in 1978; irrespective of the flank wall windows being opening or fixed shut as well as either clear or frosted, they will still result in overlooking and loss of privacy; neighbouring properties having windows (existing and approved in extensions not as of yet built) within close proximity to and overlooking the site which the proposal will block removing views as well as allowing inter-looking; proximity to balancing pond; existence of springs under balancing pond makes this land inappropriate for development and this was part of the justification for the development to the rear being set back from Back Lane so far; topography of site inappropriate; applicant knows last use of land was an allotment despite what is stated on the application forms; brown field land not green field; contrary to PPS3; building line being

contravened; houses out of character given neighbours are bungalows; out of character; demeaning to immediate properties in the vicinity; overbearing and burdening on neighbouring sites; design inappropriate; proposed houses 'jammed in'; insufficient space between the 2 properties; have taken a section of land not within the application site; views into neighbouring rear garden; does not enhance the character of Back Lane; harms the appearance of the land; impact on roots and canopies of adjacent TPO'd trees; cramped relationship between trees and houses; boundary treatments; covenants; Councillors Kaur having an interest in the site; access and highway safety concerns; north facing bedroom windows in neighbouring bungalow and right to light; increased flooding risk; and massing too great.

Amended Plans

Neighbours (3)

Object

On the grounds of proximity to balancing pond; the original objections remaining; loss of light; failure to clarify the use of the land; flooding concerns; loss of privacy to neighbouring properties due to position of windows in flank walls; out of keeping with properties in the area; size of windows; both proposed houses stand forward of the building line; inappropriate height; over-bearing nature; boundary and certificate issues; boundary treatments; under-pinning and undermining issues arising from plot two if it is built; site is green field land as defined in PPS3; application forms not altered to reflect previous use of land as an allotment; lack of front garden areas to the proposed dwellings; Councillor interest in the land; and impacts on the trees on site

Consultee Responses;

Highway Authority	No objections	Request conditions and informatives
Environmental Health	No objections	Request informatives
Tree Officer	No objections	Requests conditions
WCC Ecology	No objections	Request condition and informatives
Warwickshire Wildlife Trust	No objection	Suggest informative be attached.

Other Relevant Information;

The applicant is before the Planning Committee for consideration due to a Councillor interest.

The site is located within the defined settlement boundary for Long Lawford, a main settlement. Adjacent and to the north of the site is a balancing pond whilst to the south and east of the site are residential dwellings in the form of bungalows as well as 2 and 3-storey houses. On the opposite side of Back Lane is an agricultural field. The site is generally level although there is a slight fall from the rear of the site towards Back Lane road.

Relevant Policies;

RBLP Policy S4	Complies	Windfall Sites
RBLP Policy GP1	Complies	Design & Appearance
RBLP Policy GP2	Complies	Landscaping
RBLP Policy GP3	Complies	Protection Of Amenities
RBLP Policy T3	Complies	Access & Highway Layout
RBLP Policy T5	Complies	Parking Standards
RBLP Policy H14	Conflicts	Housing Developments Outside Rugby Urban Area

PPS1, 'Delivering Sustainable Development'

PPS3, 'Housing'

Consideration;

The main issues in the consideration of this application relate firstly to the principle of the development in this location given recent changes to national guidance contained within PPS3 on Housing, then subsequently other relevant factors including design, appearance, access, parking and trees.

The site is located within the defined boundaries for Long Lawford with the application forms detailing that the site is currently vacant and the previous use unknown. One of the objection letters received has indicated that the last known use of the site was as an allotment which is known to the applicant and provides clarification on the authorised use of the site. Recent changes to the contents of PPS3, 'Housing', has seen brown field land classification altered so as to exclude residential gardens and allotments from it meaning that they fall into green field land. PPS3 seeks the re-development of previously developed land in the first instance but acknowledges that housing should be developed in suitable locations in an appropriate manner including, in instances, on green field land.

Policies S4 on Windfall Sites and H14 on Housing Developments Outside Rugby Urban Area are generally similar with the requirements of policy S4 being contained within policy H14 which has 2 additional requirements. They require that within Long Lawford sites be no greater than 0.2 hectares **OR** capable of accommodating no more than 6 dwellings and the site does not form part of a larger developable site with policy H14 also requiring the site be previously developed land. In this instance, the site covers an area of 0.23 hectares but there are 3 separate group Tree Preservation Orders on the site covering approximately 25% of the site area collectively. This site coverage reduces the developable area of the site to a level below the 0.2 hectare size meaning it complies with this element of both policies. The previous application on this site was for 5 dwellings and this was withdrawn by the applicant at the suggestion of officers as it would have been likely to have been recommended for refusal due to being too cramped in nature and appearance. On this basis it can be seen that the site is not capable of accommodating more than 6 dwellings. Furthermore it does not form part of a larger developable site so complying with the second and third parts of both policies and therefore all of policy S4. As already indicated that changes to PPS3 means the site constitutes green field land and as such fails to comply with the last requirement of policy H14 resulting in it conflicting with this policy. Overall therefore, whilst the proposal conflicts with the requirements of policy H14, it does comply with the provisions of policy S4 on Windfall Developments meaning that the principle of the development is acceptable.

The dwellings have been designed in a manner so as to fit in with the other 2-storey dwellings in the area. Whilst the adjacent property at Lorandyfose is a bungalow, the property on the corner of Back Lane and Rugby Road is a 2-storey dwelling as are the properties to the rear of the site meaning that the 2-storey nature of the dwellings are appropriate and in keeping with the locality. Furthermore, the amended plans provided in respect of the dwelling proposed on plot 2 are such that the 2-storey front projection has been re-positioned to be adjacent to the dwelling on plot 1 from its original position adjacent to the site boundary with the bungalow at Lorandyfose. This has had the effect of minimising the bulk of the building on this boundary to an appropriate level as well as having the dwellings positioned in a manner so that the building line along this section of Back Lane is maintained. They have been designed in a manner so as to fit in with the locality without raising any adverse or detrimental impacts and are of an appearance, scale, massing and proportion appropriate to and in keeping with the area. The proposal is therefore considered to comply with the requirements of policy GP1.

Landscaping is dealt with by policy GP2 and one of the amended plans submitted shows details of the proposed soft landscaping to supplement the existing trees on site, including those not covered by the 3 group TPO's. This planting is considered appropriate however details of hard landscaping is required and can be dealt with by way of condition. Overall therefore it is considered that the provisions of policy GP2 have been met.

The dwellings have been positioned within the site in a manner so as to not have any adverse or detrimental impacts on neighbouring and surrounding sites. In plot 2 there is one first floor window facing towards the nearest neighbour which will serve an en-suite bathroom that can be conditioned so as to be obscure glazed in order to prevent overlooking and loss of privacy. They have been positioned within the site in manners so as to not result in any undue loss of light nor result in any loss of privacy or be overbearing to a point that would justify a refusal of planning permission. As such the requirements of policy GP3 have been met.

There are 3 groups of trees on site covered by separate Group Tree Preservation Orders, one of which is in relatively close proximity to the rear wall of the dwelling proposed on plot 2. The Tree Preservation Officer has assessed the proposal in relation to these trees taking into account the details of the tree report submitted as part of the application and has no objections to the proposal subject to conditions as he is satisfied that the proposal will not adversely impact on the trees whilst also allowing sufficient room for their future growth without adding pressure for works to them. The positioning of the third group of trees within the grounds of plot 2 and in relation to the dwelling is such that it will have a garden area with less useable space than in plot 1, however there is still considered to be sufficient garden amenity space so as not to justify a refusal of planning permission.

Access into the site will be via a new centrally located vehicular access off Back Lane that the Highway Authority has assessed and have no objections on subject to a number of conditions and informatives. The amended plans provided has resulted in the turning and manoeuvring area being altered but the alterations are such that vehicles will still be able to turn and manoeuvre so as to leave in a forward gear so ensuring the highway and pedestrian safety is maintained. Both proposed dwellings have integral double garages with 2-spaces to the front giving a total of 4 on-site parking spaces per dwelling – a level in-line with standards detailed in Appendix 3. The proposal therefore complies with the requirements of policies T3 and T5 of the Local Plan.

Recommendation;

Recommend approval subject to conditions.

Report prepared by Richard Redford

DRAFT DECISION

APPLICATION NUMBER

R10/1153

DATE VALID

21/05/2010

ADDRESS OF DEVELOPMENT

LORANDYFOSE
SITE ADJACENT TO & NORTH OF
BACK LANE
LONG LAWFORD
RUGBY
CV23 9DX

APPLICANT/AGENT

Mr Joel Bybee
Bilton Design & Build Ltd
21a Paynes Lane
Warwickshire
CV21 2UH
On behalf of Mr Joel Bybee, Bilton Design and
Build Ltd

APPLICATION DESCRIPTION

Construction of two house with integral double garages and ancillary works including new site entrance.

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:

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 and roof tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

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

CONDITION 3:

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

REASON:

In the interest of residential amenity.

CONDITION 4;

The parking spaces shown on the submitted plans in the integral garages and to their front shall be provided before the dwellings are occupied and retained for parking purposes thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the satisfactory provision and retention of parking spaces in association with the approved dwellings.

CONDITION 5:

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

- a) A 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) Gates and barriers opening into the site and not being placed within the vehicular access any closer than 5.5 metres from the near edge of the highway carriageway.
- c) Visibility splays for vehicles having been provided with an 'x' distance of 2.4 metres and 'y' distances of 90 metres as measured from the centre of the access. No structure, erection, trees or shrubs exceeding 0.9 metres in height shall be placed, allowed to grow or be maintained within the visibility splays so defined.
- d) The access not reducing the effective capacity of any highway drain, and not allowing surface water to run off the site onto the highway.

REASON:

In the interest of highway safety.

CONDITION 6:

Vehicular access to the site from the highway (Back Lane - D3108) shall not be made other than at the position as shown on amended application drawing numbered BLLL2/S/06/A received by the Local Planning Authority on 31st August 2010.

Reason:

In the interest of highway safety.

CONDITION 7:

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 public and highway safety.

CONDITION 8:

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

REASON:

In the interest of highway safety.

CONDITION 9:

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

REASON:

In the interest of highway safety.

CONDITION 10;

Before the commencement of any works on site a protective barrier should be erected to create an exclusion zone as per the tree protection plan submitted (drawing number BLLL2/S/05/A) and in accordance with a written scheme to be submitted to and approved in writing by the Local Planning Authority. The protective barriers will consist of a scaffold framework in accordance with Figure 2 of BS5837:2005 (Trees in relation to Construction). The protective fencing shall comprise a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. On to this weldmesh panels should be securely fixed with wire or scaffold clamps. The protective barrier should remain in place until completion of all construction works.

Reason:

To ensure the protection of trees protected by Tree Preservation Orders during the development.

CONDITION 11;

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

Reason:

To ensure the satisfactory protection of trees protected by Tree Preservation Orders.

CONDITION 12;

The landscape scheme as detailed on the amended plan numbered BLLL2/S/05/A received by the Local Planning Authority on 31st August 2010, shall be planted no later than the first planting season following completion of development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the LPA gives its written consent to any variations.

Reason:

To ensure a satisfactory landscaping appearance of the site within the area.

CONDITION 13:

No development shall commence unless and until details of all proposed walls, fences and gates have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

In the interest of visual amenity.

CONDITION 14:

Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the application forms submitted as part of the application as well as the plans and documents detailed below:

Plans numbered BLLL2/S/02, BLLL2/S/04 and BLLL/H1/01 submitted with the application and received by the Local Planning Authority on 21st May 2010.

Amended plans numbered BLLL2/S/03/A, BLLL2/S/05/A, BLLL2/S/06/A and BLLL/H2/01/A received by the Local Planning Authority on 31st August 2010.

The Tree Survey & Method Statement numbered BLLL2/S/08 submitted with the application and received by the Local Planning Authority on 21st May 2010.

REASON:

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

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

S4, GP1, GP2, GP3, T3, T5 and H14

PPS1 'Delivering Sustainable Development', PPS3 'Housing'

The development plan policies referred to above are available for inspection on the Rugby Borough Council's web-site www.rugby.gov.uk or at the Council Offices.

REASON FOR APPROVAL:

The proposed dwellings would be an appropriate windfall development within the locality whilst being of a design, appearance and scale in keeping with the area and not impacting on amenities of neighbouring and surrounding site. Access and parking provision is in-line with standards whilst the proposal will not have any impact on the TPO'd trees on site. It is therefore in accordance with policies S4, GP1, GP2, GP3, T3, T5 and H14 of the Rugby Borough Local Plan 2006.

INFORMATIVE 1:

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

INFORMATIVE 2:

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

INFORMATIVE 3;

Before any improvement works required by this planning permission are commenced to the existing highway, the developer shall enter into an Agreement under section 278 of the Highways Act 1980 with the Highway Authority (Warwickshire County Council).

INFORMATIVE 4;

Unauthorised signs are not permitted within the limits of any public highway. To discuss the provision of permanent signs in relation to a development a developer must apply in writing to Katrina Pedlar, Traffic Projects Group, Environment & Economy Directorate, PO Box 43, Shire Hall, Warwick, CV34 4SX.

INFORMATIVE 5;

Unauthorised signs are not permitted within the limits of any public highway. To secure the authorisation of temporary signs in relation to a new development a developer must apply to the County Highways Area Team - Tel 01926 412 515

Reference number: R10/1093

Site address: Former Cattle Market
Land adj. to Murray Road
Rugby

Description : Erection of three storey building comprising 5 no. apartments and ancillary communal and support accommodation on the ground floor together with 4 no. associated parking spaces, and use as a Supported Housing Facility.

Case Officer Name & Number: Steve Parkes 01788 533633

Authorised Use

Residential

Relevant Decisions

Mixed use development comprising: approved 01/09/2009

Part full planning permission for the erection of buildings for use as a 72 bedroom hotel with ancillary bar/restaurant (C1/A3) and 420 gea of retail floorspace (A1), an 80 bed nursing home (C2), a 45 unit extra-care sheltered housing development (C3) and the erection of 47 no. affordable residential units (C3) together with associated access, parking and landscaping.

Part outline planning permission for the erection of 69 no. residential units (C3), the erection of buildings for employment use (B1 (a),(b) and (c) – maximum floorspace 3842sq.m gea) and community use (D1/D2 – maximum floorspace 2250sq.m gea) and the provision of public open space (0.95ha) – all matters reserved apart from access, and in the case of the residential units and public open space apart from layout and scale.

(Ref: R/09/0331/MAJP)

Technical Consultations

Housing Manager supports confirms need for facility in the town

Third Party Consultations

Neighbours no representations received

Other Relevant Information

This proposal relates to part of the site for which full planning permission was granted in September 2009 for 45 no.affordable housing units as part of the larger former Cattle Market redevelopment scheme. The affordable housing units are currently under construction for Orbit Homes. This proposal is in substitution of a pair of semi-detached 2 bed and 4 bed affordable dwellings fronting Murray Road.

The scheme comprises a three-storey development of 2 no. one bedroom apartments and 3 no. two bedroom apartments together with ancillary communal and support accommodation on the ground floor. The building consists of two linked blocks with mono-pitched roofs. Materials to be used in its construction are from the same palette used in the adjoining affordable housing

scheme. Brickwork is provided to the ground floor with a combination of rendered panels and timber cladding above.

Two landscaped courtyard areas are provided at the rear of the building and incorporate bin and cycle stores. Landscaping and planting is proposed to the frontages to Murray Road and the estate road including low railings and hedgerow to define public and private space. The pedestrian entrance to the building is from the new estate road approved as part of the affordable housing development. Four dedicated parking spaces are to be provided.

The Housing Manager considers the site on the former Cattle Market to be an ideal, sustainable location for the facility, being within walking distance of the town centre and the support services it provides, on a bus route and in close proximity of the railway station. The new facility will include a unit which is wheelchair compliant and benefit from communal and support space and provision of secure outdoor play. It is intended that the proposal will provide a home and positive support environment for women and children in preparation for independent living.

Relevant Planning Policies

LP	GP1	comforms	appearance and design of development
LP	GP2	comforms	landscaping
LP	GP3	comforms	protection of amenity
LP	GP4	comforms	energy conservation
LP	T5	comforms	parking facilities

PPS1	Delivering Sustainable Development Planning and Climate Change (Supplement to PPS1)
PPS3	Housing
PPG13	Transport

Determining Considerations

The main considerations in this case are the principle of development for the use proposed, the design and appearance of the proposed building, the impact on amenity and parking provision.

The principle of residential development on this previously developed site in the urban area has already been accepted in accordance with the urban development priorities set out in the Rugby Borough Local Plan, July 2006, saved policies S1 and S2 and area policy A2 controlling the comprehensive redevelopment of the former Cattle Market.

The proposal is essentially a bespoke facility providing residential accommodation with support to vulnerable persons. One of the Council's corporate priorities is to meet the needs of residents now and in the future and includes the aims of helping vulnerable people with support needs to live independently, and to improve housing conditions for poorer and more vulnerable people. There is a clearly identified need for the proposed facility in the town to meet the housing and support needs of a particular group which is unlikely to be met through market housing and its provision will meet the corporate aims of the Council. The proposal also complies with guidance contained in PPS3 which promotes the provision of a wide range of housing to meet the needs of the wider community including the accommodation requirements of specific groups and those who are vulnerable or in need.

The provision of the development within the urban area in what is a very sustainable location with high accessibility to facilities and services is considered wholly appropriate. The substitution of two affordable dwellings with a development which also meets a specific housing need is also considered acceptable. The use will be discreet and the development externally will have all the appearance of a typical block of residential apartments.

In view of the above, it is considered that the proposed development is acceptable in principle.

The contemporary design and appearance of the building and materials to be used in its construction reflect that of the neighbouring affordable housing currently under construction, particularly the block of apartments on the corner of Murray Road and Craven Road. The siting of the building respects the building line established by the new development along Murray Road and the new estate road with identical boundary treatment. Landscaping has also been considered as an integral part of the development. The development will therefore readily integrate and harmonise with its surroundings in accordance with Local Plan saved policies GP1 and GP2 and guidance on good design contained in PPS1.

In addition, the siting and design of the building has been given careful consideration to ensure that there will be no detrimental effect on the residential amenities of the occupiers of neighbouring properties in accordance with Local Plan saved policy GP3. The design and construction also takes account of the need for energy efficiency and conservation in accordance with saved policy GP4.

The site is located in the high access area as defined in appendix 3 of the Local Plan. The five apartments generate a maximum requirement of 3.75 (4) parking spaces against the parking standards contained in appendix 3. The four spaces to be provided are therefore considered acceptable taking account of the limited number of persons to be employed in the facility and that no visitors are allowed at any time. Adequate provision is also made for cycle storage. The proposal therefore complies with saved policy T5 which seeks to ensure that development incorporates satisfactory parking facilities.

Recommendation:

Approve subject to conditions.

DRAFT DECISION

APPLICATION NUMBER

R10/1093

DATE VALID

17/08/2010

ADDRESS OF DEVELOPMENT

FORMER CATTLE MARKET
LAND ADJ TO MURRAY ROAD
RUGBY
CV21 3HX

APPLICANT/AGENT

Mr.Naheem Hashim
Aedas Architects Ltd
1st Floor
Clifton Heights
Bristol
BS8 1EJ
On behalf of ORBIT HOUSING

APPLICATION DESCRIPTION

Erection of three-storey building comprising 5no. apartments and ancillary communal and support accommodation on the ground floor together with 4no. associated parking spaces, and use as a Supported Housing Facility.

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:

PL_01: Site Location Plan
PL_02: Site Layout Plan
PL_03: Ground Floor Plan
PL_04: First and Second Floor Plan
PL_05: Roof Plan
PL_06: Elevations
PL_07: Elevations - sheet 2
PL_08: Street Elevations
PL_09: Bin/Cycle Store
PL_20: Perspective 1
PL_21: Perspective 2

Design and Access Statement: Rev A, August 2010 (Aedas)

REASON:

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

CONDITION:3

The facing materials to be used on the external walls and roof shall be as specified on the application form and approved drawing ref. PL_06, and shall not be varied without the prior written permission of the Local Planning Authority.

REASON:

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

CONDITION: 4

No development shall commence unless and until a comprehensive hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the 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 proposed boundary fencing and fencing within the site indicated on the approved drawings shall be erected concurrently with the remainder of the development. The fences shall thereafter be retained and

maintained and shall not be replaced at any time other than with fences of identical design, height, materials and finish unless as may otherwise be agreed in writing with the Local Planning Authority.

REASON:

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

CONDITION:6

The existing trees along the Murray Road frontage indicated on the approved site layout plan shall be retained and suitably protected from damage in accordance with the requirements of BS5837:2005 during the period that development takes place.

REASON:

In the interest of visual amenity.

CONDITION:7

The accommodation for car parking and cycles shown on the approved plans shall be provided before the occupation of the development hereby permitted and shall be retained permanently for the accommodation of vehicles of persons residing ,working in or calling at the premises and shall not be used for any other purpose.

REASON:

In order to ensure that satisfactory parking arrangements are maintained.

CONDITION: 8

Notwithstanding any information given on the application form and the approved drawings, the bin and cycle stores shall be constructed in smooth-planed Western Red Cedar timber.

REASON:

To ensure a satisfactory external appearance..

CONDITION: 9

The development hereby permitted shall not be used or occupied other than as a supported affordable housing facility for victims of domestic violence and for no other purposes without the prior permission of the Local Planning Authority.

REASON:

To ensure that the development is acceptable to the Local Planning Authority.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Rugby Borough Local Plan, July 2006, saved policies GP1, GP2, GP3, GP4 and T5.

Government policy guidance contained in PPS1, PPS3 and PPG13.

The development plan policies referred to above are available for inspection on the Rugby Borough Council's web-site www.rugby.gov.uk or at the Council Offices.

REASON FOR APPROVAL:

The proposal complies in principle with the strategic development saved policies S1 and S2 contained in the Rugby Borough Local Plan, July 2006, and saved area policy A2 which allocates the former Cattle Market site for mixed use, primarily housing and employment. The development will meet a particular identified housing need for vulnerable people.

The design and appearance of the building is in keeping with neighbouring development currently under construction, will harmonise with its surroundings and not adversely impact on the amenities of the locality in accordance with saved policies GP1 and GP3. Landscaping and energy efficiency and

conservation have been considered as an integral part of the development in accordance with saved policies GP2 and GP4 whilst satisfactory parking provision is included in accordance with saved policy T5.

INFORMATIVE:1

The development should be fitted with thermal double glazing and appropriate ventilation units to achieve a sound reduction performance as specified in the requirements in figure 3 contained in the Innovate Acoustics Technical Report ref. 08-IAC061-2 dated 5th March 2009 submitted and approved with application ref.R09/0331/MAJP covering the details of the neighbouring affordable housing.

Reference number: R10/1202

Site address: Shopping Parade
Hollowell Way
Brownsover
Rugby

Description : Extension to parking area together with new vehicular and pedestrian accesses and revised traffic circulation for shopping parade.

Case Officer Name & Number: Steve Parkes 533633

Authorised Use

Parking area to local shopping parade/public highway

Relevant Decisions

None

Technical Consultations

WCC – Highways no objection subject to conditions covering access

Third Party Consultations

Neighbours no representations received

Other Relevant Information

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

The proposals are to extend the parking area serving the Hollowell Way shops and includes an additional point of egress to the highway in order to provide improved circulation and alleviate current problems of vehicular congestion in the existing parking area.

The scheme comprises the construction and laying out of an extended parking area and access across a grassed area between the existing parking area and Hollowell Way. The proposals increase the number of parking spaces by 12 (total of 40) and include the provision of 2 parking bays for the disabled. The new egress onto Hollowell Way will be single lane and exit only though the existing dual entry/exit is to be retained without alteration. Dedicated crossing points are to be provided and white lining to existing and new parking bays to encourage more efficient parking together with road markings and new signage at the points of access and egress.

On completion of the works it is proposed that the area will be planted with trees, shrubs and hedgerows either side of a new footpath, the new exit road and existing point of access.

Relevant Planning Policies

LP	GP1	conforms	appearance and design of development
LP	GP2	conforms	landscaping
LP	GP3	conforms	protection of amenity
LP	T3	conforms	access and highway layout
LP	T5	conforms	parking facilities

Determining Considerations

The proposed development is designed to alleviate existing problems of congestion and manoeuvring in the existing car park particularly at peak periods. Prior to the submission of the application, the Council's Public Realm Manager consulted Councillors, the residents'

association and the police on options to provide more parking and a separate entrance and exit to the car park. The proposed scheme has also been the subject of a Road Safety Audit carried out by the Highway Authority (Warwickshire County Council) to ensure that there will be no detrimental impact on the existing road network and the safety of all road users.

The design and layout of the extended parking area is considered acceptable whilst the introduction of road markings and additional signage will facilitate the safer use of the existing access and the proposed egress onto Hollowell Way. Landscaping has been considered as an integral part of the development and will enhance the overall appearance of the immediate locality. It is not considered that the development will detract from the amenities of the occupiers of neighbouring properties or the locality in general. The proposals therefore comply with Rugby Borough Local Plan, July 2006, saved policies GP1, GP2 and GP3 controlling the appearance and design of development, landscaping and the protection of amenity, and policies T3 and T5 in respect of vehicular access and parking facilities.

Recommendation:

Approve subject to conditions:

DRAFT DECISION

APPLICATION NUMBER

R10/1202

DATE VALID

19/07/2010

ADDRESS OF DEVELOPMENT

SHOPPING PARADE
HOLLOWELL WAY
BROWNSOVER
RUGBY
CV21 1LT

APPLICANT/AGENT

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

APPLICATION DESCRIPTION

Extension to parking area together with new vehicular and pedestrian accesses and revised traffic circulation for shopping parade.

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:

1:500 site location plan edged red Hollowell Way Work Area
1:500 dwg. rev D dated 19/06/2008 Hollowell Way Car Park Extension
Proposed Layout

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

a) A minimum width of 5.0 metres with a gradient not steeper than 1 in 10 and hard surfaced in a bound material.

b) Visibility splays for vehicles having been provided with an 'x' distance of 2.4 metres and 'y' distances of 70 metres as measured from the centre of the egress and visibility splays for pedestrians have been provided with an 'x' distance of 2.0 metres and 'y' distances of 2.0 metres as measured from the edge of the egress. 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 egress not reducing the effective capacity of any highway drain, and not allowing surface water to run off the site onto the highway carriageway.

REASON:

In the interests of highway safety.

CONDITION: 4

The new vehicular egress from the site to the highway (Hollowell Way - D3389) shall not be made other than at the position as shown on the approved drawing rev D Hollowell Way, Brownsover - Option A (Revised).

REASON:

In the interests of highway safety..

CONDITION:5

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: 6

The extension to the parking area hereby permitted shall not be brought into use before it has been surfaced in bound materials and the parking spaces properly marked out on the ground.

REASON:

In the interests of highway safety and to ensure that the details of the development are acceptable to the Local Planning Authority..

CONDITION:7

The landscaping scheme, as detailed on the approved plan, shall be implemented no later than the first planting season following the development hereby permitted being brought into use. 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.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Rugby Borough Local Plan, July 2006, saved policies GP1, GP2, GP3, T3 and T5.

The development plan policies referred to above are available for inspection on the Rugby Borough Council's web-site www.rugby.gov.uk or at the Council Offices.

REASON FOR APPROVAL:

The proposed design and layout of the extension to the parking area and new egress to Hollowell Way are acceptable and will alleviate problems of congestion and manouevring in the existing car park and improve circulation. The proposed landscaping will enhance the appearance of the development and the local environment whilst the development will not detract from the amenities of the locality. The development therefore complies with Rugby Borough Local Plan, July 2006, saved policies GP1, GP2 and GP3 controlling the appearance and design of development, landscaping and the protection of amenity, and policies T3 and T5 in respect of access and parking.

INFORMATIVE:1

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

INFORMATIVE:2

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

INFORMATIVE:3

Before any improvement works required by this planning permission are commenced to the existing highway, the developer shall enter into an Agreement to permit verge planting. Section 96 of the Highways Act 1990 enables the Highway Authority to maintain and do anything expedient to maintain trees, shrubs and verges within publicly maintainable highways. Before any of the permitted development is commenced the applicant should conclude a written agreement with the Highway Authority for the future maintenance of all trees, shrubs and verges to be effective upon completion of the works.

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	29 th September 2010
Report Title	Statistics for Planning Applications – September 2009 – August 2010
Ward Relevance	All
Prior Consultation	N/A
Contact Officer	Ross Middleton
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	N/A
Statutory/Policy Background	Planning and Local Government Legislation
Summary	The report provides statistics for decisions on planning applications in relation to BVP1 log
Financial Implications	N/A

Environmental Implications N/A

Legal Implications N/A

Options N/A

Recommendation The Report be noted

***Reasons for
Recommendation***

Rugby Borough Council

Planning Committee – 29th September 2010

**Statistics for Planning Applications –
September 2009 – August 2010**

Report of the Head of Planning and Culture

Recommendation

The report be noted

This report shows the planning statistics as they have always been reported at Appendix 1 with the exception of the percentage of the applications determined in 8 weeks being removed and also the new format in line with the government's current development control targets for determining planning applications as specified in the best value performance indicator BVP1 157a, 157b and 157c.

See Appendices 2, 3 and 4

Name of Meeting: Planning Committee

Date Of Meeting: 29th September 2010

Subject Matter: Stats. for Planning Applications –
September 2009 – August 2010

Originating Department: Planning and Culture

LIST OF BACKGROUND PAPERS

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

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

* Exempt information is contained in the following documents:

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

(*Delete if not applicable)

RUGBY BOROUGH COUNCIL
Planning Committee –29th September 2010
Report of the Head of Planning and Culture
Statistics for Planning Applications September 2009 – August 2010

Statistics for planning applications for the period September 2009 – August 2010

	B/F	Received	Determined	Outstanding
September 2009	327	64	79	312
October 2009	312	48	60	300
November 2009	300	58	72	286
December 2009	286	50	45	291
January 2010	291	34	62	263
February 2010	263	43	58	248
March 2010	248	48	58	238
April 2010	238	70	45	263
May 2010	263	23	69	217
June 2010	217	36	64	189
July 2010	189	76	86	179
August 2010	179	47	96	130
Monthly Average	259	53	66	232

1.1 RECOMMENDATION

The report be noted.

RUGBY BOROUGH COUNCIL

Planning Committee – 29th September 2010

Report of The Head of Planning and Culture

Statistics for Major Planning Applications (Major) – BVP1 157a

The Government's development control targets for Major applications is 60% in thirteen weeks.

Statistics for planning applications for the period September 2009 – August 2010

Month	Applications Determined	Major Applications Determined Within 13 Weeks	% Of Major Applications Determined Within 13 Weeks
September 2009	1	0	0.0%
October 2009	0	0	N/A
November 2009	3	1	33.3%
December 2009	0	0	N/A
January 2010	3	0	N/A
February 2010	0	0	N/A
March 2010	1	0	N/A
April 2010	4	4	100%
May	0	0	N/A
June	2	0	0.0%
July	1	0	0.0%
August	4	0	0.0%
Monthly Average	1.58	0.41	25.9%

1.1 RECOMMENDATION

The report be noted

RUGBY BOROUGH COUNCIL
Planning Committee – 29th September 2010
Report of The Head of Planning and Culture

Statistics for Minor Planning Applications (Minor) BVP1 157b

The Government's development control targets for Minor applications is 65% in eight weeks.

Statistics for planning applications for the period September 2009 – August 2010

Month	Applications Determined	Minor Applications Determined Within 8 Weeks	% Of Minor Applications Determined Within 8 Weeks
September 2009	31	18	58.1%
October 2009	18	9	50.0%
November 2009	17	8	47.1%
December 2009	13	9	69.2%
January 2010	22	4	18.2%
February 2010	14	7	50.0%
March 2010	18	7	38.9%
April 2010	18	6	33.3%
May 2010	23	6	26.0%
June 2010	18	8	44.4%
July 2010	28	7	25%
August 2010	28	7	25%
Monthly Average	21	8	38%

1.1 RECOMMENDATION

The report be noted.

RUGBY BOROUGH COUNCIL

Planning Committee – 29th September 2010

Report of The Head of Planning and Culture

Statistics for Other Planning Applications (Other) BVP1 157c

The Government's development control targets for Other applications is 80% in eight weeks.

Statistics for planning applications for the period September 2009 – August 2010

Month	Applications Determined	Other Applications Determined Within 8 Weeks	% of Other Applications Determined Within 8 Weeks
September 2009	42	28	66.6%
October 2009	38	26	68.4%
November 2009	49	32	74.6%
December 2009	25	19	76.0%
January 2010	36	28	77.8%
February 2010	41	20	48.8%
March 2010	39	18	46.2%
April 2010	21	7	33.3%
May 2010	46	14	35.0%
June 2010	44	10	22.7%
July	47	19	40.4%
August	53	21	39%
Monthly Average	40	20	50%

1.1 RECOMMENDATION

The report be noted.

AGENDA MANAGEMENT SHEET

<i>Name of Meeting</i>	Planning Committee
<i>Date of Meeting</i>	29 th September 2010
<i>Report Title</i>	Delegated Decisions – 23rd August 2010 to 17 th September 2010
<i>Portfolio</i>	N/A
<i>Ward Relevance</i>	All
<i>Prior Consultation</i>	None
<i>Contact Officer</i>	Maureen Buckland x 3774
<i>Report Subject to Call-in</i>	Y
<i>Report En-Bloc</i>	N
<i>Forward Plan</i>	N
<i>Corporate Priorities</i>	N/A
<i>Statutory/Policy Background</i>	Planning and Local Government Legislation
<i>Summary</i>	The report lists the decisions taken by the Deputy Chief Executive under delegated powers
<i>Risk Management Implications</i>	N/A
<i>Financial Implications</i>	N/A

Environmental Implications N/A

Legal Implications N/A

Equality and Diversity N/A

Options N/A

Recommendation The Report be noted

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

Rugby Borough Council

Planning Committee – 29th September 2010

Delegated Decisions – 23rd August 2010 to 17th September 2010

Report of the Head of Planning and Culture

Recommendation

The report be noted

1. BACKGROUND

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

Name of Meeting: Planning Committee

Date Of Meeting: 29th September 2010

Subject Matter: Delegated Decisions – 23rd August 2010 to 17th September 2010

Originating Department: Planning and Culture

LIST OF BACKGROUND PAPERS

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

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

* Exempt information is contained in the following documents:

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

(*Delete if not applicable)



DECISIONS TAKEN BY THE DIRECTOR OF TECHNICAL SERVICES UNDER
DELEGATED POWERS FROM 23RD AUGUST 2010 TO 17TH SEPTEMBER 2010

A. APPLICATIONS – DELEGATED

**Applications
Refused**

<i>R10/1228 Refused 03.09.2010</i>	McDonald's 5 Market Place Rugby	Provision of a replacement shopfront
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<i>R10/1325 Refused 08.09.2010</i>	The Almshouses Brockhurst Lane Monks Kirby Rugby	Erection of a new dwelling house
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<i>R10/0912 Refused 16.09.2010</i>	10 Hillfield Road Bilton Rugby	Two storey extension to side, first floor extension to rear
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**Applications
Approved**

<i>R10/0803 Approved 23.08.2010</i>	36 Malvern Avenue Hillmorton Rugby	Erection of a single storey rear extension
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<i>R10/1186 Approved 23.08.2010</i>	Wapenbury Church Hill Rugby	Demolition of the existing flat roofed garage and erection of a single storey side extension
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<i>R10/0889 Approved 23.08.2010</i>	Former Roman Catholic Church Coventry Road Wolvey	Demolition of the existing church and erection of 3 no. detached dwelling together with associated garaging and parking facilities (renewal of extant planning permission Ref. R07/0924/PLN granted 21 st August 2007).
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<i>R10/1005 Approved 24.08.2010</i>	56 Rugby Road Binley Woods Coventry	Alteration and extension of existing bungalow to create a two storey dwelling
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<i>R10/1021 Approved 24.08.2010</i>	11 Thomas Way Rugby	Retention of boundary wall
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<i>R10/0723 Approved 25.08.2010</i>	7 Townsend Lane Long Lawford Rugby	Erection of rear extensions and loft conversion with gable extensions to provide first floor
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<i>R10/0987 Approved 25.08.2010</i>	Masonic Hall Eastfield Place Rugby	Erection of a first and second storey rear extension to house a lift shaft
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<i>R10/0440 Approved 25.08.2010</i>	The Woodhouse Leamington Road Princethorpe Rugby	Proposed extension of hotel to provide permanent function suite (to replace existing temporary marquee) together with associated facilities and car parking
<i>R10/1116 Approved 25.08.2010</i>	316 Hillmorton Road Rugby	Provision of replacement shopfront and disabled access
<i>R10/0995 Approved 25.08.2010</i>	Land to the rear of 90 Railway Terrace Rugby	Demolition of existing storage building and erection of two 1 bed residential units
<i>R10/1087 Approved 25.08.2010</i>	St. Andrews C. of E. Primary School Chester Street Rugby	Erection of a prefabricated garage
<i>R10/1107 Approved 26.08.2010</i>	Newbold Farm 110 Main Street Newbold on Avon Rugby	Two single storey side extensions, erection of a car port and other associated alterations to dwelling
<i>R10/1144 Approved 26.08.2010</i>	Castle Farm Castle Lane Woolscott Rugby	Proposed internal and external alterations and extensions to the main house and residential outbuildings
<i>R10/1142 Approved 26.08.2010</i>	Chilvers Manley 43 Main Street Wolston	Erection of a first floor conservatory to rear
<i>R10/0302 Approved 26.08.2010</i>	Hall Farm Brownsover Lane Brownsover Rugby	Conversion of existing redundant farm outbuildings into residential dwelling and creation of new detached garage building (renewal of planning permission R05/0282/04008/P dated 11.05.2005)
<i>R10/1092 Approved 26.08.2010</i>	The Friendly Inn Main Street Frankton	Retention of floodlights to car park
<i>R10/1157 Approved 26.08.2010</i>	16 Cromwell Road Hillmorton Rugby	Erection of a first floor rear extension
<i>R10/1006 Approved 26.08.2010</i>	Mill View Cottage Mill Row Wolvey Hinckley	Erection of a two storey extension to front of dwelling
<i>R10/1197 Approved 26.08.2010</i>	19 Butlin Road Rugby	Erection of a two storey rear extension and pitched roof to replace existing flat roof
<i>R10/1178 Approved 26.08.2010</i>	107 Dunchurch Road Rugby	Provision of dormer windows to the side elevations to serve a loft conversion

<i>R10/1133 Approved 27.08.2010</i>	48 Catesby Road Rugby	Proposed single storey detached garden room
<i>R10/1045 Approved 27.08.2010</i>	67 Rugby Road Dunchurch Rugby	Proposed single storey rear extension to form an orangery
<i>R10/1230 Approved 27.08.2010</i>	83 Sidney Road Rugby	Erection of a two storey side extension and a single storey rear extension
<i>R10/1071 Approved 27.08.2010</i>	Land to the rear of 99 High Street Hillmorton Rugby	Erection of two semi-detached bungalows (renewal of approval ref. R07/0949/PLN)
<i>R10/0427 Approved 31.08.2010</i>	Glebe House (formerly The Rectory) Main Street Rugby	Erection of two storey extensions to the front, side and rear of the existing dwelling and the erection of a new detached garage/car port replacing the existing garage
<i>R10/1049 Approved 31.08.2010</i>	3 Maple Gardens Dunchurch Road Rugby	Erection of a conservatory to the rear
<i>R10/1175 Approved 31.08.2010</i>	Makin's Fishery Bazzard Road Bramcote Nuneaton	Erection of dwelling and domestic garage for use in association with the existing fishery and associated works (re-submission of R09/0371/PLN to include a detached double garage)
<i>R10/0893 Approval 01.09.2010</i>	7 Edyvean Close Rugby	Erection of a conservatory to rear
<i>R10/1024 Approved 01.09.2010</i>	14 Stanier Court Charles Warren Close Rugby	Installation of a first floor window in the south elevation
<i>R10/0883 Approved 01.09.2010</i>	10 Fern Hill Way Hinckley	Fist floor extension above garage to front of house
<i>R10/1266 Approved 02.09.2010</i>	J. Sainsbury's 385 Dunchurch Road Rugby	Variation of Condition 9 of planning permission R09/0231/MAJP dated 06.01.2010
<i>R10/1215 Approved 02.09.2010</i>	55A Crick Road Rugby	Conversion of an integral double garage to provide a bedroom/study, family bathroom, utility room, construction of a freestanding porch above the front entrance door and construction of a freestanding car port within the existing car parking area located to the side of the garage

<i>R10/1346 Approved 02.09.2010</i>	Mallards Main Street Frankton Rugby	Single storey extension to front
<i>R10/1242 Approved 02.09.2010</i>	13 Bagshaw Close Ryton on Dunsmore Coventry	Erection of a single storey front extension
<i>R10/1324 Approved 03.09.2010</i>	Rear of 3, 3a, 5 and 5a, Broad Street, Brinklow Rugby	Erection of a dwelling. Variation of condition 2 of planning permission R07/0247/PACA to allow conservatory to rear, alteration to first floor, addition of garage doors and internal alterations.
<i>R10/0211 Approved 03.09.2010</i>	12-14 Rokeby Street Rugby	Demolition of existing outbuildings and erection of 3 dwellings
<i>R10/1043 Approved 03.09.2010</i>	Twiggetts Lodge Farm Lilbourne Road Clifton upon Dunsmore Rugby	Renewal of planning permission R07/0436 (Change of use of redundant poultry buildings for purposes within Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 and associated works).
<i>R10/1159 Approved 03.09.2010</i>	3 Craven Road Rugby	Conversion of the first and second floors to 2 no. flats comprising of 1 no. one bed flat and 1 no. two bed flat
<i>R10/1369 Approved 06.09.2010</i>	19 Whetstone Drive Rugby	Erection of conservatory to rear
<i>R10/0552 Approved 06.09.2010</i>	Rugby School Music School 2 Hillmorton Road Rugby	Erection of a three storey rear extension to the Rugby School Music School
<i>R10/1092 Approved 06.09.2010</i>	The Friendly Inn Main Street Frankton Rugby	Retention of floodlights to car park
<i>R10/0859 Approved 07.09.2010</i>	231 Rugby Road Binley Woods Coventry	Erection of a new pitched roof
<i>R10/1362 Approved 07.09.2010</i>	Bilton Evangelical Church 27 Main Street Bilton Rugby	Erection of a first floor rear extension and a single storey side extension, and extension of the existing entrance/reception area to the front
<i>R10/0039.PACA Approved 08.09.2010</i>	15 Little Church Street Rugby	Erection of a building for the purpose of A4 use (café/bar) at ground floor, A3 (restaurant) at first floor level, with 2 no. residential apartments above

<i>R10/1112 Approved 09.09.2010</i>	Hotel (Travel Lodge / Retail (Tesco Stores Ltd.) building, Former Cattle Market Site Off Murray Road Rugby	Installation of an ATM and associated elevation works
<i>R10/1085 Approved 09.09.2010</i>	Hotel (Travel Lodge / Retail (Tesco Stores Ltd.) building, Former Cattle Market Site Off Murray Road Rugby	Installation of a new shopfront, level access and entrance doors, associated elevation works and installation of bollards within the forecourt area
<i>R10/1125 Approved 09.09.2010</i>	Old Wesleyan Chapel Main Street Willoughby Rugby	Erection of a single storey rear extension, including the provision of 3 no. velux windows and retention of an existing flue
<i>R10/1080 Approved 09.09.2010</i>	15 Foxwood Drive Binley Woods Coventry	Erection of single storey rear extension
<i>R10/1245 Approved 10.09.2010</i>	Copston House Copston Lane Copston Magna Rugby	Provision of a lych gate to the front boundary
<i>R10/0832 Approved 10.09.2010</i>	Jubilee Pools London Road Ryton on Dunsmore	Re-location of existing toilet block and provision of an additional toilet facility (part retrospective)
<i>R10/1076 Approved 10.09.2010</i>	18 Deerings Road Hillmorton Rugby	Erection of first floor side extension
<i>R10/1398 Approved 13.09.2010</i>	Walthall Coventry Road Cawston Rugby	Retrospective permission for the erection of a single storey side extension
<i>R10/1441 Approved 14.09.2010</i>	Burton Croft Hinckley Road Burton Hastings	Creation of new entrance wall and gates
<i>R10/1442 Approved 14.09.2010</i>	7 Capulet Close Bilton Rugby	Installation of dormer window to front elevation
<i>R10/1438 Approved 14.09.2010</i>	The Spinney Shilton Lane Coventry	Erection of a dayroom / amenity building to existing authorised gypsy site (amendment to planning permission 770)
<i>R10/1279 Approved 14.09.2010</i>	59 Grasmere Close Brownsover Rugby	Change of use of land to form extension to residential cartilage, and erection of 1.4m. high boundary fencing

<i>R10/0338 Approved 15.09.2010</i>	4 Kings Newnham Lane Bretford Rugby	Single storey side / rear extension
<i>R10/1196 Approved 15.09.2010</i>	Orchard Barn High Cross Lutterworth	Ground floor kitchen and garage extensions and first floor loft conversion to facilitate additional living space
<i>R10/1411 Approved 15.09.2010</i>	6 Fisher Avenue Rugby	Single storey rear and side extension
<i>R10/1457 Approved 15.09.2010</i>	Beech Tree House Rugby Lane Stretton on Dunsmore	Proposed pitched roof to replace flat roof to front, single storey extension and Juliet balcony to rear
<i>R10/0901 Approved 15.09.2010</i>	HM Prison Service College Newbold Revel Stretton under Fosse	Erection of single storey side extension to existing Estate Manager's Cottage
<i>R10/0614 Approved 16.09.2010</i>	UHCW NHS Trust University Hospitals Cov. & Warwick Hospital of St. Cross Barby Road Rugby	External alterations and conversion to the existing incinerator building to provide a body store / fridge room and provision of a VIE medical gas vessel compound
<i>R10/0711 Approved 17.09.2010</i>	67 Monks Road Binley Woods Coventry	Erection of a two storey side extension and a single storey rear extension, and replacement of the existing porch
<i>R10/1332 Approved 17.09.2010</i>	Applegate Church Street Churchover	Erection of a single storey side extension

**Listed Building
Consents**

<i>R10/0989 Approved 25.08.2010</i>	Masonic Hall Eastfield Place Rugby	Listed Building Consent for erection of a first floor and second floor rear extension to house a lift shaft and internal alterations
<i>R10/1145 Approved 26.08.2010</i>	Castle Farm Castle Lane Woolscott	Listed Building Consent for internal and external alterations to the main dwelling house and residential outbuilding
<i>R10/0553 Approved 06.09.2010</i>	Rugby School Music School 2, Hillmorton Road Rugby	Erection of a three storey rear extension to the Rugby School Music School

**Conservation Area
Consents**

<i>R10/1327 Approved 07.09.2010</i>	The Almshouses Brockhurst Lane Monks Kirby	Conservation Area Consent for the demolition of existing building
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Advertisement Consents

<i>R10/0752 Approved 27.08.2010</i>	Travel Lodge Former Cattle Market Craven Road/Murray Road Rugby	Display of 1 no. internally illuminated post sign, 3 no. internally illuminated vertical signs and 3 no. internally illuminated fascia signs
<i>R10/1229 Approved 03.09.2010</i>	McDonalds 5 Market Place Rugby	Provision of replacement signage
<i>R10/1118 Approved 09.09.2010</i>	Hotel (Travel Lodge / Retail (Tesco Stores Ltd.) building, Former Cattle Market Site Off Murray Road Rugby	Display of internally illuminated fascia signs and two projecting signs

Certificate of Lawful Use or Development

<i>R10/0857 Approved 24.08.2010</i>	Stave Hall Farm Fosse Way Rugby	The use of land for the siting of a mobile home for use as staff accommodation
<i>R10/1095 Approved 26.08.2010</i>	Briar Patch Biggin Hall Lane Rugby	Certificate of Lawfulness for continued use of dwelling without complying with Condition 2 (agricultural occupancy) of R98/0665/6427/P

Agricultural Determinations

<i>R10/1617 Prior Approval NOT required 13.09.2010</i>	Land adj to Southam Road, Broadwell Rugby	Prior Approval for the Erection of an Agricultural Storage Building
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Electricity Line Determinations

<i>R10/1248 Concerns raised 31.08.2010</i>	SP5079NE Land north of Cosford Rugby	Erection of a short span of replacement overhead electricity line
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County Council Consultations/ Matters

<i>R10/1637 Objection 15.09.2010</i>	Land off B4112, Linden Farm Main Street Withybrook	Construction of a fishing lake for the breeding of fish, occasional fishing competitions and provision of a temporary construction access
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Approval of Details/ Materials

<i>Service Review Team Ref. E2E 475 (R10/0128) Approval of reserved matters 01.09.2010</i>	Land off School Street, Long Lawford Rugby	Discharge of Condition 3a – Layout; Condition 3b – Scale and Appearance Condition 3c – Boundaries Condition 4 – Site boundaries Condition 5 – Tree survey & landscaping details Condition 7 – Floor and ground levels
<i>R06/1490/MAJP Approval of details 01.09.2010</i>	Land rear of 42-54 Winfield Street and 27-43 South Street, Rugby	Discharge of Condition 9 – Levels Condition 10 – Surfacing
<i>R06/0787/PLN Approval of non- material changes 02.09.2010</i>	13 Southfield Road Rugby	Amendments to window sizes at first floor level in the rear elevation of the approved two storey extension
<i>R09/0436/OPS Approval of reserved matters 07.09.2010</i>	Sunrise School Street Long Lawford Rugby	Discharge of Condition 4 – Boundary treatment Condition 5 – Archaeological programme Condition 6 – Bat survey
<i>R09/0331/MAJP Approval of details 07.09.2010</i>	Former Cattle Market Site, Land bounded by Murray Road / Craven Road & Railway Terrace, Rugby	Discharge of Part Condition 33 – Relating only to the external plant serving the retail store element
<i>R07/1455/LBC Approval of details 07.09.2010</i>	Park Farm Spring Road Barnacle	Discharge of Condition 3 – Materials Condition 4 – Door & Window design, roof light specification, floor, wall & ceiling design Condition 6 – Programme of archaeological work
<i>R07/1474/PALB Approval of non- material changes 07.09.2010</i>	Park Farm Spring Road Barnacle	Site plan, parking spaces, elevation of barns 4 & 5, door and windows barns 2 & 3, roof lights barn 3
<i>R07/1474/PALB Approval of details 07.09.2010</i>	Park Farm Spring Road Barnacle	Discharge of Conditions 2, 3, 4, 5, 7 (part), 8 and 9 – Materials, windows, rooflights, external doors and timber panels
<i>R09/1044/PLN Approval of non- material changes 10.09.2010</i>	Draycote WTW Draycote Water Kytes Hardwick Rugby	Re-siting of the dosing kiosk

<i>R09/0500/PLN Approval of details 13.09.2010</i>	Cottage Farm Coventry Road Church Lawford Rugby	Discharge of Conditions 2, 4, 6 – Window and Door details, Planting Scheme
<i>R06/1490/MAJP Approval of details 13.09.2010</i>	Land rear of 42-54 Winfield Street and 27-43 South Street Rugby	Discharge of Condition 17 – Contamination survey
<i>R08/1591/PALB Approval of non- material changes 14.09.2010</i>	2 Tower Cottages Main Street Stretton under Fosse Rugby	Transposition of window in side elevation with french doors in rear elevation
<i>R10/0441 Approval of non- material changes 16.09.2010</i>	Princethorpe College Leamington Road Princethorpe Rugby	Design of handrails. Doors to rear entrance
<i>R10/0443 Approval of non- material changes 16.09.2010</i>	Princethorpe College Leamington Road Princethorpe Rugby	Design of handrails. Doors to rear entrance
<i>R09/0309/PACA Approval of details 17.09.2010</i>	5 Royal George Buildings Market Place Rugby	Discharge of Condition 4 – Colour finish only
<i>Withdrawn/ De-registered</i>		
<i>R10/1098 Withdrawn 27.08.2010</i>	8 Aikman Green Grandborough Rugby	Erection of a first floor side extension and single storey rear extension
<i>R10/1127 Withdrawn 01.09.2010</i>	Yardley's Meadow Stretton Road Wolston	Erection of a general purpose storage building and 3 no. attached isolation loose boxes and retention of a vehicular access track