

11<sup>th</sup> October 2010

## **PLANNING COMMITTEE - 20<sup>TH</sup> OCTOBER 2010**

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 20<sup>th</sup> October 2010 in the Council Chamber, Town Hall, Rugby.

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 29<sup>th</sup> 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 – October 2009 – September 2010.

7. Delegated Decisions – 20<sup>th</sup> September 2010 to 1<sup>st</sup> October 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 – 8) 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 (Team Leader) (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 Services Officer named above.*

**RUGBY BOROUGH COUNCIL  
PLANNING COMMITTEE – 20<sup>TH</sup> OCTOBER 2010  
REPORT OF THE HEAD OF PLANNING AND CULTURE  
APPLICATIONS FOR CONSIDERATION**

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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

<b>Item</b>	<b>Application Ref Number</b>	<b>Location Site and Description</b>	<b>Page number</b>
1	R10/0560	49 Rugby Road, Dunchurch. Provision of a dropped kerb	3
2	R10/1299	Open Space between Nelson Way and Montgomery Drive, Bilton, Rugby, CV22 7LE Upgrading of the open space between Nelson Way and Montgomery Drive including enhanced landscaping, a floodlit multi use games area and wildflower meadow with associated lighting, footpaths and vehicle access points (Phase 1), plus a toddlers play area, fitness trail and grass mounds (Phase 2).	6
3	R08/0303/ MRES	5 Newbold Road, Rugby Reserved matters application for residential development comprising 5 one-bed and 6 two-bed flats (Outline Planning Permission R05/1197/2339/MAJP).	14

**Reference number: R10/0560**

**Site address: 49 Rugby Road, Dunchurch**

**Description : Provision of a dropped kerb**

**The Proposal;**

Permission is sought for the provision of a dropped kerb to the front of the residential property onto Rugby Road. In order to facilitate the development the existing row of conifer trees and 1m wooden fence adjacent to the edge of the footpath will be removed.

**Site History;**

None.

**Consultee Responses;**

Highway Authority	Object	The proposal would result in a level of on-site parking above the Councils standards and would be likely to lead to the parking of 2 cars to the front of the dwelling prohibiting turning and manoeuvring space resulting in vehicles reversing onto the public highway to the detriment of highway safety.
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**Neighbours;**

Parish Council	No objections
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**Other Relevant Information;**

The application is before the Planning Committee as the Highway Authority has objected and it is being recommended for approval.

Located within the boundaries of Dunchurch, the site is occupied by a 2-storey semi-detached residential dwelling attached to 47 Rugby Road. Ground levels fall slightly from Rugby Road into the site. Access to the site from Rugby Road is on foot with vehicular access being from Edmondson Close to the rear which leads to a garage.

**Relevant Policies;**

RBLP Policy GP1	Complies	Design & Appearance
RBLP Policy GP3	Complies	Protection Of Amenities
RBLP Policy T3	Complies	Highway & Access Arrangements
RBLP Policy T5	Complies	Parking Provision

**Consideration;**

The main issues in the consideration of this application relates to the proposal relationship with the highway, parking provision, design, appearance and amenities.

In order to provide parking to the front of the dwelling the proposal would result in the removal of an existing group of young conifers along the site's front boundary with the public footpath and a 1m high wooden fence located just behind the trees. These trees are relatively young and do not contribute to the area whilst the fence can only be seen from within the site. Within the street there are a significant number of other residential properties that have dropped kerbs so the proposal will therefore fit in with the street scene without being out of character. As such the proposal complies with the requirements of policy GP1.

The position of the proposed dropped kerb is such that on its own it will not impact on amenity in the area. The use of the front garden for parking purposes is such that given the existence of boundary treatments between the application site and both neighbours the proposal will keep the car away from

the front wall of both neighbours and will not have any adverse or detrimental impact on their amenities. On this basis the proposal complies with the requirements of policy GP3.

The Highway Authority has objected to the proposal on the grounds of the dwelling already having parking provision in-line with the maximum standards and that the proposal would be likely to result in two vehicles parking to the front of the dwelling that would leave insufficient turning and manoeuvring space resulting in vehicles reversing out onto the main road that would be detrimental to highway and pedestrian safety. Whilst these comments are noted, as already indicated the existing double garage is incapable of accommodating two cars resulting in there only being one on-site parking space at present. The Highway Authority has indicated in their response that the use of the land to the front of the dwelling for the parking of a single car would allow sufficient turning and manoeuvring space to enable it to leave in a forward gear and with this in mind a condition could be attached requiring this turning area to be provided and retained which would limit the numbers of cars capable of parking to the front. Therefore the proposal complies with the requirements of policy T3.

At present one on-site parking space is available to the rear of the site in a double garage accessed off Edmondson Close and this space will be retained. Whilst the garage is a double garage in nature it is a tight double garage and only really capable of use by one vehicle resulting in it being considered that there is only one space on site at present. The proposal will allow an additional car parking space to be provided on the site taking overall provision to 2 usable spaces which is in-line with Appendix 3 car parking standards of the local plan. The provisions of policy T5 have therefore been met.

**Recommendation;**

Recommend approval subject to conditions.

Report prepared by: Richard Redford

**DRAFT DECISION**

**APPLICATION NUMBER**

R10/0560

**DATE VALID**

10/03/2010

**ADDRESS OF DEVELOPMENT**

49 RUGBY ROAD  
DUNCHURCH  
RUGBY  
CV22 6PG

**APPLICANT/AGENT**

Mr Gary Williams  
49 Rugby Road  
Dunchurch  
Rugby  
Warwickshire  
CV22 6PG

**APPLICATION DESCRIPTION**

Provision of a dropped kerb.

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

- a) A width of 3.0 metres with a gradient not steeper than 1 in 15 and hard surfaced in a bound material for a distance of 7.5 metres from the near edge of the highway carriageway.
- b) Gates and barriers opening into the site and not being placed within the vehicular access any closer than 5.5 metres from the near edge of the highway carriageway.
- c) The access not reducing the effective capacity of any highway drain, and not allowing surface water to run off the site onto the highway.

**REASON:**

In the interest of highway safety.

**CONDITION 3;**

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

**Reason:**

In the interests of highway and pedestrian safety.

**CONDITION 4;**

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

**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 interest of highway safety.

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

GP1, 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](http://www.rugby.gov.uk) or at the Council Offices.

**REASON FOR APPROVAL:**

The proposed dropped kerb will be in keeping with the area, will not adversely impact on the residential amenity of neighbouring properties whilst also not resulting in any adverse impact on the highway network, in accordance with policies GP1, GP3, T3 and T5 of the Rugby Borough Local Plan 2006.

**INFORMATIVE:**

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.

**Reference number:** R10/1299

**Site address:** Open Space between Nelson Way and Montgomery Drive, Bilton, Rugby, CV22 7LE

**Description :** Upgrading of the open space between Nelson Way and Montgomery Drive including enhanced landscaping, a floodlit multi use games area and wildflower meadow with associated lighting, footpaths and vehicle access points (Phase 1), plus a toddlers play area, fitness trail and grass mounds (Phase 2).

**Case Officer Name & Number: Matt McConville – 01788 533763**

**Description of Proposal:**

The application proposes the upgrading of an area of open landscaped space situated between Nelson Way and Montgomery Drive in the heart of the Admirals Estate in Bilton. The enhancement works include the creation of a floodlit Multi Use Games Area (MUGA) with goal recesses and basketball hoops, new lighting, benches, bins and pedestrian links. The proposal also includes landscape enhancements comprising new tree planting, wildflower and grass meadow mixes as well as sensory planting and educational elements. These details will form phase one of the upgrading works.

Phase two would involve the creation of a secure toddlers play area, a vitality fitness trail and grass mounds. The funding for this phase still needs to be secured.

The MUGA would be sited close to the narrower south corner of the open space. It would measure 20m by 10.35m and would have 3.8 metre high end panels to the north and south sides with open east and west sides. At its closest point the games area would be sited approximately 36 metres from the Nelson Way properties and 47 metres from the Montgomery Drive dwellings. Two floodlights would be sited to the east side of the area facing Montgomery Drive. It would be operated on a timer providing illumination between the hours of 5pm and 7pm when required around winter time.

The detailed meadow, shrub and tree planting would be sited in various locations around the site to create an interesting planting layout.

The toddlers play area would be sited to the north side of the open space and would introduce 6 pieces of play equipment. The Vitality Area would be set slightly south of the play equipment and would consist of walk and stretch posts, low hurdles, a balance beam, parallel bars, and skip bars.

The first phase is scheduled to start in the Autumn of 2010 with the completion of phase 1 programmed for spring 2011. Phase 2 will be undertaken in 2011 provided the funding can be secured.

**Description of Site:**

The 1.53 hectare site provides a generous swathe of open space within a residential area predominantly characterised by a mixture of semi-detached dwellings and flats.

The site currently has limited landscape and amenity value consisting of mainly grassland with a number of mature trees. The land slopes down from east to west with the largest difference in levels of approximately 7 metres being located towards the north side of the open space. The topography flattens towards the south of the site. There are currently two existing public routes crossing the open space between Montgomery Drive and Nelson Way, one to the north edge of the site and another at the Pipewell Close / Montgomery Drive junction. These paths will be retained as part of the new scheme.

**Relevant Planning History:**

The scheme was subject to pre-application discussion with the Planning Department.

**Third Party Comments:**

At the time of writing the report one letter of objection had been received from occupiers of a property on Nelson Way. The letter expresses concern over the provision of the floodlit MUGA which would harm the living conditions and health of the residents through an increase in the levels of noise and abuse already experienced. It expresses a view that the MUGA should be relocated further to the north, on the site of an old play area.

**Technical Consultation Responses:**

Access Officer:

An access statement should be provided to identify the approach to inclusive design relative to the needs of disabled people. The chairs should have arms and provision made adjacent to the seats to allow wheelchairs to be parked. Gradient and surface and width of footpaths should be in accordance with guidance available.

Environment Agency:

No comment.

Severn Trent:

None received.

Natural England:

No Comments.

Sport England:

No objections.

Architectural Liaison Officer (Police):

Consideration should be given to the use of vehicle inhibitors to keep cars and motorcycles off the open space. A timer should be used to control the floodlights.

Warwickshire County Council (Archaeology):

No Comments.

Rugby Borough Council: (Parks and Cemeteries):

No Comments

Rugby Borough Council (Environmental Health):

Sufficient information has been submitted regarding the lighting scheme for the MUGA. The lighting should be controlled on a timer and operate during winter months from 17.00 to 19.00 hrs. The condition should require the structure to be maintained in accordance with the manufacturers guidelines.

Rugby Borough Council (Landscape Officer)

The proposal will create a much more diverse landscape, beneficial in both aesthetic and biodiversity terms.

Rugby Borough Council (Tree Officer)

No objections subject to conditions controlling tree protection during works and the tree maintenance.

Rugby Borough Council: (Forward Planning)

None received.

Warwickshire County Council (Ecology):

No objections subject to a condition requiring protective fencing to the trees on site during the works and a number informatives.

Warwickshire County Council (Highways):

No objections subject to a condition controlling glare on the highway and the spread of deleterious material.

Warwickshire County Council (Rights of Way):

None received

Warwickshire County Council (Fire and Rescue):

None received

**Relevant Planning Policies:**

National:

PPG 17 – Planning for Open Space, Sport and Recreation

Rugby Borough Council Local Plan:

GP2 – Landscaping

GP3 - Protection of Amenity

E5 – Landscape and Settlement Character

T4 – Cycle and Pedestrian Facilities

LR3 – Quality and Accessibility of Open Space

**Assessment of the Proposal:**

Design Concept:

The improvement scheme was prepared following extensive consultation with key stakeholders, including local residents and the planning department, through a variety of consultation methods. These included public consultation exercises / events, drop in sessions, design workshops and housing management surgeries. The final concept has taken account of the views and wishes of the local community. The aim is to

create a valuable local facility which will provide an attractive green hub within heart of the surrounding estate.

#### The MUGA:

The tarmaced multi use games area would provide a solid surface for ball games including football and basket ball. It would be open along both sides and would have 3.8 metre high metal fencing panels to each end (north and south) to contain the activities around the main equipment which is where the main focus of the activities will be. Two 6 metre floodlights would illuminate the games area from the east side minimising the impact on the closest Nelson Way properties. The dwellings off Montgomery Drive would be sited further from the proposed MUGA and orientated at 90 degrees to the open space with their flank elevations facing the site and the proposed illumination. The lighting will be controlled by a timer which will limit the illumination to between the hours of 17:00 to 19:00 when required around winter time. The Council's Environmental Health Department have confirmed that the floodlights, which will include down lighters to minimise light spillage, comply with the relevant standards. It is not therefore considered that the proposed illumination of the MUGA would unduly harm the residential amenities of the area.

The area of the open space within which the MUGA is proposed could be used for ball games at this time. Whilst its presence may concentrate the activities in this location, it is not considered that the noise will be materially greater than its current potential use, particularly as this is one of the flattest areas of the site and the most suitable for ball sports. To further reduce any noise implications, the application proposes to minimise the level of noise created by balls hitting the metal end panels by placing rubber between the aluminium parts.

It is therefore considered the separation distance added to the restricted hours of use arising from the illumination of the area, even during the naturally lit summer months, and the existing potential level of noise generation would avoid any unacceptable increase in the level of noise reaching the neighbouring properties. This is supported by the Environmental Health Department which have raised no concerns over the potential level of noise generation created by this element of the proposal.

#### Landscape Upgrading:

The proposed additional planting and landscaping work would add community value, enhance the areas visual amenities and the public realm as a whole. The new pathways would provide additional routes through the site and the introduction of a wildflower meadow planting and native species will improve the sites biodiversity. A revised scheme has been submitted which provides designated areas for wheel chairs and benches with arms, in line with the comments of the Council's Access Officer.

#### Phase 2:

It is considered that the toddlers play area, fitness trail and grass mounds proposed as phase 2 of the works would further add to the overall quality and value of the area and would not unduly harm its character and appearance or the residential amenities of the area. At this time it is unclear whether this phase will go ahead as the funding still needs to be secured.

Conclusion:

The scheme has been prepared following extensive public consultation within the surrounding area, particularly the local residents that will use the open space. The proposal will create a high quality environment that will promote social inclusion and community cohesion. It would enhance the value of a community recourse and would provide elements of interest for users of all ages. Given that the impacts of the MUGA can be adequately mitigated, it is considered that the proposal would enhance the character and appearance of the area and benefit local residents. It is therefore considered that the proposal would be in accordance with the guidance contained within PPG 17 and Saved Policies GP2, GP3, E5, T4 and LR3 of the Rugby Local Plan.

Recommendation: Approve subject to conditions.

**DRAFT DECISION**

**APPLICATION NUMBER**

R10/1299

**DATE VALID**

06/08/2010

**ADDRESS OF DEVELOPMENT**

LAND BETWEEN NELSON WAY AND  
MONTGOMERY DRIVE  
BILTON  
RUGBY

**APPLICANT/AGENT**

Angeli Gandoo-Fletcher  
Prp  
10 Lindsey Street  
London  
EC1A 9HP  
On behalf of Kaye Hoggett, Affinity Sutton

**APPLICATION DESCRIPTION**

Upgrading the open space between Nelson Way and Montgomery Drive including enhanced landscaping, a floodlit multi use games area, wildflower meadow and associated lighting, footpaths and vehicle access crossing (Phase 1) and a toddlers play area and fitness trail (Phase 2)

**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 with the Local Planning Authority, the lighting to the Multi Use Games Area hereby approved shall be operated on a timer which only allows illumination

between the hours of 5pm and 7pm. The lighting columns and equipment shall be maintained in accordance with the manufacturers guidelines in perpetuity.

**REASON:**

To ensure that the development does not become a source of annoyance to neighbouring residents in accordance with Saved Policies GP2 and LR3 of the Rugby Borough Local Plan.

**CONDITION 3:**

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:

AL1040-2.1-001 A

AL1040-2.1-002

AL1040-2.0-003

AL1040-2.1-004

AL1040-2.1-005

AL1040-2.1-006

5755/6 dated 19/08/10

The details in the letter received from Angeli Ganoo – Fletcher dated 26th August 2010.

**REASON:**

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

**CONDITION 4:**

The flood lights and lighting columns hereby permitted shall at no time create glare on the public highway. If at any time it is found that the lights are causing a danger to highways safety mitigation works shall be carried out to the satisfaction of the Highways Authority within one month of the issue being raised.

**REASON:**

To ensure that the permitted works do not impact upon highways 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 interest of highway safety.

**CONDITION 6:**

Tree protection measures should be undertaken in accordance with the specific arboricultural report relating to the approved design details. A pre-commencement site meeting is to be arranged with LPA tree officer and the designated arboricultural consultant responsible for the site to assess the protection. All measures contained within the arboricultural report, and those agreed on site, should be fully implemented, and the written satisfaction of the LPA secured, before the development commences.

**REASON:**

To protect the trees and other features on site during construction.

**CONDITION 7:**

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the

approved plans and particulars, without the prior written approval of the LPA. All tree works shall be carried out in accordance with BS3998 (Recommendations for Tree Work) and should be carried out before the commencement of any works.

**REASON:**

To protect the trees and other features on site during construction.

**CONDITION 8:**

Prior to the commencement of development, a scheme for the provision of vehicle inhibitors at each of the drop curb points shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented within 6 months of the commencement of the development unless otherwise agreed in writing with the Local Planning Authority.

**REASON:**

In the interests of the safety of pedestrians using the open space.

**REASON FOR APPROVAL:**

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

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

PPG 17 and Saved Policies GP2, GP3, E5, T4 and LR3 of the Rugby Local Plan.

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

**INFORMATIVE 1:**

The granting of Planning Permission does not give the Applicant/Developer consent to carry out works on the Public Highway (verge, footway or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to 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 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:**

The applicant is respectfully advised that if additional planting is proposed for the site, indigenous tree and shrub species should be used, preferably of local provenance. Such plants are visually attractive, and have a far higher value for local wildlife than cultivated, non-native plants.

**INFORMATIVE 4:**

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the 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.

**Reference number: R08/0303/MRES**

**Site address: 5 Newbold Road, Rugby**

**Description : Reserved matters application for residential development comprising 5 one-bed and 6 two-bed flats (Outline Planning Permission R05/1197/2339/MAJP).**

**Applicant: Mr D O'Brien**

**Case Officer: Nigel Reeves (x3685)**

### **The Proposal**

This application was deferred from the 28<sup>th</sup> July Planning Committee following the receipt of a detailed letter of objection from the applicants agent sent directly to all members of the Planning Committee. Since then the applicant has become directly involved and has had further discussions with Borough Council's planning officers. The recently submitted amended plans have been produced as a result of these discussions.

The main changes are:

- A reduction in the number of flats from 12 to 11
- A significant re-design of the building frontage to reduce its impact in the Newbold Road street-scene
- A redesign of the parking area at the front of the site to include a turning space and a reduction in the number of parking spaces from 12 to 11.
- The relocation the two-storey rear projection 1.3m further away from the side boundary with No. 7 Newbold Road and relocating main living room windows away from the elevation facing this property

The application site is located within the urban area of Rugby, just to the north of the town centre on Newbold Road directly opposite the Town Hall. It is situated within a wider area which is predominantly residential, although it also lies within the Town Centre boundary as allocated in the Rugby Borough Local Plan (2006) reflecting the commercial uses that exist on the site and to the south.

Outline planning permission was granted on 3<sup>rd</sup> March 2006 for residential development comprising 7 no. one-bedroom and 5 no. two-bedroom apartments and the associated widening of the access (R05/1197/2339/MAJP). This proposal would involve the demolition of the existing late Victorian/early Edwardian building which has been significantly extended by single-storey outbuildings to the rear.

Reserved matters approval is now sought for the outstanding reserved matters set out in condition 3 of the outline approval. These are:

- the layout of the development of the site
- the siting, size, height, design and external appearance of the proposed building including facing materials to be used on all external surfaces
- the landscaping of the site

The current proposal is for the construction of a building with a roughly 'T-shaped' floor plan on the approximate site of the existing office building. The front element originally comprised a 4-storey building (including a top floor within the roofspace) designed with a central gable feature and a mansard type roof with half hips at each end. This design has now been

amended so that the front gable is now located to the side, allowing the eaves height on the remaining part of the building to be lowered. A pitched roof is now provided and the mansard element deleted apart from a small dormer projection on the rear roof slope.

The small two-storey side projection on the south side of the building has been deleted. The large two-storey rear projection with a hipped roof at the end has been retained in the scheme although it has been moved 1.3m further away from the side boundary to No. 7 Newbold Rd.

In total the revised proposal will now provide 11 flats (5 x one-bed and 6 x two-bed). The forecourt to the building, which is currently mainly hard surfaced in tarmac, will be surfaced in a combination of tarmac and block paving, in roughly the same position as the existing forecourt area. The access to this forecourt area is in the same position as the existing access to the site from Newbold Road, which is adjacent to a pedestrian crossing. 11 car parking spaces are now proposed to be provided in this scheme. Bins stores and covered bicycle storage facilities are also shown to be provided.

There are also 3 lime trees on the site that are protected by a tree preservation order. A site survey showing the location of the existing buildings and the position of canopy spreads of the trees has been submitted with the application.

The gable wall of the apartment building is proposed to be sited approximately 6.75m from the side wall of the adjoining house (No. 7 Newbold Road). The side elevation of the two-storey rear projection is now proposed to be located between 9.8m (previously 8.5m) and 9.2m (previously 7.8m) from the side boundary to this property and 1.0m from the rear boundary. The side elevation to the main building is approximately 4.0m from the southern boundary and 8.2m from the rear elevation of No. 3 Newbold Road, which is in commercial use.

Cllr Kirby requested a site visit on this application, when it was originally submitted, and hence its determination by the Planning Committee.

### **Authorised Use**

Offices (B2) and Public Hall (Class D1)

### **Site History.**

Outline application for erection of 15 apartments – withdrawn 31/05/2005

Partial change of use from A2 (Court Building) to D1 (Spiritual Centre) – Approved 8/06/2005

Outline application for 14 apartments – Withdrawn 21/09/2005

### **Technical Consultations.**

WCC Highways	No objections	Subject to conditions
Tree Officer	No objections	Subject to conditions
Warwickshire Wildlife Trust	No objection	Request bat survey before development is commenced
Warwickshire Fire & Rescue	No objection	

### **Representations.**

#### Originally Submitted Scheme.

Neighbours (12) and 1 petition containing 40 signatures.

Object on the following grounds:

Loss of light; overly intrusive; overlooking; loss of privacy; proposed materials inappropriate; parking problems; impact on trees covered by Tree Preservation Orders (TPO's); loss of view; scale; character; density; unacceptable massing; out of character with area; loss of amenity;

insufficient parking and turning space; proximity of windows to boundary with 7 Newbold Road; insufficient parking spaces; overbearing impact on surrounding residential dwellings; visually out of keeping with the area; vehicular access to the site dangerous; highway and pedestrian safety; design; and appearance.

#### First Amended Scheme (July 2010).

Neighbours (6) including 1 letter on behalf of local residents in St John St, Dale Street, Oliver St and Newbold Rd.

Object on the following grounds:

Same objections to those made in 2006 and 2008 remain, overlooking, loss of privacy, parking problems caused by many multi-let properties in the area (residential parking scheme in area already overloaded, new crossing installed on Newbold Rd by entrance to site – possible danger – many children and mums use this crossing, building at rear far larger than existing single-storey extension, impact on trees, impact on open views from our property, building out of character with rest of area – new scheme is monolithic in scale and character, unacceptable building massing, loss of amenity, privacy and light, impact of development so close to our property boundary, impact on trees.

#### Most Recently Amended Scheme (September 2010).

Neighbours (1)

Object on the following grounds:

Surprised that the applicant thinks that removal of one flat will make one jot of a difference on impact on surrounding residents.

#### **Planning Policies**

S1	Complies	Urban development priorities
S2	Complies	Release of development land
S4	Complies	Windfall developments
GP1	Conflicts	Appearance and design of development
GP2	Complies	Landscaping
GP3	Conflicts	Protection of amenity
T3	Complies	Access and highway layout
T5	Complies	Parking facilities
PPS1	Conflicts	Delivering Sustainable Development
PPS3	Conflicts	Housing

#### **Considerations**

The principle of the development of this site for 12 flats and the access to the site has already been established by the granting of the outline planning permission in 2006.

The key issues to assess relates to whether the proposal is acceptable in terms of; its appearance & design and impact on the character of the surrounding area, its impact on neighbouring properties and the impact of the proposal on protected trees.

#### Appearance & Design and Impact on the Character of the Area

Policy GP1 relates to the appearance and design of development, and this states that proposals for development should amongst other things:

- be integrated with any settlement of which it would be part and be consistent and compatible with the scale and form of the settlement (proviso 1)

- create an attractive relationship between buildings and open space, access routes and natural and other features (proviso 5)
- ensure the scale, massing, form orientation and height of buildings (as well as use of materials and detailing) is attractive and unobtrusive and does not detract from local amenity or the appearance of any building being extended or otherwise altered (proviso 6)
- respect the townscape and landscape characteristics of the area, including the scale and form of the buildings, the use of materials, fenestration and detailing which contribute to its distinctive quality (proviso 8)
- respects the contribution of existing open land to visual amenity (proviso 11)

Newbold Road forms one of the main routes and entrances into Rugby Town Centre from the north. The character and appearance of parts of this road has declined over the years due to highway improvement proposals that never materialised, which blighted certain properties.

A small part of Newbold Road which contains the application site and the two adjoining properties is characterised by larger detached properties situated in fairly large gardens with buildings set back from the road. There is also some mature trees and landscaping within these gardens/forecourts, which combine to produce a more landscape dominant character. This is in marked contrast with the character of other parts of Newbold Road, which are built to a much higher density and thus has a more urban appearance. It is therefore considered important that this landscape dominant character is retained and not denuded by further inappropriate development.

The main building on the application site comprises a two-storey property with a third floor partly provided in the roofspace. This building is characterised by a gable feature with square bay windows, and the main ridgeline running parallel to Newbold Road. Skyline interest is supplied by chimneys and overhanging eaves features.

No. 7 Newbold Road also has a similar domestic scale comprising a two-storey property with gable projections on the front elevation and chimneys to provide skyline interest.

No. 3 Newbold Road is located on the corner of Newbold Road and Oliver Street and again is two-storeys in height. The grey blue bricks used on this property (with stone cills and quoins) contrasts with the red/brown bricks used on the other two properties.

The originally proposed apartment building would have had a significantly larger bulk and massing compared to the existing property. When the outline planning permission was under consideration, indicative sketch designs were provided by the applicant at that time to demonstrate that a building containing 12 flats could be accommodated on this site. A condition (no. 14) restricted the height of the proposed building to a maximum of 12m, which is the height of the existing building.

The granting of an outline planning permission with all matters reserved except for access can be problematic, particularly on constrained sites in urban locations such as this one, when the overall design, scale and massing of the building is not agreed at the outline stage. This has partly been rectified by the issuing of new guidance in August 2006 'Guidance on Changes to the Development Control System' by the DCLG. This now requires an indicative layout to be provided, and scale parameters (upper and lower limits for height, width and length of each building) to be included for consideration at the outline stage.

### Originally Submitted Proposals

There had been a significant amount of discussion with the applicant's agent to try to produce a scheme that fits this constrained site. Following the submission of a site survey (which produced a slightly different site area from that in the original submission), a building footprint that is broadly acceptable was produced. Unfortunately, until the latest amendments were submitted, issues relating to the design, scale and massing of the proposed building had not been resolved.

The proposed building in terms of its design, scale and massing was previously considered to be detrimental to the character and appearance of this area for the following reasons:

It would introduce a building which had a significantly larger height, scale and massing, that was not consistent or compatible with the scale and form of the adjoining properties on this part of Newbold Road, particularly No. 7 Newbold Road. (The submitted street-scene elevation also showed the height of No. 7 plotted incorrectly – it is estimated that the height to the eaves on No.7 it is 5.0m not 6.6m and to the main gable it is 7.7m not 9.8m as indicated on the drawings). When the drawing was adjusted, the proposed building on the application site appeared to be significantly larger than No.5 – approximately 3.0 to 3.5m higher.

The previously proposed building was in effect a four-storey building trying to fit into a street elevation that in effect comprises two-storey buildings with some additional floor-space in the roof at second floor level in the existing property on the application site.

In terms of bulk and massing, the main part of the previously proposed building had quite a wide front elevation (measuring 15m) which was only broken up by a central gable feature. The existing property measures only 11.2 and has significantly more variety in its built form – a more pronounced front gable, varying height eaves, bay windows, chimneys and overhanging eaves to provide shadowing – to provide a much more interesting and vibrant building elevation. The indicative sketch drawings (submitted with the outline application) did produce a larger building form and massing, but attempted to replicate these design cues in a more modern manner, with a combination of gable projections, a variety of roof planes and roof heights and balconies to provide visual interest in the elevation. In comparison the previous proposal was considered to be fairly bland in comparison and lacked the visual interest that is appropriate for this prominent site.

The bulk and massing of the roof, (which includes an awkward flat roof mansard design which is not common to Rugby), was also likely to be visible from a number of locations around the site, including from points along Newbold Road to the south and from Oliver Street.

### Current Proposal.

The amended design that has now been submitted, has resulted in a significant improvement in terms of design and appearance in the street-scene compared to the previous submissions.

The current proposal now has a maximum height of 11.5m to the highest ridge level and 11.1m to the main ridge line, compared to 12.0m in the original and amended scheme. The mansard roof has also been replaced by a more traditional ridged roof. A larger projecting front gable is provided on the right hand side of the building frontage, containing 3 levels of windows and a semi-circular window in the top gable. This gable will act to draw the eye to this part of the building, and thus provide much improved visual interest in the street-scene compared to the previous proposal.

The rest of the building is designed so that the eaves level of the remaining part of the building is 6.2m above the ground level, which helps to provide a more subservient element to the building. Windows on the second floor level are contained in individual gables which project above the eaves line. It is considered that these features help to break up the overall bulk and

massing of the building and provide much more variety and visual interest on the Newbold Road street frontage. The use of the main gable to the right side of the building combined with reduced height eaves is also considered to be an acceptable re-interpretation of features contained on the original building.

Although the proposed building will still be taller than No. 7 Newbold Road (by around 2.7m); the combination of spacing between the two buildings (6.5m) and the reduction in bulk and massing of the new building in the current scheme, means that it will no longer be over-dominant in the street-scene.

The use of an ashler render base to the building with red facing brick elevations, broken up by re-constituted stone string courses (which are also used around the gable), plus the use of gables and dormers to break up the eaves line, will provide a more interesting and varied front building elevation.

In conclusion, the amended design of the proposed building is considered now to be acceptable in terms of its impact on the character and appearance of this part of Newbold Road. The proposal therefore complies with Policy GP1 in the Rugby Borough Local Plan (2006) and national planning policy guidance set out in PPS1 and PPS3.

#### Residential Amenity.

Policy GP3 of the Rugby Borough Local Plan states that the amenity of neighbouring residents should be protected.

The current proposal moves the building further away from No 7 Newbold Road compared to the location of the existing building and the two-storey rear projection has been reduced in height, compared to three-storeys shown in the indicative scheme that accompanied the outline planning application. This element of the current proposal is considered to be an improvement over the original sketch proposal that accompanied the outline permission.

The relationship to the adjoining residential properties in Dale Street and St John Street is considered to be acceptable given the distances between the proposed and existing – the rear elevation of the two-storey rear projection (which does not contain any windows) will be 20 m from the rear elevations of dwellings and 10.5m from the garden boundaries of properties in Dale Street. Although the ground level at the application site is approximately 1m higher, any possible adverse impact of bulk and massing is negated by the fact that a hipped end roof is provided. The rear elevations of properties in St John Street are 21m from the site boundary, which is considered to be acceptable.

The previous outline planning approval did contain a condition (condition 12) preventing any windows being sited within 9m of the boundary with No. 7 Newbold Road. A separate application has also been submitted to vary this condition.

It is important to note the function of the proposed windows in the part of the building closest to this boundary, as they will have differing impacts on the adjoining residential amenities of No 7 Newbold Road. Bathrooms, kitchens and bedrooms have relatively less impact as they are not the main habitable rooms in flats. Living rooms, especially those with Juliet balconies, are likely to encourage occupiers to stand and linger and thus have more potential to overlook adjoining land. Previously it was considered that a first floor living room window to Flat 7 (containing a Juliet balcony), being only 8.5m from this boundary and directly overlooking the patio at the rear of No. 7 would result in an unacceptable loss of privacy.

The amended plans now move this part of the building to a point 9.8m from this boundary compared to 8.5m in the previous scheme. The living room has also been moved to the opposite side of the building, so that the only windows at first floor level facing No. 7 Newbold Rd are bathrooms(2), hallways, a landing and bedrooms (3). These amendments are considered to overcome the earlier concerns.

The living room windows in the side gable to Flat 6 at first floor level and Flat 9 at second floor level also overlook this patio and are only 6m from this boundary, which was again considered to result in an unacceptable loss of privacy to the adjoining property. The current plans indicate that these will be fitted with obscure glazing, which is now considered to be acceptable as there are other windows facing down the garden to provide outlook from these rooms.

Therefore the amended proposal is now considered to comply with Policy GP3 of the Rugby Borough Local Plan (2006).

### Trees

A tree survey has been submitted with the application, which measures the canopy spread and root protection area (RPA) around the protected lime trees. These have been plotted on the submitted layout plan. This demonstrates that the building will be located outside of the RPA's of these trees.

The Council's Tree Officer therefore raises no objections to the latest proposal subject to suitable conditions to ensure the protection of all of the trees on this site, including:

- a detailed arboricultural method statement/tree protection plan
- the protection of all trees identified for retention, and ,
- a replacement tree planting scheme

A landscaping scheme has not been submitted with the proposal and this element is (Condition 3 (c)) remains to be discharged.

### Highways.

The Highway Authority raises no objections to the current proposal as the means of access to the site has already been agreed at the outline stage. This was on the basis that traffic generation for 12 flats, contained in the original proposal, would be similar in nature to the existing use.

11 car parking spaces are now proposed, which is considered to be acceptable given the location of the site close to the town centre.

The proposal is therefore considered to comply with Local Plan Policies T3 & T5.

### Recommendation

**Approval of Reserved Matters set out in Conditions 3(a) & 3(b) of Planning Permission R05/1197/2339/MAJP subject to the following additional conditions:**

**DRAFT DECISION**

Mr D O'Brien  
Copperoak Builders Limited  
Rugby  
Warwickshire  
CV21 2RN

**Town and Country Planning Act 1990 (As amended).**  
**Approval of reserved matters.**

Notice is hereby given that the Borough Council in pursuance of its powers under the above mentioned Act and Rules, Orders and Regulations made there under approves the details below in accordance with the planning permission and conditions referred to in the schedule.

**SCHEDULE**

**Planning Permission Reference**

R05/1197/2339/MAJP

**Date of Permission**

3<sup>rd</sup> March 2006

**Development**

Reserved Matters application for residential development comprising of 5no. one bedroom and 6no. two bedroom Flats against outline planning permission R05/1197/2339/MAJP - Amended Plans.

**Address of Development**

5 NEWBOLD ROAD, RUGBY, CV21 2RN

**Condition Number & Details**

3(a) & 3(b)

**Plans & Details Approved**

See additional condition 1 below

**This decision is subject to the following additional conditions:**

**CONDITION 1:**

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:

ROC/429/PD/001A (Amended Plans - Received 23/09/2010)  
ROC/429/PD/002B (Amended Plans - Received 23/09/2010)  
ROC/429/PD/2000B (Amended Plans - Received 23/09/2010)  
ROC/429/PD/3000B (Amended Plans - Received 23/09/2010)  
R-M0660\_201 - Topographical Survey  
Site Location Plan - Received 14/02/08

**REASON:**

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

**CONDITION 2:**

Full details of the siting, design and materials of the proposed bin and cycle stores shall be submitted to and approved in writing by the Local Planning Authority. The bin and cycle stores shall be provided, in accordance with the approved details before the first occupation of [any flat or shop].

**REASON:**

In the interest of visual and residential amenity.

**CONDITION 3:**

The windows to be formed in the north elevations of Flats 6 & 9 and the first floor windows to be formed in the north elevation of the two storey rear projection of the proposed building serving the shared lobby, hallways and bathrooms of Flats 7 & 8 shall not be glazed or reglazed other than with obscure glass.

**REASON:**

To protect the residential amenity of neighbouring properties.

**CONDITION 4:**

Before the development is commenced a detailed Arboricultural Method Statement/Tree Protection Plan shall be submitted to and approved by the Local Planning Authority. Tree protection should be undertaken in accordance with the details contained in the approved Arboricultural Method Statement/Tree Protection Plan.

**REASON:**

To ensure the future protection of retained trees on the site.

**INFORMATIVE 1:**

As the proposal involves the demolition of the existing building bats, nesting birds or owls may be present, which are protected species. Should any evidence of their presence be found during any stage of the demolition works, then demolition works should cease immediately and the Local Planning Authority and Warwickshire County Council Ecology Unit (Tel 01926 418105) be notified at the same time.

**INFORMATIVE 2:**

For the avoidance of doubt approval is not granted for landscaping which will still be subject to the requirements of condition 3(c) of planning permission R05/1197/2339/MAJP

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

Policies GP1, GP2, GP3, T3, T5, S1, S2 & S4 of the saved Rugby Borough Local Plan (2006)

PPS1 and PPS3

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

**REASON FOR APPROVAL:**

The proposed design of the building and site layout will be in keeping with the appearance and character of the adjoining properties and the surrounding area, will ensure the retention of protected trees on and adjoining the site, will not result in an adverse impact on highway safety and will not adversely impact on the residential amenity of neighbouring properties, in accordance with policies GP1, GP2, GP3, T3 and T5 of the Rugby Borough Local Plan 2006.

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	20 <sup>th</sup> October 2010
<b>Report Title</b>	Statistics for Planning Applications – October 2009 – September 2010
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	N/A
<b>Contact Officer</b>	Ross Middleton (Ext: 3631)
<b>Report Subject to Call-in</b>	N/A
<b>Report En-Bloc</b>	N/A
<b>Forward Plan</b>	N/A
<b>Corporate Priorities</b>	N/A
<b>Statutory/Policy Background</b>	Planning and Local Government Legislation
<b>Summary</b>	The report provides statistics for decisions on planning applications in relation to BVP1 log.
<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***

**Rugby Borough Council**

**Planning Committee – 20<sup>th</sup> October 2010**

**Statistics for Planning Applications –  
October 2009 – September 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: 20<sup>th</sup> October 2010

Subject Matter: Stats. for Planning Applications – October 2009 – 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)

## RUGBY BOROUGH COUNCIL

Planning Committee –20<sup>th</sup> October 2010

## Report of the Head of Planning and Culture

## Statistics for Planning Applications October 2009 – September 2010

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

	B/F	Received	Determined	Outstanding
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
<b>September 2010</b>	<b>130</b>	<b>99</b>	<b>96</b>	<b>133</b>
<b>Monthly Average</b>	<b>243</b>	<b>53</b>	<b>68</b>	<b>228</b>

### 1.1 RECOMMENDATION

The report be noted.

## RUGBY BOROUGH COUNCIL

Planning Committee –20<sup>th</sup> October 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 October 2009 – September 2010

Month	Applications Determined	Major Applications Determined Within 13 Weeks	% Of Major Applications Determined Within 13 Weeks
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%
<b>September</b>	<b>1</b>	<b>0</b>	<b>0.0%</b>

**1.1 RECOMMENDATION**

The report be noted

## RUGBY BOROUGH COUNCIL

Planning Committee –20<sup>th</sup> October 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 October 2009 – September 2010

Month	Applications Determined	Minor Applications Determined Within 8 Weeks	% Of Minor Applications Determined Within 8 Weeks
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%
<b>September 2010</b>	<b>35</b>	<b>16</b>	<b>46%</b>
<b>Monthly Average</b>	<b>21</b>	<b>8</b>	<b>38%</b>

### 1.1 RECOMMENDATION

The report be noted.

## RUGBY BOROUGH COUNCIL

Planning Committee – 20<sup>th</sup> October 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 October 2009 – September 2010

Month	Applications Determined	Other Applications Determined Within 8 Weeks	% of Other Applications Determined Within 8 Weeks
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 2010	47	19	40.4%
August 2010	53	21	39%
<b>September 2010</b>	<b>59</b>	<b>35</b>	<b>59.3%</b>
<b>Monthly Average</b>	<b>42</b>	<b>21</b>	<b>50%</b>

### 1.1 RECOMMENDATION

The report be noted.

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	20 <sup>th</sup> October 2010
<b>Report Title</b>	Delegated Decisions – 20 <sup>th</sup> September 2010 to 1 <sup>st</sup> October 2010
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Contact Officer</b>	Maureen Buckland x 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 Deputy Chief Executive 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 – 20<sup>th</sup> October 2010**

**Delegated Decisions – 20<sup>th</sup> September 2010 to 1<sup>st</sup> October 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: 20<sup>th</sup> October 2010

Subject Matter: Delegated Decisions – 20<sup>th</sup> September 2010 to 1<sup>st</sup> October 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
--------------	------------------------------------

\* 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 20<sup>TH</sup> SEPTEMBER 2010 TO 1<sup>ST</sup> OCTOBER 2010

**A. APPLICATIONS – DELEGATED**

***Applications  
Refused***

**THERE ARE NO REFUSAL NOTICES TO BE  
INCLUDED IN THIS REPORT**

***Applications  
Approved***

<i>R10/0622 Approved 03.09.2010</i>	3 Burnside Rugby	Erection of a two storey dwelling
<i>R10/0355 Approved 20.09.2010</i>	Moat House 3 Brookside Rugby	Erection of a single storey front extension and single storey rear extension, installation of a dormer window to side, additional roof lights and external alterations
<i>R10/1030 Approved 20.09.2010</i>	15 Morson Crescent Rugby	Erection of single storey rear extensions and installation of roof light
<i>R10/0266 Approved 20.09.2010</i>	Ivy House Farm Lower Street Rugby	Construction of single tennis court with artificial grass surface and green surround fencing at 2.7 metres in height
<i>R10/1173 Approved 21.09.2010</i>	The Old Presbytery Main Street Bourton on Dunsmore Rugby	Erection of a two storey side extension
<i>R10/1446 Approved 21.09.2010</i>	30 Vicarage Road Rugby	Demolition of existing two storey outbuilding and erection of a part single storey, part two storey building linked to the main building by a single storey store. Erection of a single storey side extension to the main building (re-submission)
<i>R10/1019 Approved 21.09.2010</i>	4 School Lane Stretton on Dunsmore Rugby	Erection of a single storey side extension and a replacement front porch and provision of a rear dormer
<i>R10/0584 Approved 21.09.2010</i>	The Design Buro (Coventry) Ltd. 13 Whitehall Road Rugby	Installation of two windows to side (including re-positioning of exterior lights)
<i>R10/1091 Approved 22.09.2010</i>	The Cranage Ashlawn Road Rugby	Proposed stables and garage

<i>R10/1000 Approved 22.09.2010</i>	Kihaco Church Road Church Lawford Rugby	Erection of single storey extension, porch, flue and change window detail to rear gable elevation
<i>R10/0550 Approved 22.09.2010</i>	5 Church Hill Stretton on Dunsmore Rugby	Erection of double garage and the erection of a porch. Repositioning of previously approved garage under planning permission reference R09/0664/HOUS
<i>R10/0686 Approved 22.09.2010</i>	8 Aqua Place Rugby	Conversion of integral garage to living accommodation and changes to front elevation
<i>R10/0928 Approved 22.09.2010</i>	Grove Farm Wolds Lane Wolvey	Conversion of existing attached farm building into living accommodation for use as ancillary to the main dwelling
<i>R10/0345 Approved 22.09.2010</i>	Fosse Farm Fosse Way Rugby	Erection of 7 loose boxes on hardstanding, 40 metres x 20 metres dressage enclosure and horse walker
<i>R10/0944 Approved 22.09.2010</i>	Lawrence Sheriff Cottage 1 Brownsover Lane Brownsover Rugby	Erection of single storey side extension
<i>R10/0515 Approved 23.09.2010</i>	50 High Street Hillmorton Rugby	Erection of single storey side extension (amendment to approval 644 removing the first floor element of the proposal)
<i>R10/1506 Approved 23.09.2010</i>	17 Wolsey Road Bilton Rugby	Single storey rear extension
<i>R10/1143 Approved 23.09.2010</i>	Land rear of 76 Buchanan Road Rugby	Erection of one detached dwelling on land to the rear of 76 Buchanan Road
<i>R10/0213 Approved 23.09.2010</i>	25 Broad Street Rugby	External alterations to property including replacement windows, alteration to bay window and rendering
<i>R10/0512 Approved 23.09.2010</i>	22 and 24 Faraday Road Rugby	Erection of joint garages to rear
<i>R10/0720 Approved 23.09.2010</i>	12 Warren Road Rugby	Erection of part single storey and part two storey rear extension, single storey side extension, and external alterations to dwelling
<i>R10/1509 Approved 23.09.2010</i>	2 Lawrence Road Rugby	Erection of a two storey side extension incorporating an integral garage

<i>R10/0772 Approved 23.09.2010</i>	Junction One Retail Park Leicester Road Rugby	Erection of two A3/A5 units, car park alterations and associated works
<i>R10/1392 Approved 24.09.2010</i>	8 Lawrence Sheriff Street Rugby	Replacement of all windows
<i>R10/1234 Approved 27.09.2010</i>	People Express Taxis (Rugby) Ltd. Unit 2 25 Somers Road Rugby	Part change of use of existing taxi office to include MOT testing facility
<i>R10/0966 Approved 27.09.2010</i>	Rose Cottage Manor Drive Stretton on Dunsmore	Erection of a two storey rear extension and a single storey side extension
<i>R10/1518 Approved 27.09.2010</i>	Castle Farm Castle Lane Woolscott	Use of land for commercial equestrian uses and new horse exerciser
<i>R10/1344 Approved 27.09.2010</i>	97 Lower Hillmorton Road Rugby	First floor extension to side/rear
<i>R10/1516 Approved 27.09.2010</i>	121 Hillmorton Road Rugby	Detached single storey garage
<i>R10/1529 Approved 27.09.2010</i>	Budleigh Coventry Road Cawston Rugby	Detached garage
<i>R10/0729 Approved 27.09.2010</i>	Lingfield Marton Road Birdingbury Rugby	Erection of a replacement garage, a replacement outbuilding and a single storey link extension to the rear
<i>R10/1486 Approved 28.09.2010</i>	Land west of Shilton Road Bulkington Road Shilton	Erection of a stable and a tack room and provision of a manege
<i>R10/1541 Approved 28.09.2010</i>	9 St. Mark's Avenue Rugby	Conversion of garage and erection of detached garage
<i>R10/1544 Approved 28.09.2010</i>	59 Manor Estate Wolston	Two storey side extension to existing dwelling with a new 1.8m high front garden fence and open jointed block paved off road parking space
<i>R10/1554 Approved 29.09.2010</i>	13 Westfield Road Rugby	Rear conservatory

<i>R10/1556 Approved 29.09.2010</i>	New Life Church Temple Buildings 1 Railway Terrace Rugby	First floor extension to create office space
<i>R10/1583 Approved 30.09.2010</i>	19 Clement Way Cawston Rugby	Ground and first floor extension to provide a ground floor study and 2 no. additional bedrooms
<i>R10/1584 Approved 30.09.2010</i>	30 Timber Court Hillmorton Rugby	Two storey side extension
<i>R10/1560 Approved 30.09.2010</i>	12A Somers Road Rugby	Continuation of use of existing premises for purposes within Class B2 (blind manufacturing) of the Town and Country Planning (Use Classes) Order 1987
<i>R10/1466 Approved 30.09.2010</i>	The Old Police House Main Road Ansty Nr. Coventry	Demolition of existing attached garage and conservatory, erection of two storey extension and detached garage
<i>R10/1591 Approved 01.10.2010</i>	16 Park Road Rugby	Two storey rear extension
<b>Listed Building Consents</b>		
<i>R10/1047 Approved 22.09.2010</i>	Lawrence Sheriff Cottage 1 Brownsover Lane Brownsover Rugby	Listed Building Consent application for erection of single storey side extension
<b>Advertisement Consents</b>		
<i>R10/1146 Refusal 27.0.2010</i>	2 Avon Industrial Estate Butlers Leap Rugby	Retention of 2 no. hoarding boards
<b>Certificate of Lawful Use or Development</b>		
<i>R10/1536 Approved 27.09.2010</i>	Heathfields Lawford Heath Lane Rugby	Certificate of Lawfulness for continued use of dwelling without complying with Condition 4 (agricultural occupancy) of R78/0385/1570/OP
<b>County Council Consultations/ Matters</b>		
<i>R10/1660 No objections 21.09.2010</i>	Cwik Skip Butlers Leap Rugby	Construction of a building on applicant's existing recycling facility site to enclose equipment to produce a renewable fuel product

<p>R10/1163 Concerns 16.09.2010</p>	<p>Avon Autospares Newbold Road Rugby</p>	<p>Change of use of land from open space to the open storage of motor vehicles, raising of land levels and formation of hardstanding</p>
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**Approval of Details/  
Materials**

<p>R09/0331/MAJP Approval of details 23.09.2010</p>	<p>Former Cattle Market Site Land bounded by Murray Road Rugby</p>	<p>Discharge of Condition 11 (part) – Validation of remediation of contamination Condition 33 (part) – Air handling plant/flues Condition 34 – Public Right of Way and Lighting</p>
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<p>R07/2092/MAJP Approval of details 24.09.2010</p>	<p>Site A Former Peugeot Works Oxford Road Ryton on Dunsmore</p>	<p>Discharge of Condition 7 – Noise Condition 26 – Dust</p>
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<p>R09/0894/PACA Approval of details 29.09.2010</p>	<p>Aveley House School Street Churchover Rugby</p>	<p>Discharge of Condition 4 – Fencing and Surfacing details</p>
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<p>R09/0894/PACA Approval of details 29.09.2010</p>	<p>Aveley House School Street Churchover Rugby</p>	<p>Discharge of Condition 7 – Secondary bat survey Condition 9 – Swallow nesting boxes</p>
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**Withdrawn/  
De-registered**

<p>R09/0367/PLN Withdrawn 15.09.2010</p>	<p>Land to the west of Ansty Park development Coventry Eastern Bypass Ansty Nr. Coventry</p>	<p>Erection of new gatehouse and construction of car parking area and erection of screening around the existing pumping station</p>
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