

1st November 2010

PLANNING COMMITTEE - 10TH NOVEMBER 2010

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 10th November 2010 in the Council Chamber, Town Hall, Rugby.

Site Visit

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

4.00pm 60 Manor Road, 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 20th October 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. Planning Appeals Update.

7. Delegated Decisions – 4th October to 28th 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 – 9) 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 and Scrutiny Services Officer (Team Leader) (01788 533524 or e-mail claire.waleczek@rugby.gov.uk). Any specific queries concerning reports should be directed to the listed contact officer.

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

AGENDA ITEM 4

**RUGBY BOROUGH COUNCIL
PLANNING COMMITTEE - 10TH NOVEMBER 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 recommended for refusal.

Recommendations for Approval

Item	Application Ref Number	Location Site and Description	Page number
1	R10/1510	The Bungalow, Hydes Lane, Hinckley, Leicestershire, LE10 3DP. Change of use of land to site 8 transit gypsy & traveller caravans and provision of 3 permanent gypsy & traveller pitches (Only part of site within Rugby Borough Council area, including access and amenity area to gypsy & traveller transit plots 1 and 4)	3
2	R10/1625	Woodhouse, Leamington Road, Princethorpe Planning permission for the siting of a temporary marquee and car parking area was previously approved by members of the Planning Committee in August 2008 for a temporary period for 2 years expiring on the 31 st August 2010. This application seeks to extend the planning permission for an additional three months. As outlined within the Design and Access Statement a further three months would allow the operator to continue the employment of staff and provide this facility and maintain an income until the extension approved under planning permission ref: R10/0440 is available for occupation.	13
3	R10/0671	60 Manor Road, Rugby Erection of a part one and half storey part single storey extension to form a one bedroom flat with parking	18

Reference number:

R10/1510

Site address:

The Bungalow, Hydes Lane, Hinckley, Leicestershire, LE10 3DP

Description :

Change of use of land to site 8 transit gypsy & traveller caravans and provision of 3 permanent gypsy & traveller pitches (Only part of site within Rugby Borough Council area, including access and amenity area to gypsy & traveller transit plots 1 and 4)

Case Officer Name & Number:

Richard Holt 01788 533687

Description of Site:

The site is located approximately 0.5 kilometres south of the settlement edge of Hinckley adjacent the A5 trunk road. The majority of the site lies within the jurisdiction of Hinckley & Bosworth Borough Council (c0.25ha), however, the access off Hydes Lane into the site and a small elongated section of land along the southern section of the site lies within Rugby Borough Council (c0.05ha).

To the south and west are fields whilst to the north is the A5 with Hinckley town beyond. To the east is Ashby Canal with fields beyond. The A5 is elevated above the site whilst the northern and eastern boundaries are relatively well screened by soft landscaping. A close boarded timber fence approximately 1.8 metres high runs along the southern and western boundaries.

The existing property on site which falls within Hinckley & Bosworth Borough has been renovated and dormer windows overlook the site. A toilet block is already present on site. The main parking areas for the property, all 3 permanent pitches and 2 of the transit pitches, together with the driveway and turning areas, are gravel. The land associated with the remaining 6 transit pitches is grass.

Solid metal gates have been erected and a tarmac surface created across the original access on to Hydes Lane. It would appear that the use within Hinckley & Bosworth's area has been partly implemented owing to the presence of touring caravans within 2 of the 3 permanent pitch areas.

Description of Proposals:

The application is for the change of use of land to facilitate the provision of an access to serve 8 transit gypsy and traveller caravans and provision of 3 permanent gypsy and traveller pitches which fall within the jurisdiction of Hinckley & Bosworth Borough Council, together with the amenity and parking areas to gypsy and traveller transit plots 1 and 4.

A design and access statement was submitted with the application, which raised various points including:

- i) families occupying site fall within definition of a gypsy;
- ii) children on site attend local school;
- iii) applicant lives in bungalow and controls day to day running of site;
- iv) site relatively flat, but A5 approximately 4 metres higher than site;
- v) well screened site;

- vi) each caravan/pitch will have parking and amenity space;
- vii) majority of site within Hinckley & Bosworth Borough, although no buildings or structures are to be erected within Rugby Borough to minimise impact on Green Belt;
- viii) Hydes Lane to be widened;
- ix) no protected species found on site, following ecological assessment; and
- x) foul sewage dealt with by a bio-disc treatment plant & toilet block already on site.

An ecological assessment has been submitted by the applicant's agent as well as plans indicating the proposed junction improvement works to Hydes Lane and the A5, which actually lie within the jurisdiction of Hinckley & Bosworth Borough & Leicestershire County Council. They have also re-emphasised the points that part of the site lying within Rugby Borough is a transit site; the Green Belt will be unaffected by the proposal; that Hinckley & Bosworth Council have already granted planning permission for the main part of the site; and that all surface water and sewerage will be located within Hinckley & Bosworth Council's area.

Relevant Planning History:

Change of use of land to site 8 transit gypsy caravans and provision of 3 permanent gypsy pitches	Approved by Hinckley & Bosworth Borough Council 4 th August 2010
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Technical Consultations:

Natural England	No comment
WCC Ecology	No objection, subject to an informative
Environmental Health	No comments
Leicestershire County Council Highways	No observations, but if permission granted and Hinckley & Bosworth BC element not implemented would still seek highway improvements.
Warwickshire County Council Highways	No objection, subject to conditions & informatives
Highways Agency	No objection
Severn Trent Water	No objection, subject to a condition
British Waterways	No objection, subject to a condition
Health & Safety Executive	Do not advise against
Hinckley & Bosworth Borough Council	Support

Third Party Consultations:

Neighbour (1) Object	No need, gypsy & traveller site within ¼ mile from site & one other at Sapcote; Gypsy & travellers already using adjacent fields to graze animals and
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erect buildings without permission from owner;
 Shape of site has changed to applicant's favour;
 Hydes Lane is single track – unsafe for turning vehicles towing caravans;
 Junction of Hydes Lane with A5 dangerous;
 Widening Hydes Lane only speed up traffic entering lane;
 Too many accidents on this section of A5 already;
 Access to site should be off A5/Nutts Lane roundabout.

Stretton Baskerville Parish Meeting

No comments received to date

Relevant Planning Policies & Guidance:

RBLP GP1	Complies	Appearance & design
RBLP GP2	Complies	Landscaping
RBLP GP3	Complies	Protection of amenity
RBLP E2	Complies	Green Belt
RBLP E5	Complies	Landscape and settlement character
RBLP E6	Complies	Biodiversity
RBLP H13	Conflicts	Gypsy Sites
RBLP S3	Conflicts	Rural Settlement Hierarchy
RBLP T3	Complies	Access and highway layout

Emerging Core Strategy Policy CS24 Sites for Gypsies, Travellers & Travelling Showpeople

- Planning Policy Guidance Note 2 – Green Belts
- Planning Policy Statement 3 - Housing
- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Planning Policy Statement 9 – Biodiversity & Geological Conservation
- Circular 01/2006 – Planning for Gypsy & Traveller Caravan Sites

Assessment of Proposals:

Green Belt:

Para 1.4 of Planning Policy Guidance Note 2 (PPG2) states the most important attribute of Green Belts is their openness and Para 1.6 refers to the use of land within Green Belts and the objectives sought. Para 3.1 refers to a general presumption against inappropriate development within Green Belts and such development should not be approved, except in very special circumstances. Para 3.15 states the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt, which might be visually detrimental by reason of their siting, materials or design.

The proposed development does not fall within any of the categories that are defined as acceptable within the Green Belt such as agriculture and forestry or small scale buildings essential for outdoor sport and outdoor recreation and therefore would be considered inappropriate.

The applicant's agent considers there is no change to the appearance or character of the Green Belt and therefore it would remain totally unaffected. This is not the case as a greater area of hardstanding will be present in order to provide access to the entire site and parking space for plots 1 and 4 of the transit pitches. Therefore, the harm to the Green Belt through inappropriateness remains and the use of the land for gypsies and travellers would impact upon the character and appearance of the countryside and cause a degree of visual injury to the landscape. However, on the basis of the permanent planning permission now in place at The Bungalow for 8 transit caravans and 3 permanent caravan pitches associated with gypsies and travellers, the additional impact resulting from improving the original access and the provision of parking and amenity spaces for two of the transit plots are not considered to result in such an impact to warrant a reason for refusal on the grounds of visual impact. On this basis, the proposal on balance would comply with policies GP1 & E5.

The proposal is contrary to criterion 3 of policy H13 as the development is a gypsy and traveller site in the Green Belt and hence is being reported to the Planning Committee for determination.

Special Circumstances:

Only two of the amenity areas and parking spaces for two of the transit pitches fall within Rugby Borough Council's area and the Green Belt. The applicant's agent is relying on the fact that Hinckley & Bosworth Borough Council have already granted approval for all the pitches and therefore the principle of using the site for gypsies and travellers has already been established.

As the amenity areas and parking spaces for two of the pitches are purely for those in transit there are no specific educational or health matters that would normally be associated with such plots as the occupants are unknown. These transit pitches are intended to enable gypsies and travellers to stop over for a limited period in a safe and secure location, whilst travelling through the area with easy access from the A5, rather than stopping on unauthorised locations such as the highway verge.

Although it is not a test in which the applicants for planning permission must pass, Para 3.2 of PPG2 specifically states it is for the applicant to show why permission should be granted when a development is judged to be inappropriate and by definition harmful to the Green Belt. This paragraph continues by stating very special circumstances to justify inappropriate development will not exist unless the harm by reason of the inappropriateness, and any other harm, is clearly outweighed by other considerations. The Development Plan is determinative unless material considerations indicate otherwise and it is a matter for the Local Planning Authority to give appropriate weight to each material consideration. Policy E2 of the Local Plan reiterates PPG2 especially with regard to demonstrating very special circumstances.

Whilst the evidence submitted to demonstrate special circumstances is limited, as the pitches within Rugby Borough Council's control are solely for the parking and amenity of 2 transit caravans and that Hinckley & Bosworth Borough Council have granted permanent planning permission for the site to be used for gypsies and travellers, these factors attach significant weight in the assessment of the application.

Core Strategy & Need:

The Southern Staffordshire and Northern Warwickshire Gypsy and Traveller Accommodation Assessment (GTAA) highlighted a need within the Borough for 48 residential pitches and 5 transit pitches within the time period 2007 – 2012.

Following the revocation of the Regional Spatial Strategy it is the GTAA evidence that the Local Planning Authority will continue to use to inform its policies. Therefore, this need is reflected within the Submission Core Strategy Policy CS24: Sites for Gypsies and Traveller and Travelling Showpeople. Although this policy is not formally adopted it is a material consideration in the consideration of this application. In December 2010/January 2011 the Examination in Public for the Core Strategy will take place.

Once this process has taken place a Gypsy and Traveller Site Allocations Development Plan Document (DPD) will be produced in order to facilitate the delivery those pitches. This is also timetabled in the draft Local Development Scheme. The Gypsy and Traveller Site Allocation DPD will identify and allocate specific residential (permanent) and transit sites within the Borough for gypsies and traveller accommodation needs. The Council intends to request sites for consideration for allocation within the DPD.

The principle of the use of the site for 8 transit caravans and 3 permanent caravan pitches associated with gypsies and travellers has already been approved by Hinckley & Bosworth Borough Council. No actual caravans will be stationed on land falling within Rugby Borough Council's jurisdiction so the proposal would not actually contribute to the identified need in this Borough. Nevertheless, it is accepted that Council's should work together in enabling such sites to be deliverable and therefore the proposal would accord with criterion 1 of policy H13.

Alternatives:

The applicant's agent has not suggested any alternative sites. ODPM Circular 01/2006 states that alternatives should be explored before Green Belt locations are considered and this is also reiterated in the emerging Core Strategy Policy 24. However, the majority of the site lies outside the Green Belt, including all the land on which the caravans will be stationed. On the basis that planning permission has already been granted to use the site for gypsies and travellers and Rugby Borough Council is only considering the access and the parking and amenity space for two of the transit plots. Therefore, in this instance, a pragmatic approach should be taken and it is not considered it would be justified to specifically seek evidence of the search for alternative locations based on this relatively unique situation.

Sustainability:

Hinckley & Bosworth Borough Council in their assessment of the application considered that the location of the site lay within a reasonable distance to local services and facilities and made specific reference that the site was not excessive in scale owing to its location close to the Hinckley urban area (approximately 500 metres). The site itself will lie approximately 1.7 km (1 mile) from the town centre of Hinckley, which would accord with the Council's emerging Policy CS24 that requires sites to be located within a reasonable distance (up to 2km walking distance) of local services and facilities including a convenience store, a GP and a school. On this basis it is considered that the site is within a sustainable location and would accord with criterion 2 of policy H13.

Temporary Planning Permission:

Paragraphs 45 & 46 of ODPM Circular 01/2006 refers to the granting of temporary planning permission particularly when it is expected that the planning circumstances could have potentially changed by the end of a temporary period, such as where a Local Planning Authority is preparing its site allocations Development Plan Document (DPD). The Local Planning Authority is at the early stages of evidence gathering for a Gypsy & Traveller Allocations DPD.

However, Hinckley & Bosworth Borough Council have granted permanent planning permission for 8 transit caravans and 3 permanent caravan pitches associated with gypsies and travellers. Whilst the planning process must assess all planning applications on their own merits in accordance with the Development Plan, it is also important that an element of consistency is conducted to ensure fairness to all when dealing with similar types of proposals. On the basis, that Hinckley & Bosworth Borough Council has granted permanent planning permission to use the site for gypsies and travellers and Rugby Borough Council is only considering the access and the parking and amenity space for two of the transit plots, it is considered unreasonable to impose a temporary planning permission restriction in this particular instance.

Highways:

The junction of Hydes Lane and Watling Street (A5) lies within the jurisdiction of Hinckley & Bosworth Borough Council. As part of the application considered by Hinckley & Bosworth Borough Council a Road Safety Audit Stage 1 was conducted together with design specifications for the gabion wall structure to enable the widening of Hydes Lane along a 17.5 metre section by the junction. On the basis of these highway improvement works, the Highways Agency and Leicestershire County Council Highways Section did not object subject to the identified highway works taking place.

Whilst Rugby Borough Council has no control over the highway works taking place outside its area, particularly at the junction of Hydes Lane and the A5, Warwickshire County Council Highways Section has commented on the basis of the site access on to Hydes Lane. Whilst it is acknowledged the lane is single tracked with informal passing places, they consider that vehicles approaching the site access are unlikely to be exceeding 30mph in either direction. The existing access is considered to be substandard insofar as the width and gate set back, however, based on the intended improvement works and the low level of traffic using the lane, Warwickshire County Council Highways Section raises no objection subject to conditions to widen the access, set back the gates into the site further and maintain adequate visibility splays. On this basis it is considered that the proposal would accord with policy T3.

Other Matters:

The applicant's agent has confirmed that all the surface water and foul drainage infrastructure for the site will lie within Hinckley & Bosworth Council's jurisdiction. Severn Trent Water commented on both applications and sought the imposition of a condition. British Waterways have also requested a foul and surface water drainage condition. However, Hinckley & Bosworth Council chose not to impose a condition. Notwithstanding these comments to Rugby Borough Council, it would be unreasonable to impose a condition for drainage works which lie outside the Authority's control.

An ecological assessment has been prepared for the site. It concluded that the proposals would have no effect on the local biodiversity and no evidence of protected species were found on site. Therefore no mitigation measures are required and the proposal would accord with policy E6 and PPS9.

The site lies within the countryside and the closest property to the part of the site which lies within Rugby Borough Council's jurisdiction is the Lime Kilns Public House (approximately 85 metres to the north east on the otherside of the A5). On this basis, it is considered that the development would not adversely affect the amenity of

adjacent properties, including users of the nearby Ashby Canal. Therefore the proposal would accord with policy GP3.

A reasonable level of soft landscaping already exists along the site's boundaries with Watling Street (A5) and Hydes Lane. An element of this landscaping will need to be removed in order to facilitate the highway improvement works to the Hydes Lane/A5 junction. However, Hinckley & Bosworth Borough Council have imposed a landscaping condition to ensure a satisfactory planting scheme is implemented and maintained for 5 years. On this basis, it is not considered additional soft landscaping is required within Rugby Borough's area and therefore the proposal would comply with policy GP2.

Matters relating to the design and layout of the site, together with the impact of surrounding power lines and gas pipelines on future occupants, have been addressed by Hinckley & Bosworth Borough Council as part of the application determined by them.

Owing to the small portion of the site which lies within Rugby Borough and that no caravans/mobile homes will be parked or stationed on that part of the site, it is considered that the development by reason of its scale, nature or location would not have a significant impact on the openness of the Green Belt and therefore does not require referring to the Government Office for the West Midlands under Circular 02/2009 prior to the issuing of the decision notice.

Recommendation:

Approve, subject to conditions and informatives.

DRAFT DECISION

APPLICATION NUMBER

R10/1510

DATE VALID

06/09/2010

ADDRESS OF DEVELOPMENT

THE BUNGALOW
HYDES LANE
HINCKLEY
LE10 3DP

APPLICANT/AGENT

Mr Alec Statham
Garland Stud
Bagworth Road
Barlestone
Nuneaton
Warwickshire
CV13 0PA
On behalf of Ted Sykes

APPLICATION DESCRIPTION

Change of use of land to site 8 transit gypsy & traveller caravans and provision of 3 permanent gypsy & traveller pitches (Only part of site within Rugby Borough Council area, including access and amenity area to gypsy & traveller transit plots 1 and 4)

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

This permission shall be deemed to have taken effect on 10th November 2010.

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:

- a) Site Layout Plan Scale 1:200 and
- b) Site Location Plan Scale 1:1250 received by the Local Planning Authority on 18th June 2010;
- c) Agent's letter and accompanying highway plans received by the Local Planning Authority on 6th October 2010; and
- d) Agent's letter received by the Local Planning Authority on 14th October 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:

No caravans of any type or mobile homes shall be parked or stationed on land lying within the jurisdiction of Rugby Borough Council.

REASON:

The site lies within the Green Belt where planning permission is not normally granted except where there are very special circumstances and to accord with the submitted layout plan.

CONDITION 4:

The parking and amenity spaces associated with transit plots 1 and 4 hereby approved shall not be used by any persons other than gypsies and travellers as defined in paragraph 15 of ODPM Circular 01/2006.

REASON:

The site lies within the Green Belt where planning permission is not normally granted, particularly for residential purposes, except where there are very special circumstances.

CONDITION 5:

No trade, business, or any form of commercial activity shall take place or be carried on at the site and no materials associated with such uses shall be stored on the site.

REASON:

In the interests of visual amenity and to ensure a satisfactory development.

CONDITION 6:

Within two months of the date of this decision notice, the vehicular access to the site shall be improved 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 metres with a gradient not steeper than 1 in 10 and hard surfaced in a bound material for a distance of 12 metres from the near edge of the highway carriageway;
- b) The existing gates and barriers that open into the site at the vehicular access shall be set back a minimum of 12 metres from the near edge of the highway carriageway and retained as such in the future;
- c) Visibility splays for vehicles having been provided with an 'x' distance of 2.4 metres and 'y' distances of 50 metres (to the left on egress) and 70 metres (to the right on egress) 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.

REASON:

In the interest of highway safety.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

S3, GP1, GP2, GP3, E2, E5, E6, H13 & T3

PPG2, PPS3, PPS7 & PPS9

ODPM Circular 01/2006

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.

REASONS FOR APPROVAL:

The development represents a departure from the Development Plan owing to its location within the Green Belt outside any defined settlement boundary and therefore conflicts with Policies S3 & H13 of the Rugby Borough Local Plan, 2006. The development represents inappropriate development, which by its very nature is harmful to the Green Belt. The applicant has demonstrated very special circumstances and therefore, taking into the account the planning history of the site lying within Hinckley & Bosworth Borough Council's jurisdiction and the small portion of the site that actually lies within Rugby Borough Council's area that won't be used to stationed caravans/mobile homes, the evidence does justify the grant of planning permission on a permanent basis. Therefore, the proposal would comply with Policy E2 of the Rugby Borough Local Plan, 2006. Subject to access improvement works the proposal would accord with Policy T3 of the Rugby Borough Local Plan, 2006. The proposal has also demonstrated that there will be no adverse impact upon flora and fauna, the amenity of adjacent properties, or landscaping and therefore would accord with Policies E6, GP2 & GP3 of the Rugby Borough Local Plan, 2006.

INFORMATIVE 1:

The majority of the site lies within Hinckley & Bosworth Borough Council's jurisdiction and therefore, the conditions and notes to applicant approved as part of planning permission 10/00403/COU should be addressed.

INFORMATIVE 2:

Any discharge of water into the adjacent canal will require consent from British Waterways. They can be contacted on 01827 252000 for further information.

INFORMATIVE 3:

The granting of Planning Permission does not give the Applicant/Developer consent to carry out works on the Public Highway (verge or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to Warwickshire County Council's Rugby Area Team Tel 01926 412515, before any

work is carried out. A charge may be made for the carrying out of inspections and the issue of permits.

INFORMATIVE 4:

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 5:

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

Reference number: R10/1625

Site address: Woodhouse, Leamington Road, Princethorpe

Case Officer Name & Number: Nathan Lowde 01788 533725

Description of proposal:

Planning permission for the siting of a temporary marquee and car parking area was previously approved by members of the Planning Committee in August 2008 for a temporary period for 2 years expiring on the 31st August 2010. This application seeks to extend the planning permission for an additional three months. As outlined within the Design and Access Statement a further three months would allow the operator to continue the employment of staff and provide this facility and maintain an income until the extension approved under planning permission ref: R10/0440 is available for occupation.

Description of site:

The Woodhouse is located within the Green Belt and countryside. The hotel consists of a range of buildings that have been altered and amended over time.

The land in which the marquee has been sited on is located to the south-eastern part of the site and drops by approximately 13 metres from the actual Woodhouse Hotel. To the immediate north-west of the marquee is the Woodhouse Hotel itself with the B4453 and Duke's Wood beyond. To the north-east and south-east are agricultural fields, whilst to the south-west are residential properties and further trees. A public footpath crosses the eastern edge of the site.

The marquee is 1,550 square metres incorporating kitchen, dining, bar, stage and dance floor area. The structure comprises of demountable external panels forming the walls and tensile membrane forming the roof structure. The wall panels have been painted externally dark green as a requirement of the planning permission and the roof structure has a camouflage netting.

Relevant planning history

The site has an extensive planning history dating back to the early 1960's. Consent was granted, and renewed in 1995, 2000 and 2005 for single storey front, side and rear extensions.

Permission was granted in 2008, R08/0945/PLN, for the retention of a marquee, used as a function suite, and temporary car parking area. This was subject to a condition that required the removal of the marquee by 31st August 2010.

Planning permission was grant in 2010, R10/0440, for the extension of hotel to provide permanent function suite.

Third party comments

Neighbour Objections (2)

- The marquee is totally unacceptable as a venue for large and noisy functions
- The temporary car park is unsuitable
- Out of character with the surrounding area
- Unsocial hours
- Increase in traffic

Princethorpe Parish Council – no comments received

Technical comments

Environmental Health – Objection – The Structure is not suitable for its purposes and a renewal for three months would create unreasonable noise nuisance to local residents for this period.

Relevant planning policies and guidance

RBLP GP1	Conflicts	Appearance & design of development
RBLP GP2	Conflicts	Landscaping
RBLP GP3	Complies	Protection of amenity
RBLP GP7	Complies	Public rights of way network
RBLP GP10	Complies	Flooding & surface water drainage
RBLP E1	Complies	Development in the countryside
RBLP E2	Complies	Green Belt
RBLP E5	Conflicts	Landscape and settlement character
RBLP E6	Conflicts	Biodiversity
RBLP S1	Conflicts	Urban development priorities
RBLP T2	Complies	Travel Plans
RBLP T3	Complies	Access and layout
RBLP T5	Complies	Parking facilities
RBLP TCR3	Conflicts	Town centre uses
RBLP LR10	Conflict	Tourism & visitor facilities and attractions

PPS2 Green Belt

PPS7 Development for Sustainable Development

Assessment of proposal

The site is located within the Green Belt where there is a presumption against inappropriate development. PPG2 – Green Belts and policy E2 of the Rugby Borough Local Plan state that the erection of new buildings within the Green Belt is considered inappropriate unless they are for agriculture or forestry, outdoor sport and recreation, limited extension or replacement of dwellings, limited infill in existing villages or redevelopment of major sites identified within the Local Plan. The siting of a marquee do not fall within these categories they constitute inappropriate development that will not be considered acceptable, unless there are very special circumstances. PPG2 states that very special circumstances will not exist unless the harm by reason of inappropriateness is clearly outweighed by other considerations.

New development in the countryside is strictly controlled by PPS7 which states that the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty and the diversity of its landscape with priority being given to brownfield sites. Furthermore, it states that all development in rural areas should be well design and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness. Nevertheless, this has to be balanced against sustaining a rural economy where certain leisure and tourism facilities can play a key role.

The development possesses a substantial footprint and although the structure is single-storey, it does rise to just under 7 metres to the ridge above ground level at the highest point. The marquee and associated car parking is highly visible from

various public vantage points, including the public footpath R204 which crosses the site, the B4453 at both sides of Princethorpe, B4455 (Fosse Way) and the A423 from near Marton. The visual appearance of the marquee and associated car parking is exacerbated by its location on higher land than that to the south and east.

The development by its nature and appearance represents an unwelcome feature within the rural landscape and has a substantial impact on the openness and character of the Green Belt and results in a detrimental impact on the character and appearance on the landscape.

Planning permission was previously granted as it was considered by members of the Planning Committee that the development is justifiable in the Green Belt and is an appropriate employment use in the countryside and would also provide recreation and tourism opportunities in the countryside. Whilst the development has a substantial impact upon the character and appearance of the rural area, it is considered that to allow the marquee to be retained for a further three months to maintain the facility and employment generated associated with its operation whilst the permanent solution is completed is acceptable and would outweigh the harm that the development creates. It is considered that the granting of planning permission for a further three month would be justifiable.

Concerns have been raised relating to noise issues and unsocial hours of operation. This has been expressed through third party comments and an objection form Environmental Health. Policy GP3 seeks to ensure that planning permission should not be granted for development that would have an unacceptable adverse impact on amenity particularly in terms of noise. The objection raised by Environmental Health has been taken into consideration, together with the fact that the planning permission would be for a temporary period of three months only and a condition restricting the hours of operation would be imposed. It is therefore, reasonable to allow a renewal of planning permission for three months.

Recommendation

Approval subject to conditions

DRAFT DECISION

APPLICATION NUMBER

R10/1625

DATE VALID

15/09/2010

ADDRESS OF DEVELOPMENT

THE WOODHOUSE AT PRINCETHORPE
LEAMINGTON ROAD
PRINCETHORPE
RUGBY
CV23 9PZ

APPLICANT/AGENT

Mr Ryan Gettings
Hb Architects
The Triforium
17 Warwick Street
Rugby
Warwickshire
CV21 3DH
On behalf of Mr Shilen Pattni, The Woodhouse
@ Princethorpe

APPLICATION DESCRIPTION

Renewal of Planning Permission R08/0945/PLN dated 26/09/2008 for siting of a marquee and temporary car parking area for a temporary period of three months

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

The permission shall be for a period expiring on the 10th February 2011 on or before which date the marquee and associated works, including the car park, hereby permitted shall be removed, and the land reinstated to enable its former use unless the further permission of the Local Planning has been obtained to retain the marquee and continue the use, including that of the associated car park.

REASON

The permission is only considered acceptable by virtue of the special circumstances that exist.

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:

Site Plan R58:08:10A
Floor Plan Drawing R58:08:11A
Elevation Drawing R58:08:12A
Design and Access Statement R58.08
Site Location Plan R58:08:13

REASON:

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

CONDITION: 3

Marshalling of traffic for events within and associated with the marquee, shall be carried out in accordance with the approved details, approved under ref: R08/188/DET dated 04th March 2009.

REASON:

In the interests of the amenities of the area and highway safety.

CONDITION: 4

Footpath R204 across the site shall remain unobstructed in accordance with approved details approved under R08/1888/DET dated 04th March 2009.

REASON:

In the interest of the amenities of the locality.

CONDITION: 5

Unless otherwise agreed in writing the marquee shall not be opened for business other than between the hours of 09.00 - 00.00 Monday to Sunday.

Except that on the following 'Special Days' the premises shall not be open for business other than between the hours of 09:00 of the 'Special Day' and 01:00 of the following days:

St. Andrew's Day (30 November); Christmas Eve (24 December); Boxing Day (26 December); New Years Eve (31 December); 'Burns Night' (25 January); Australia Day (26 January).

REASON:

To protect the amenity of nearby properties.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

GP1, GP2, GP3, GP7, GP10, E1, E2, E5, E6, S1, T2, T3, T5, TCR3, LR10

PPS2 Green Belt

PPS7 Development for Sustainable Development

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 development represents a departure from the Development Plan owing to its location within the Green Belt outside any defined settlement boundary and represents inappropriate development, which by its nature is harmful to the Green Belt. However, it is considered that the development is justifiable in the Green Belt and is an appropriate employment use in the countryside and would also provide recreation and tourism opportunities in the countryside. It is considered that the submitted evidence does justify the grant of planning permission that would be sufficient to overcome the harm caused by inappropriateness or other harm to the Green Belt and thereby complies with Policy E2 of the Rugby Borough Local Plan. It is considered that the proposal would not unduly affect neighbouring trees and subject to conditions would provide satisfactory levels of car parking, not adversely affect neighbours and be visually acceptable in the countryside. Therefore, the proposal would accord with policies E9, ED9, GP1, GP3, GP7, LR10 & T5 of the Rugby Borough Local Plan, 2006.

NOTE TO APPLICANT

The applicant is advised that this temporary permission is given in order to facilitate the development of the extension given planning permission in August 2010. As such this temporary permission is highly unlikely to be renewed once the 3 month period has elapsed in order that the approved development is built in order to protect both the Green Belt, the visual amenities of the area and the amenity of neighbouring properties.

Reference number: R10/0671

Site address: 60 Manor Road, Rugby

Description: Erection of a part one and half storey part single storey extension to form a one bedroom flat with parking

Case Officer Name & Number: Owain Williams 01788 533789

Site Description

The property number 60 Manor Road is located within the heart of Rugby Urban area close to the town centre.

The dwelling which historically used to be a corner shop is positioned on the corner of Manor Road and Lodge Road. The front of the building faces out into Manor Road however the majority of the building backs into and faces onto Lodge Road. The dwelling has been converted into four self contained flats with an open area to the rear for car parking and also to store bins.

The neighbouring property number 62 Manor Road projects beyond the rear of number 60 by approximately 2.5 metres. The rear wall of the neighbour has two small narrow windows which serve non habitable rooms. There is a detached garage to the rear of number 62 which sits approximately 3.5 metres away from the rear of the house. A small low wall separates the garage from the house and both sit adjacent to the site. The neighbouring garden area is situated at a higher level to that of the site by approximately 0.7 metres.

The street is characterised by rows of terrace properties with on street parking a common feature. There are variants within the street scene in the form of a motorbike repair and sales business opposite the site and of course the site itself which is currently open.

This application has been called before committee on the request of Councillors Srivastava and Mahoney.

Proposal Description

The proposal is for the erection of a part 1½ storey part single storey extension to the rear of number 60 Manor Road which will create a one bedroom self contained flat. The extension will project out from the rear of the existing dwelling and will replace an area currently allocated for car parking.

The extension will project out 12 metres to the rear at a width of 4 metres. The section of the extension closest to the existing building will stand at one and half storeys high and will have a mono pitch roof which will adjoin to the neighbouring house number 62 Manor Road. The rest of the extension will be at single storey level and will have a hipped roof standing at a height of 2.4 metres to the eaves and 4 metres to the ridge.

As part of the proposal the small boundary wall separating the rear of number 62 and the site will be raised to 2 metres in height to accommodate the extension. The original proposal did show an off street parking space provided however during the

process of the application amended plans have been submitted removing this space and allocating it as a new bin store area.

Relevant Planning History

R99/0309/2423/P – Conversion of existing building to provide 4 self contained apartments with associated car parking to the rear – Approved 3/8/99

Technical Consultations

Highways – No objections to the amended plans

Environmental Services – Awaiting comments

Third Party Consultations

Neighbours (2) – Objections

Proposal will deny existing flats parking spaces; Shortage of parking in area; no where to store bins; proposal will remove amenity space of flats; another flat will put further strain on the current sewage and water systems; Development will reduce light to neighbouring properties; flooding occurs on the paved area of 62 Manor Road; There is no housing shortage in the area; residents can change and they may need more parking; will reduce the light to back garden during winter months; flats already loud and create disturbance so another will increase the problem further.

Neighbours Object There will be a shortage of parking (after amendment)

Councillors Srivastava and Mahoney – Object Loss of light to rear of 62 Manor Road; impact on the character of the area; Increase of noise and disturbance to residents nearby; new flat would increase the problem of anti social behaviour; Vehicle parking issues.

Relevant Local Plan Policies and Guidance

GP1 – Appearance and Design of Development
GP3 – Protection of Amenity
T5 – Parking Facilities

Assessment of Proposals

The determining issues to take account of in this case are the impact on the appearance and character of the area, the impact on the neighbouring amenities and also highway safety.

The proposed extension to the rear of the house will extend out and replace an area of car parking which at present is an unsightly and miskept area of land. The extension will match the tall mono pitch roof of the neighbouring house number 62 close to the existing house and will then drop to single storey level with a hipped roof. The extension will not project out into the street scene (Lodge Road) further than the existing property and will maintain the staggered affect of the dwelling. As the levels drop to the rear of the house the extension would appear subservient and therefore not appear prominent within the street scene. The new unit will carry through features such as the bay window which will mimic features seen within the street scene therefore appearing in keeping with the character of the area. There have been similar extensions to the other properties in the close vicinity to the dwelling in similar positions on the corners of roads so are not uncommon. Taking the above into account it is considered that the proposed extension would not have a significant impact on the character and appearance of the area complying with policy GP1 of the Local Plan and also the guidance contained in PPS1.

The proposed extension will project beyond the neighbouring property number 62 Manor Road and will abut up to the boundary with this property. Due to the difference in levels of the land the proposed eaves of the extension will stand two metres high in relation to the neighbouring property. The boundary wall separating the properties will be increased to two metres in height, a height allowed under permitted development rights, which therefore would screen the majority of the extension from view. The roof of the extension which projects an extra metre in height would be visible however it will rise away from the boundary reaching its maximum height two metres away from the boundary. The proposed extension would project the length of the garden of the neighbour however with the neighbouring garage also running along the majority of the boundary this would screen a large portion of the new extension. The difference in levels of the neighbour to that of the site would reduce the impact on the amenities of this area. The area to which the extension will sit used to be garages so the neighbours are not alien to built development along the full length of their garden. In relation to the loss of light to the neighbouring property the new one bed flat would be positioned to the East of the neighbour so therefore minimal light would be lost to the property. Taking the above into account it is considered that the proposed extension would have minimal impact on the neighbouring amenities and therefore comply with policy GP3 of the Local Plan and also the guidance contained in PPS1.

The neighbours comment that a new flat would increase the noise and general disturbance to the area. It is considered that this one bedroom apartment positioned in a predominately residential area would not significantly increase the noise and general disturbance so would be acceptable. The proposed residential unit by replacing the parking spaces would remove the noise of car engines and banging of doors from close to the boundary with the neighbouring property which would improve the amenity of the neighbours.

The addition of the new bin store on the amended plans would give the residents an area to store their bins clear of the highway and the access to the rear therefore giving a tidier appearance and reducing obstruction.

The proposed extension would remove car parking spaces provided for the units at 60 Manor Road, however, as the properties are located in close to proximity to the town centre and situated in a high access area according to the Local Plan, this would reduce the number of parking spaces required for the properties. Although the parking spaces will be displaced there will be approximately 3 spaces available on the road in front of the new extension to which were once not available due to the off

street parking. Taking into account the above it is considered that the proposed extension would comply with T5 of the Local Plan.

RECOMMENDATION

APPROVE SUBJECT CONDITIONS

APPLICATION NUMBER

R10/0671

DATE VALID

17/08/2010

ADDRESS OF DEVELOPMENT

60 MANOR ROAD
RUGBY
CV21 2TQ

APPLICANT/AGENT

Mr Peter E Williams
Building Design Consultants
Brewsters Corner
Pendicke Street
Southam
Warwickshire
CV47 1PN
On behalf of Mrs Victoria Haynes

APPLICATION DESCRIPTION

Part one and half storey, part single storey extension to form a one bedroom flat with bin store

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

The development hereby permitted shall not be occupied until all parts of existing accesses to Lodge Road (D3194), not included in the proposed means of access, have been permanently closed and the highway features, (including the kerblines) have been reinstated in accordance with details approved in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON:

In the interests of highway safety

CONDITION: 4

The development hereby permitted shall not be occupied until the existing entrance markings have been removed and the adjacent parking bay markings have been extended, in accordance with details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority

REASON:

In the interests of highway safety

CONDITION: 5

The development shall not be carried out other than in accordance with the amended plan drg no. 822.2r1 received by the Council on 23rd September 2010.

REASON:

For the avoidance of doubt.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

GP1, GP3 and T5 of the Local Plan and also PPS1

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 extension will be in keeping with the existing building and surrounding area and will not adversely impact on the residential amenity of neighbouring properties, in accordance with policies GP1 and GP3 of the Rugby Borough Local Plan 2006. The loss of parking spaces would be replaced with parking upon the street in front of the new extension therefore complying with policy T5 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 (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

The Applicant/Developer should note that works to revise the road markings (at his expense) will need to be carried out by an approved Contractor by agreement with the County Highways Area Team.

INFORMATIVE: 3

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

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	10 th November 2010
Report Title	Planning Appeals Update
Ward Relevance	All
Prior Consultation	None
Reporting Director	Head of Planning & Culture
Contact Officer	Greg Vigars, Tel: Ext 3621
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	<p>This report relates to the following priority(ies):</p> <p>Ensure all the Borough's residents are aware of our services and can access and influence them Enable the delivery of excellent Value for Money services in line with our corporate plans</p>
Statutory/Policy Background	The Planning Appeals procedure which came into effect on 6th April 2009
Summary	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 01.06.2010 to 20.09.2010
Risk Management Implications	There are no risk management implications arising from this report.

<i>Financial Implications</i>	Increases scope for related costs claims within the Planning Appeals process.
<i>Environmental Implications</i>	There are no environmental implications arising from this report.
<i>Legal Implications</i>	Advice/Support with regard to Cost Claims & any subsequent Costs awards.
<i>Equality and Diversity</i>	No new or existing policy or procedure has been recommended
<i>Options</i>	N/A
<i>Recommendation</i>	The report be noted
<i>Reasons for Recommendation</i>	To keep Members of the Planning Committee updated on a quarterly basis with regard to the current position in respect of Planning Appeals

Planning Committee - 10th November 2010

Planning Appeals Update

Report of the Head of Planning & Culture

Recommendation

The report be noted

This report provides information to update the Planning Committee on the position with regard to planning appeals. It is intended that this will continue to be produced on a quarterly basis..

1.1 Appeals determined

During the last quarter (1st July – 30th September 2010) a total of 16 appeals were determined of which 1 was withdrawn and 1 enforcement appeal was quashed on a technicality. A new enforcement notice was issued and a further appeal is expected to be lodged.

Of the remaining 14 appeals, 3 were appeals against the refusal of Advertisement Consent and are therefore not included in the returns of planning appeals to Central Government and Covalent. Of the remaining 11 planning appeals 8 (72.7%) were dismissed and 3 (27.3%) were allowed. A schedule of the appeal cases for this period is attached for information (see Appendix A).

1.2 Appeals outstanding / in progress

As at 30th September 2010 there were 9 planning appeals still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

Name of Meeting: Planning Committee
Date Of Meeting: 10th November 2010
Subject Matter: Planning Appeals
Originating Department: Head of Planning & 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)

APPENDIX A

PLANNING APPEALS DETERMINED FOR THE PERIOD: 1ST JULY 2010 - 30TH SEPTEMBER 2010

Application Ref No.	Location	Description	Appeal Decision	Planning Inspectorate Appeal Ref No. Decision Type
	Boots Farm, Straight Mile, Bourton-on-Dunsmore	Without planning permission the change of use of the land from agricultural to a mixed use of: i) agricultural and the siting of storage and shipping containers and ii) agricultural and the storage of lorry backs and motor vehicles not ancillary to the main agricultural use of the land and scrap motor vehicles and motor vehicle parts, Waste Electrical and Electronic Equipment	Withdrawn 24.06.2010	APP/E3715/C/10/2126318 Enforcement Appeal
	Land at Field Cottage, Church Walk, Thurlaston CV23 9JX	Erection of a detached bungalow with associated access and works, including demolition of existing summer house	Dismissed	APP/E3715/A/10/2119901/WF Delegated - Non determination

	Moor Lane, Willoughby Warwickshire, CV23 8BU	Erection of a barn	Allowed 08.07.2010	APP/E3715/A/10/2122182 Officer rec. - Approval Committee - Refusal
	Fosse Farm Fosse Way Stretton On Dunsmore Rugby CV23 9JF	Demolition of existing agricultural building and retention of a replacement building	Enforce. Notice quashed 22.07.2010 (To be re-issued)	APP/E3715/C/10/2123871 Not built in accordance with plan built as offices NOT agricultural Retrospective application following enforcement action Delegated - Refusal
	Land adjacent to The Old Vicarage Vicarage Road Flecknoe Nr. Rugby, CV23 8AY	Erection of detached garage	Dismissed 23/08/2010	APP/E3715/A/10/2122923/WF Delegated - Refusal
	105 and 107 Bilton Road, Rugby, CV22 7AS	Erection of 2 no. dwellings with associated access and car parking facilities (re- submission of refused Planning permission R08/0477/PLN dated 09/05/2008)	Dismissed 01.09.2010	APP/E3715/A/10/2123852 Officer rec. - Refusal Committee - Refusal
	Greenways Farm, 41 Rugby Road, Pailton, CV23 0QH	Retention of a 2.4m high close boarded fence	Dismissed Application for costs dismissed 10.09.2010	APP/E3715/A/10/2121564 Delegated - Refusal

	The Stables Units 1 & 2 Sheep Dip Lane Princethorpe	Retrospective change of use of 2 no. holiday lets to form 2 no. dwellings	Dismissed 13.09.2010	APP/E3715/A/10/2124609 Dwellings let as residential (non holiday lets) without planning permission. Retrospective application following enforcement action Delegated - Refusal
		Erection of a first floor and a two storey extension		APP/E3715/D/10/2132962 Officer rec. – Refusal Committee dec. – Refusal
		Erection of 3 A3/A5 (restaurant & cafe/hot food take away) units, car park alterations and associated works.	Allowed 20.09.2010	APP/E3715/A/10/2130116/NWF Delegated – Refusal
	Lazy Acres, Frankton Lane Stretton on Dunsmore	Erection of residential dwelling (retrospective)	Allowed 17.09.2010 Application for costs against RBC Dismissed	APP/E3715/C/10/2123983 Dwelling built without planning permission. Retrospective application following enforcement action Delegated – Refusal
	Dunchurch & Thurlaston Working Mens Club, The Green Dunchurch, CV22 6NX	Erection of a first floor rear extension (part retrospective)	Dismissed 21.09.2010	APP/E3715/A/10/2130224/NWF Delegated - Non-determination

		Display of 1no. non-illuminated freestanding dual pole sign and 1no. internally illuminated wall mounted fascia sign.	Allowed 22.09.2010	APP/E3715/H/10/21253339 Delegated - Refusal
	Site at Petrol Express, A46 Eastern Bypass	Retention of 1 no. non-illuminated banner signs.	Allowed 22.09.2010	APP/E3715/H/10/2126974 Delegated - Refusal
	Site at Petrol Express, A46 Eastern Bypass	Retention of 2 no. non-illuminated poster panel signs.	Allowed 22.09.2010	APP/E3715/H/10/2126960 Delegated - Refusal
	Land rear of Cromwell House, Fosse Way Princethorpe	Outline Planning permission for erection of 5 no. dwellings (resubmission).	Dismissed 23.09.2010	APP/E3715/A/10/2127644/NWF Officer rec. – Refusal Committee dec. – Refusal

PLANNING APPEALS OUTSTANDING/IN PROGRESS as at 30TH SEPTEMBER 2010

Application Ref No.	Location	Description	Appeal Type	Planning Inspectorate Appeal Ref No. Decision Type
R09/0826/PLN	Land at Smeaton Paddocks, Smeaton Lane, Stretton on the Fosse, CV23 OPS	Use of land for purposes associated with use as a private gypsy caravan site for one gypsy family including the retention of 2 no. mobile homes, area of hardstanding and formation of a vehicular access (retrospective)	Hearing Planning/ Enforcement Appeal	APP/E3715/A/10/2126698 – Planning APP/E3715/A/10/2126698 Enforcement Delegated – Refusal
R09/0862/PACA	24 The Locks Hillmorton Rugby, CV21 4PP	Erection of a two storey and single storey rear extension, including provision of 2no. dormer windows.	Written reps.	APP/E3715/E/10/2129304/WF Delegated – Refusal
ENF/2010/0114	Cherry Tree Farm, Nethercote Road, Nethercote	Erection of a fence and formation of an access	Enforcement Appeal	APP/E3715/C/10/2134719 APP/E3715/C/10/2134723
R09/1050/TA	Junction of Hillmorton Road and Shenstone Avenue, Hillmorton Rugby	Prior Approval for siting of a 13.8m high pole with a 480mm GRP shroud, together with 2no equipment cabinets	Written reps.	APP/E3715/A/10/2133543/NWF Officer rec. – Refusal Committee dec. – Refusal

R09/0122/PLN	Proposed New Abattoir adjacent Daventry Road Woolscott Grandborough	Erection of a building and use as an abattoir, cold store and meat processing plant with associated offices, formation of a yard area, provision of parking facilities, formation of a vehicular access and roadway, and associated works.		<i>Awaiting details from Planning Inspectorate</i> Officer rec. – Refusal Committee dec. – Refusal
R10/0121	Site at Oak Tree Farm, Freeboard Lane, Ryton On Dunsmore, Coventry, CV8 3EQ	Extension to existing annexe to provide a study/ancillary accommodation to the main house.	Householder	APP/E3715/D/10/2135586 Officer rec. – Refusal Committee dec. – Refusal
	Cadmea 11 Park Cottage, Cathiron Lane, Harborough Magna	Change of use of the Boat House and workshop to residential use	Enforcement Written reps	APP/E3715/C/10/2137109
	Fields Farm, Lower Green, Woolscott	Change of use of land and building to Haulage Depot	Enforcement Public Inquiry	APP/E3715/C/10/2135712
	White House, Oxford Road, Princethorpe	Without Planning Permission the erection of a first floor rear extension	Enforcement Written reps	APP/E3715/C/10/2137641

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	10 th November 2010
Report Title	Delegated Decisions – 4 th October 2010 to 28 th October 2010
Portfolio	N/A
Ward Relevance	All
Prior Consultation	None
Contact Officer	Maureen Buckland x 3774
Report Subject to Call-in	Y
Report En-Bloc	N
Forward Plan	N
Corporate Priorities	N/A
Statutory/Policy Background	Planning and Local Government Legislation
Summary	The report lists the decisions taken by the Deputy Chief Executive under delegated powers
Risk Management Implications	N/A
Financial Implications	N/A

Environmental Implications N/A

Legal Implications N/A

Equality and Diversity N/A

Options N/A

Recommendation The Report be noted

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

Rugby Borough Council

Planning Committee – 10th November 2010

Delegated Decisions – 4th October 2010 to 28th 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: 10th November 2010
Subject Matter: Delegated Decisions – 4th October 2010 to
28th 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
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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 4TH OCTOBER 2010 TO 28TH OCTOBER 2010

A. APPLICATIONS – DELEGATED

Applications

Refused

<i>R10/0683 Refused 06.10.2010</i>	26 Livingstone Avenue Long Lawford Rugby	Alterations to increase the height of the side extension roof
<i>R10/1212 Refused 15.10.2010</i>	78 Clifton Road Rugby	Erection of a detached dwelling
<i>R10/1451 Refused 27.10.2010</i>	16 Daventry Road Dunchurch Rugby	Change of use from retail (Class A1) to Veterinary Surgery (Class D1)
<i>R10/1439 Refused 27.10.2010</i>	69 Gilbert Avenue New Bilton Rugby	Retention of a raised platform

Applications

Approved

<i>R10/1585 Approved 04.10.2010</i>	27 New Street New Bilton Rugby	Erection of a first floor rear extension
<i>R10/0739 Approved 04.10.2010</i>	9 Willow Brook Road Wolston Coventry	Conversion of the existing garage into living accommodation and erection of a front canopy
<i>R10/1582 Approved 04.10.2010</i>	Kawana Main Street Birdingbury	Removal of an old shed and replacement with a new shed
<i>R10/0214 Approved 04.10.2010</i>	14 College Road Rugby	Erection of two storey side and single storey rear and front extension
<i>R10/1469 Approved 04.10.2010</i>	Princethorpe College Leamington Road Princethorpe Rugby	Retention of 4 no. temporary classrooms (renewal of planning permission R07/0636/PALB dated 16/05/2007 and R07/2182/PLN dated 23/04/2008)
<i>R10/0953 Approved 05.10.2010</i>	8 – 16 Crick Road Hillmorton Rugby	The erection of 4 no. apartments and 15 no. detached / semi detached dwellings together with associated garaging, parking facilities and site works

<i>R10/1611 Approved 05.10.2010</i>	73 Lawrence Road Rugby	Construction of rear conservatory
<i>R10/1179 Approved 05.10.2010</i>	2 Sandy Lane Rugby	Erection of a bungalow (renewal of planning permission R05/0814/2650/P)
<i>R10/1594 Approved 05.10.2010</i>	Bail Packaging Ltd. 1 Pretorian Way Glebe Farm Industrial Estate Rugby	Proposed transformer room housing extension
<i>R10/1608 Approved 06.10.2010</i>	5 Penny Lane Rugby	Erection of conservatory to rear
<i>R10/1590 Approved 06.10.2010</i>	Heart of England Co-Op Society Ltd. 15-19 The Green Bilton Rugby	Reconfiguration of staff facilities, alterations to internal layout of retail store, relocation of existing ATM and associated external alterations
<i>R10/1627 Approved 06.10.2010</i>	Peri Ltd. Market Harborough Road Clifton upon Dunsmore Rugby	Provision for permanent siting of portakabin (R05/0394/01056/P Temporary Permission)
<i>R10/1055 Approved 06.10.2010</i>	Land to the North West of Vicarage Hill Clifton upon Dunsmore Rugby	Change of use of land for the siting of 15 no. storage containers (retrospective)
<i>R10/1350 Approved 06.10.2010</i>	Walkabout 17-18 High Street Rugby	Replacement shopfront, change of use of parts of ground floor in order to relocate access and cellar to existing first floor night club and to allow change of use to A1 retail at ground floor
<i>R10/1456 Approved 06.10.2010</i>	Shelford Cottage Farm Lutterworth Road Burton Hastings	Erection of single storey side extension, including retention of a raised platform and associated dwarf wall
<i>R10/1597 Approved 07.10.2010</i>	Orchard Barn High Cross Lutterworth	Retrospective planning permission for the hard standing for the storage of hay
<i>R10/1198 Approved 07.10.2010</i>	Hall Farm Little Lawford Lane Rugby	Erection of agricultural building
<i>R10/1519 Approved 07.10.2010</i>	Gillan Cottage The Green Churchover Rugby	Two storey front extension, single storey side extension and single storey replacement of existing front and side extensions

<i>R10/1626 Approved 08.10.2010</i>	6 Stretton Road Wolston Coventry	First floor side extension
<i>R10/1110 Approved 08.10.2010</i>	The Coach House Church Street Churchover Rugby	Conversion of existing barn (outbuilding) into living accommodation
<i>R10/0880 Approved 08.10.2010</i>	Toft Manor Toft Lane Dunchurch Rugby	Extension to existing garage to form fleece sorting area
<i>R10/1641 Approved 11.10.2010</i>	118 Lytham Road Rugby	Single storey rear extension
<i>R10/1566 Approved 11.10.2010</i>	18 Main Street Clifton upon Dunsmore Rugby	Single storey extension to front of property
<i>R10/1117 Approved 11.01.2010</i>	The Acre School Lane Stretton on Dunsmore Rugby	Erection of stable building (existing stable building to be removed) and erection of timber container/store
<i>R10/0631 Approved 11.10.2010</i>	65 Derwent Close Brownsover Rugby	Erection of a two storey side extension, including integration of the existing garage and conversion to ancillary residential use
<i>R10/1659 Approved 12.10.2010</i>	25 Cedar Avenue Ryton on Dunsmore Coventry	Conversion of existing single garage into habitable room
<i>R10/1667 Approved 12.10.2010</i>	15 Longrood Road Bilton Rugby	Erection of carport
<i>R10/1671 Approved 13.10.2010</i>	5 Devonshire Close Cawston Rugby	Convert existing garage into habitable room
<i>R10/1053 Approved 13.10.2010</i>	3 Barr Lane Brinklow Rugby	Proposed two storey side extension and single storey rear extension
<i>R10/0909 Approved 13.10.2010</i>	Avondale Brandon Road Bretford Rugby	Amendments to planning permission reference R09/0522/HOUS (erection of a two storey side extension, a single storey front extension and a two storey side extension comprising integral garaging and a granny annexe. Conversion of the loft to living accommodation including provision of front and rear dormer windows)
<i>R10/1664 Approved 13.10.2010</i>	Muswell Leys Coal Pit Lane Rugby	Removal of Condition 2 of planning approval R08/1013/PLN in order to retain an agricultural building)

<i>R10/0497 Approved 13.10.2010</i>	Ivy House Farm Lower Street Rugby	Erection of 3 stables and adjacent hardstanding for grazing horses to include planting of hedge and laying of access track
<i>R10/1549 Approved 13.10.2010</i>	25 North Street Marton Rugby	Conversion of outbuilding into separate residential dwelling
<i>R10/1682 Approved 14.10.2010</i>	32 Cedar Avenue Ryton on Dunsmore Coventry	Retrospective conversion of integral garage into habitable room
<i>R10/1673 Approved 14.10.2010</i>	10 Buccleuch Close Dunchurch Rugby	Erection of conservatory to the rear of the property
<i>R10/0713 Approved 15.10.2010</i>	Canal Barn Old College Farm Longdown Lane Willoughby	Two storey extension to provide link between existing dwelling house and garage
<i>R10/1612 Approved 15.10.2010</i>	The Horseshoes Main Street Withybrook	Retention of raised decking (first floor) and external staircase to rear of property and the erection of a 2m. high privacy screen
<i>R10/1674 Approved 18.10.2010</i>	Gate Farm Barn Straight Mile Bourton on Dunsmore	Retention of pitched roof linking garage to dwelling (amendment to planning approval R07/2192/PLN dated 4 th April 2008)
<i>R10/0292 Approved 18.10.2010</i>	24 Bawnmore Road Bilton Rugby	Retention of a verandah
<i>R10/0555 Approved 18.10.2010</i>	Broomfield Farm Smeaton Lane Stretton under Fosse	Retention of existing stable yard, manege and fencing. Erection of a general purpose timber building incorporating stabling, livestock shelter and storage of feed, tractors and plant machinery
<i>R10/1632 Approved 18.10.2010</i>	Land rear of Oakhurst Bourton Road Frankton	Construction of a manege together with associated fencing and works, and retrospective consent for conversion of a redundant barn to stables
<i>R10/1693 Approved 19.10.2010</i>	Pioneer Farm Stockton Lane Birdingbury	Erection of a carport
<i>R10/1639 Approved 19.10.2010</i>	35a Regent Street Rugby	Sub-division of flat 1 to form 2 no. self contained apartments at 35 Regent Street, Rugby
<i>R10/0415 Approved 20.10.2010</i>	6 Foxglove Close Rugby	Erection of a rear conservatory

<i>R10/1726 Approved 20.10.2010</i>	The Red House Lower Street Willoughby	Oak framed extension to side of property and the erection of a new garden wall
<i>R10/1389 Approved 20.10.2010</i>	32 Barton Road Bilton Rugby	Erection of a single storey rear extension (amendments to planning permission reference 837)
<i>R10/1542 Approved 20.10.2010</i>	1 Ell Lane Rugby	Erection of a new dwelling (amendment to application R07/0898/PLN)
<i>R10/1696 Approved 20.10.2010</i>	29 Shuttleworth Road Clifton upon Dunsmore Rugby	Erection of conservatory at rear of existing dwelling
<i>R10/1589 Approved 21.10.2010</i>	8 Thackeray Close Rugby	Erection of a dormer window to the front
<i>R10/1495 Approved 21.10.2010</i>	136 Rugby Road Binley Woods Coventry	Erection of a two storey side and rear extension and provision of a front porch canopy (partially retrospective)
<i>R10/1618 Approved 21.10.2010</i>	20 Steeping Road Rugby	Conversion of double garage to utility / workshop / study area
<i>R10/1237 Approved 21.10.2010</i>	6A Drury Lane Rugby	Change of use of the existing building from mixed uses under Classes A1 and A3 (Florist and Café) to C3 (residential)
<i>R10/1428 Approved 22.10.2010</i>	SDI Greenstone Ltd 20 Somers Road Rugby	Erection of warehouse extension with associated car park alterations
<i>R10/1676 Approved 22.10.2010</i>	Cronulla Main Street Brandon Coventry	Erection of single storey rear extension and provision of a front porch canopy
<i>R10/1299 Approved 22.10.2010</i>	Land between Nelson Way and Montgomery Drive Bilton Rugby	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)
<i>R10/1739 Approved 22.10.2010</i>	47A Rowland Street New Bilton Rugby	Change of use from storage of carpets and ancillary items to storage of plastic mouldings, light assembly work and associated offices
<i>R10/1619 Approved 22.10.2010</i>	The Lawrence Sheriff 28-29 High Street Rugby	Variation of Condition 8 of planning permission R00.0936/02973/P to allow opening between 0700 and 0100 Sunday to Wednesday and 0700 and 0345 Thursday to Saturday

<i>R10/1657 Approved 22.10.2010</i>	42 The Crescent Brinklow Rugby	Two storey side and rear extension
<i>R10/0647 Approved 22.10.2010</i>	17 Oval Road Rugby	Erection of side / rear conservatory
<i>R10/1784 Approved 26.10.2010</i>	The New Willows Gossett Lane Brandon Coventry	Extension to bungalow and the erection of a detached garage / workshop and the demolition of outbuildings / stables
<i>R10/1771 Approved 26.10.2010</i>	178 Dunchurch Road Rugby	Proposed two storey side and rear extension and single storey rear extension
<i>R10/1788 Approved 26.10.2010</i>	Bridge House Sheep Dip Lane Rugby	Extension of time limit for planning permission R05/0880/01183/P for erection of a double garage
<i>R09/1039/PLN Approved 26.10.2010</i>	Holbrook Mews Chapel Street Long Lawford Rugby	Siting of a 9.3m. high micro wind turbine
<i>R10/1729 Approved 27.10.2010</i>	79 High Street Ryton on Dunsmore Coventry	Erection of a part two storey, part single storey rear extension
<i>R10/1644 Approved 27.10.2010</i>	Yardleys Meadow Stretton Road Wolston	Retention and completion of access track
<i>R10/1653 Approved 28.10.2010</i>	264 Hillmorton Road Rugby	Retrospective change of use from hairdressers (A1) to beauty salon (sui generis)
<i>R10/0644 Approved 28.10.2010</i>	17 Almond Grove Newbold Rugby	Erection of a detached garage
<i>R10/1757 Approved 28.10.2010</i>	Elms Farm Oxford Road Rugby	Erection of agricultural storage building
<i>R10/1114 Approved 28.10.2010</i>	84 Grendon Drive Brownsover Rugby	Erection of a 1.2m high boundary fence
Listed Building Consents		
<i>R10/1333 Approved 04.10.2010</i>	Mopps Hair Design 4 and 4a Daventry Road Dunchurch Rugby	Listed Building Consent for internal works to knock through a dividing wall between the two commercial properties to create a larger single unit on the ground floor

<i>R10/1111 Approved 08.10.2010</i>	The Coach House Church Street Churchover	Listed Building Consent application for conversion of existing barn (outbuilding) into additional living accommodation
<i>R10/1634 Approved 22.10.2010</i>	The Grain Barn 66 Oxford Road Marton Rugby	Listed Building Consent to block up an internal doorway
<i>R10/1703 Approved 22.10.2010</i>	The Manor House Main Street Harborough Magna Rugby	Listed Building Consent for internal and external alterations to building

Conservation Area Consents

<i>R10/1568 Approved 11.10.2010</i>	18 Main Street Clifton upon Dunsmore Rugby	Single storey extension to front of property
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Advertisement Consents

<i>R10/1577 Approved 04.10.2010</i>	New Look PLC 12 – 14 North Street Rugby	Consent to display 3 halo illuminated aluminium panels, 2 non illuminated aluminium panels and 2 internally illuminated projecting signs
<i>R10/1009 Approved 05.10.2010</i>	Land at Chestnut Field Rugby	Erection of shopping information archway sign (at entrance to alley leading to Regent Street)
<i>R10/1453 Approved 06.10.2010</i>	Europark Watling Street Clifton upon Dunsmore Rugby	Erection of a replacement freestanding totem sign (resubmission)
<i>R10/1290 Approved 06.10.2010</i>	J. Sainsburys 385 Dunchurch Road Rugby	Erection of various illuminated and non-illuminated freestanding and fascia signs
<i>R10/0749 Approved 22.10.2010</i>	Currys Unit 1 Junction One Retail Park Leicester Road Rugby	Erection of fascia signs to front and side elevations, change to totem signs at site entrance

Certificate of Lawful Use or Development

<i>R10/1650 Approved 21.10.2010</i>	Courtyard Cottage Woolscott Manor Willoughby Road Grandborough	Certificate of lawfulness for the use of the former stable and retail building as a self contained 2 bedroomed residential dwelling
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<p>R10/0545 Approved 25.10.2010</p>	<p>Ainscough Crane Hire Ltd. Stockleys Spiney Rugby Road Princethorpe Rugby</p>	<p>Certificate of Lawfulness for the use as a transport/unspecified heavy vehicles depot and yard, ancillary workshops and offices (heavy vehicles comprising all commercial types including mobile cranes) as indicated in green on plan ref. SAA.1120.1 and the use for caravan sales and repairs as indicated in purple on plan ref. SAA.1120.1</p>
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**County Council
Consultations/
Matters**

<p>R10/1923 No observations 21.10.2010</p>	<p>Wolston Library Manor Estate Wolston</p>	<p>Proposed installation of 1500mm timber fence with pedestrian access gates to improve security</p>
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**Approval of Details/
Materials**

<p>R10/0700 Approval of non-material changes 04.10.2010</p>	<p>1 Milestone Drive Rugby</p>	<p>Alterations to external appearance with regard to amount of render and facing bricks used</p>
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<p>R05/0816/00158/OP R07/0882/MAJP Approval of details 12.10.2010</p>	<p>21 Dunsmore Avenue Rugby</p>	<p>Discharge of Conditions:- R05/0816/00158/OP Condition 4 – Parking Condition 6 – Materials Condition 9 – Levels Condition 10 – Surfacing Condition 11 – External lighting Condition 13 – Boundary treatments and stores Condition 14 – Noise assessment R07/0882/MAJP Condition 1a – Lintel details Condition 1b – Cill details Condition 1c – Reveal details Condition 1d – Corbelling Condition 1e – Door details Condition 1f – Rooflight details</p>
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<p>R09/0799/PLN Approval of details 14.10.2010</p>	<p>Rugby Town Junior Football Club Kilsby Lane Hillmorton Rugby</p>	<p>Discharge of Conditions:- Condition 2 – Landscaping Condition 4 – Replacement Parking Condition 11 – Access to Habitat Park</p>
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<p>R06/0064/MAJP Approval of details 14.10.2010</p>	<p>Land at Leicester Road Rugby</p>	<p>Discharge of Conditions:- Part Conditions 16 and 19 – Spine Road only</p>
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<p>R08/1396/PLN Approval of non-material changes 18.10.2010</p>	<p>Keepers Lodge Brandon Lane Brandon Coventry</p>	<p>Repositioning of replacement dwelling</p>
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*R06/0968/PLN
Approval of details
18.10.2010*

262 Hillmorton Road
Rugby

Discharge of Conditions:-
Condition 2 – Ventilation details
Condition 4 – Storage of refuse bins and
provision of litter bin

*R08/0303/MRES
Approval of reserved
matters
26.10.2010*

5 Newbold Road
Rugby

Discharge of Conditions 3a), 3b) and 3c) of
planning permission ref. R05/1197/2339/MAJP
“Outline application for residential development
comprising 5 no one bedroom and 6 no. two
bedroom apartments and associated widening
of access.” Approved 03.03.2006