

22<sup>nd</sup> December 2010

## **PLANNING COMMITTEE - 12<sup>TH</sup> JANUARY 2011**

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 12<sup>th</sup> January 2011 in the Council Chamber, Town Hall, Rugby.

### **Site Visit**

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

3.00pm      Land adjacent to barn on Park Field, Main Street, Brandon.

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 1<sup>st</sup> December 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. Delegated Decisions – 19<sup>th</sup> November 2010 – 20<sup>th</sup> December 2010.

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

To consider passing the following resolution: -

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

## **PART 2 – EXEMPT INFORMATION**

1. Enforcement.

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

The Reports of Officers (Ref. PLN 2010/11 – 11) 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](mailto:claire.waleczek@rugby.gov.uk)). Any specific queries concerning reports should be directed to the listed contact officer.***

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

**AGENDA ITEM 4**

**RUGBY BOROUGH COUNCIL  
PLANNING COMMITTEE - 12<sup>TH</sup> JANUARY 2011  
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

There are no applications recommended for refusal.

### Recommendations for Approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location Site and Description</b>	<b>Page number</b>
<b>1</b>	<b>R10/2073</b>	<b>Land adjacent to barn on Park Field off Main Street, Brandon Creation of a ménage and up-grading of access drive.</b>	<b>3</b>
<b>2</b>	<b>R10/2008</b>	<b>The Golden Lion Hotel, Main Street, Easenhall Renewal of planning approval R07/2066/PACA (Erection of a 2 storey side extension with covered walkway to provide 8 additional bedrooms and associated parking).</b>	<b>11</b>
<b>3</b>	<b>R10/0618</b>	<b>Rugby Model Engineering Society, Onley Lane, Rugby, CV22 5QD Change of use of agricultural land to leisure and extension of miniature railway</b>	<b>18</b>

**Reference number: R10/2073**

**Site address: Land adjacent to barn on Park Field off Main Street, Brandon**

**Description: Creation of a ménage and up-grading of access drive.**

**Case Officer Name & Number: Richard Redford, (01788) 533 625**

**The Proposal;**

Planning permission is sought for the creation of a ménage and the up-grading of an access drive within the site. The proposed ménage, to measure 20m by 60m and run on an east-west axis, will be positioned to the north of the existing building that contains stables, store and tack room. It will be used for personal private purposes and not form part of the applicants business located nearby. A 1.25m high 3-bar post and rail fence at 1.8m (max) centres will be positioned around the ménage from the end of the access drive. In terms of the access drive the existing drive is grass and runs around the edge of the field to the stable, store and tack building and the proposal seeks to formally up-grade this to a 3.6m wide drive with timber edging and filled with a granular material over porous membrane. Amended plans have been received reducing the length of the access track within the site. There are a number of plies of tarmac shavings on-site along the route of the access track and the agent has detailed that this will be used in place of or in addition to sand as a base along the up-graded access track. The agent has also submitted, during the determination of the application, samples of Crushed Cotswold Stone and 25mm to 32mm gravel as alternative drive topping samples.

In relation to the objection letters received the applicant has provided a letter addressing some of the points raised and providing further information in support of the proposal. It details he has owned the field for in excess of 20 years reiterating that the proposal will be for personal purposes only and that there is no intention to run a business from the site which is used 3 months of the year for pasture purposes whilst providing hay over the remaining 9 months. He has indicated that he would accept a condition making it personal to him and his wife as well a condition prohibiting any lighting being erected. The letter also indicates that there are no public footpaths crossing the site but there is a private footpath which is for use historically by the owner of Brandon Hall and their servants only.

**Site History;**

R07/1412/PLN	Erection of an agricultural building Withdrawn 10.10.07 to provide 2 stables, 1 blacksmith area, a general purpose store, WC's and mess room.
R06/1711/PLN	Retention of a general purpose Agricultural building. Approved 7.02.07

**Consultee Response;**

Tree Officer            No objections            Request condition

Highway Authority    No objections            Request condition

**Third Party Responses;**

Parish Council        Object                    On the grounds of the site being an open area of parkland; it being a historical part of the Brandon Hall estate; the applicant having existing facilities (ménages and stables) less than quarter of a mile away; the proposal is for inclusion in their business and not for personal purposes; will lead to increased traffic along the hotels private drive; the Village Design Statement recommends 'areas of trees and hedges intrinsic to the character of the village should be preserved'; section 16 of the application wrong as a tree is to be removed; question 30 of the application from is wrong as the site can be seen from a public footpath and adjacent public field; it is envisaged that it would be hard to operate without lighting; and it is an over-development in a green belt area.

Neighbours (2)        Object                    Object on the grounds of it being too large for a private ménage; at odds with the field which typifies an English landscape with an open parkland character; is a historic part of the Brandon Hall estate; there are already 5 ménages within 1 to 2 miles of the centre of Brandon; the proposal represents a business sized project and not private as stated on the application forms; existing ménages less than quarter of a mile from the site are capable of accommodating more than one class; the open nature of the land is treasured locally and contributes to the character and history of the area; change of use to business use; parking problems on access road to the site; access of Brandon Halls driveway is inadequate; the size of the development will increase people and traffic flow along the hotels private drive; unsure of a non-existent drive can be up-graded; provision of driveway across the front of a nineteenth century parkland will destroy its unique and historic amenity; loss of a tree

that with its position adjacent to other trees and a hedgerow adversely affecting the character of the landscape; need for a full tree survey; impact on archaeological heritage on the site; insufficient information having been submitted to demonstrate whether there is a need for the ménage or how it is to be controlled; no rationale for the proposal has been provided; the applicants have no right of way over the hotel access road; right of access to the land only exists in relation to agriculture of which a ménage is not included within the definition; access arrangements recently modified so access only is from Main Street with egress having to be through the hotel site and out onto Brandon Lane; no assessment of actual traffic level to be generated by the proposal in order to establish if the 2 parking spaces indicated are to be sufficient; no assessment of the proposals impact on the green belt or relation with policy as to whether it undermines green belt aims of safeguarding the countryside; failure to preserve the setting and special character of historic towns; significant visual impact on the appearance and character of the parkland that provides setting for the hotel and village; no details provided on lighting which could have a significant impact and needs to be controlled; need for a full tree survey; a public footpath crosses the site and is shown on plans; and its failure to protect, preserve or enhance this bit of parkland.

**Other Relevant Information;**

Cllr Timms has requested that the application be determined by the Planning Application as well as the subject of a committee site visit which took place this afternoon.

The site is located in the West Midlands Green Belt and is currently used as pasture land for horses. Ground levels fall from the site of the proposed ménage toward the road leading from Brandon village toward Brandon Hall Hotel which is adjacent to the site and screened in part from it by established, mature planting comprising trees and hedging.

**Relevant Policies;**

RBLP Policy GP1	Design & Appearance of Developments
RBLP Policy GP3	Protection of Amenities
RBLP Policy T3	Access & Highway Layout
RBLP Policy E2	Green Belt
RBLP Policy E5	Landscape & Settlement Character

PPG2, 'Green Belt'

PPS4, 'Planning for Sustainable Economic Growth'

**Consideration;**

The main issues in the consideration of this application relate to the acceptability or otherwise of the proposal given the sites green belt location as well as matters relating to design, appearance and amenity.

PPG2, relating to the Green Belt, details that all development is considered inappropriate unless falling within certain uses deemed to be acceptable including for agricultural, forestry and certain recreational purposes – something reflected in Local Plan policy E2. Policy EC6.2(g) of PPS4 on Planning for Sustainable Economic Growth details that in rural areas Local Planning Authorities should support equine uses. The proposed ménage would be for the personal, private use of the applicants and in no way connected to their equine business which operates on a totally independent but nearby located site with this capable of being ensured by way of condition. The provision of a ménage is something supported and appropriate to this rural location in-line with guidance contained in national policies PPG2 and PPS4 given that they are a common feature of the rural landscape and not readily appropriate to the urban environment. There is currently a grassed access track that follows the edge of the site which is to be up-graded with a granular material. Given that the track already exists and is to be up-graded with materials appropriate to the rural landscape its continued existence is appropriate to green belt. As such the principle of the proposed ménage and up-grading of the access track are acceptable in this location and therefore comply with policy E2 of the local plan as well as PPG2 and PPS4.

The ménage will be bordered by a 3-bar post and rail fence similar to that currently surrounding the site including adjacent to the access point to the site so will therefore fit in with the existing situation visually and in terms of scale, massing, design, appearance and proportions. Whilst the footprint of the ménage is large and it could have been rotated through 90-degrees to sit behind and run in-line with the stable building, the position of the ménage as proposed is such that it follows the contours of the changing ground level and will better fit in with minimal effect on the open nature of the field and green belt. The submitted plans detail that the ménage floor will be rolled sand laid on a porous material which is a common floor type used on ménages and will not be inappropriate or out of keeping with the character, appearance and nature of the area.

In terms of the up-grading of the existing access track, it will remain in its current position following the site boundary and will change from the current grass track to a track filled with granular materials. Whilst the use of a different material will initially appear at odds within the site which is currently all grassed, the use of granular material is common in the rural environment so will not be inappropriate in the locality. Its positioning, following the line of the existing track around the edge of the site, will serve to keep any visual impact to a minimal level as opposed to taking it in a straight line across the site which would be visually intrusive and detrimental to the open character and appearance of the area. At one section the track will pass in-front of a 1.5m high section of iron railings separating the site from the adjacent Brandon Hall Hotel. Along this section of fencing there is no planting with the hotel and whilst the provision of a section of landscaping here may serve to prevent the up-graded track from being seen, it would result in the landscaping standing in isolation to the detriment of the areas character and open nature.

Overall therefore it is considered that the proposal is of an appropriate design and appearance that will fit in with the area without raising any adverse or detrimental issues as well as not impact on the amenities of the site or those neighbouring and surrounding thus complying with the requirements of policies GP1, GP3 and E5.

In terms of the proposals relationship with the main access road from Main Street, Brandon toward the Brandon Hall Hotel over which access to the site is obtained, the Highway Authority has assessed the proposal and has no objections to the proposal. They are satisfied that the proposal would not impact on highway or pedestrian safety and request that, if approved, a condition be attached relating to the prevention of deleterious materials being moved onto the highway.

With regards to the issues raised in the objection letters not dealt with above the following are relevant. Whilst the applicant does have existing facilities in close proximity, the other facilities are their business whilst this land and the proposal are for their personal use – a point capable of being conditioned - so is not considered to represent an increase in the business area. Given that the proposal is for personal use it is not considered that the proposal would result in any increased traffic levels that would justify a refusal being issued. In terms of the contents of the Village Design Statement pertaining to trees and hedges, only one tree is to be removed by the development with it being relatively young and the Tree Officer has indicated that its loss is acceptable within the context of the other established trees that provide the character of the area. Whilst the site is visible from an adjacent public footpath and public field, as detailed above it is considered that the proposal will not impact on the area. The applicant has detailed that they do not intend to have any lighting associated with the access or ménage with their being agreeable to a condition being attached in respect of this. Given that the ménage will be conditioned to be for personal use only there should not be any parking on Main Street or the access road to the hotel with the Highway Authority satisfied that the proposal will not impact on highway or pedestrian safety.

The Tree Officer has assessed the proposal and is satisfied that the proposal would not impact on the significant trees on the site and that a tree survey is not required. Whilst the site may be treasured locally as well as contributing to the character and history of the area, it is considered that the proposal will not impact on the areas character for the reasons detailed above. Comments relating to the applicants only having right of access to the land for agricultural purposes has been passed on to the agent to advise the applicant as this is a civil matter. In terms of the footpath crossing the site, the applicant has detailed that this is a private footpath and an assessment of the public footpath maps has detailed that there are no public footpaths crossing the site. As the proposal is for personal purposes the parking provided is in-line with standards whilst, as detailed above, the provision of recreational facilities in the countryside and Green Belt are appropriate with equine related facilities being common place in the rural environment as opposed to urban locations. Given that the ménage will be for personal use its control will be limited to the applicants only and it is not considered that there is a statement of need for the proposal is required given that ménages are a common place in the rural environment and are not inappropriate as well as for the reasons detailed above.

**Recommendation;**

Recommend approval subject to conditions.

Report prepared by: Richard Redford

**DRAFT DECISION**

**APPLICATION NUMBER**

R10/2073

**DATE VALID**

10/11/2010

**ADDRESS OF DEVELOPMENT**

LAND ADJ TO BARN ON PARK FIELD  
OFF MAIN STREET  
BRANDON  
COVENTRY  
CV8 3FW

**APPLICANT/AGENT**

Mr John Morris  
John P. Morris  
"Threeways"  
The Horsepool  
Lilbourne  
Rugby  
Warwickshire  
CV23 0SU  
On behalf of Mrs P Potter

**APPLICATION DESCRIPTION**

Creation of a menage and up-grading of access drive.

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

**CONDITION 1:**

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

**REASON:**

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

**CONDITION 2:**

The development shall not be carried out other than in accordance with the amended plan numbered 2010/29/02A dated 9th November 2010 as well as the amended site location plan and block plan all received by the Council on 16th December 2010.

**REASON:**

For the avoidance of doubt.

**CONDITION 3:**

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall be personal to Mr & Mrs Potter and used solely by them.

**REASON:**

As the development is only acceptable due to the applicant's personal circumstances.

**CONDITION 4:**

No external lighting shall be erected.

**REASON:**

To ensure the protection of the open countryside.

**CONDITION 5;**

The access drive and fencing around the menage shall be carried out in accordance with the details provided on the application forms received as part of the application on 10th November 2010 as well as the amended plans and agents letter dated 16th December 2010 both received on 16th December 2010 with the tarmac shaving currently on-site being used in sub-base in the formation of the access road.

**REASON:**

For the avoidance of doubt.

**CONDITION 6;**

Prior to the commencement of the development an arboricultural method statement shall be carried out and submitted to the Local Planning Authority for approval and highlighting how the construction of the access shall proceed without adversely impacting on the retained Lime tree adjacent to Brandon Hall using a 'no-dig' design. The development shall then be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**REASON:**

In order to ensure the protection of a tree that contributes to the area.

**CONDITION 7:**

No materials or soil shall be stored within 10m of any retained trees on site.

**REASON:**

In the interests of the visual amenity.

**CONDITION 8:**

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.

**REASON FOR APPROVAL:**

The proposed access drive and menage together are an appropriate form of development within the area and will fit in without raisign any adverse or detrimental impact on the character, appearance or open nature of the Green Belt, in accordance with policies GP1, GP3, T3, E2 and E5 of the Rugby Borough Local Plan 2006, PPG2 'Green Belt', and PPS4 'Planning For Sustainable Economic Growth'.

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

GP1, GP3, T3, E2 and E5

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.

**Reference number: R10/2008**

**Site address: The Golden Lion Hotel, Main Street, Easenhall**

**Description: Renewal of planning approval R07/2066/PACA (Erection of a 2 storey side extension with covered walkway to provide 8 additional bedrooms and associated parking).**

**Case Officer Name & Number: Richard Redford, (01788) 533 625**

**The Proposal;**

Planning permission is sought for the renewal of planning permission R07/2066/PACA for the erection of a 2-storey side extension with covered walkway to provide an additional 8 bedrooms and associated parking provision. Permission was given on 1<sup>st</sup> February 2008 with work unlikely to commence prior to 1<sup>st</sup> February 2011 hence a renewal is sought. The proposal will be identical in all respects to that approved as they are looking to renew what has been approved.

**Site History;**

Erection of a 2 storey side extension with covered walkway to provide 8 additional bedrooms and associated parking (R07/2066/PACA)	Approved 1/02/2008
Erection of part 2-storey and part single storey extension. Approved 9/05/2004	
2-storey extension to create public space on the ground floor and a staff room on the 1 <sup>st</sup> floor.	Approved 10/02/2004
Erection of part single and part 2-storey extension to provide new foyer, bedroom wing including canopy on front elevation of existing building, landscaped courtyard and new car park layout.	Approved 29/05/2003
Erection of 2-storey building to form an office, cycle facility and exercise room.	Approved 2/01/ 2002
Erection of a 2-storey rear extension.	Approved 7/08/1996
Erection of 2-storey rear and single storey side extensions and provision of additional car parking.	Approved 7/12/1994
Use of owners flat accommodation to 3 hotel rooms and one staff room.	Approved 21/09/1988
Application for established use certificate for the use of land as an overflow car park.	Approved 21/04/1982

**Consultee Responses;**

Highway Authority	Object	On the grounds of sub-standard visibility to the detriment of highway safety.
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WCC Ecology Unit	No objection	Request an informative
Environmental Health	No objection	Request condition

**Third Party Responses;**

Easenhall Parish Object On the grounds of imposing visual impact on the centre of the Council hamlet and the Easenhall Conservation Area; height of the proposal greater than the extension to which it will be attached; over-looking of neighbouring properties; increased traffic; increased disturbance at anti-social hours; inadequate parking facilities; visibility concerns; detrimental to the green belt and conservation area; character and appearance of the existing building will be adversely affected along with the street scene; size, scale etc of the proposal more suited to an urban area; contrary to provisions of PPS7; no benefit in terms of quality of life; adverse impact on environment; unlikely to be economic benefit in the rural area by virtue of it use being relates to travelling business persons as is currently the case; more suited to urban location; unlikely to provide more work within the community as the hotel employs European staff on a regular basis; no benefit to local tourism or leisure; and any need for increased room numbers should be catered for in the urban environment.

Neighbours (1) Object On the grounds of out of keeping in the area; and excessive cumulative scale of this and historic extensions.

**Other Relevant Information;**

The site is located within the defined settlement boundary for Easenhall, a local needs settlement, as well as within the Easenhall Conservation Area. Residential dwellings border the site on 3 sides with the land to the rear of the site being agricultural land located within the Green Belt. Ground levels rise steeply from the front to the rear of the site.

**Relevant Policies;**

RBLP Policy S3	Complies	Rural Settlement Hierarchy
RBLP Policy GP1	Complies	Design & Appearance Of Developments
RBLP Policy GP2	Complies	Landscaping
RBLP Policy GP3	Complies	Protection Of Amenities
RBLP Policy E2	Complies	Green Belt

RBLP Policy LR10	Complies	Tourism & Visitor Facilities.
RBLP Policy T3	Complies	Access & Highway Layout
RBLP Policy T5	Complies	Parking Provision

PPG2, The Green Belt

PPS4, Planning For Sustainable Economic Growth

PPS5, Planning For The Historic Environment

PPS7, Sustainable Development In Rural Areas

### **Consideration;**

With regards to the provisions of policy S3 on the rural settlement hierarchy, whilst Easenhall is only a Local Needs Settlement as opposed to a main rural settlement the policy is such that it indicated development will only be permitted to meet an identified local need other than for minor alterations and extensions to existing buildings. The provisions of PPS7 entitled Sustainability In Rural Areas have altered since the original approval in 2007 but detail that local planning authorities should recognise tourism and leisure activities are vital to many rural economies as they help support their prosperity whilst also providing employment. Policy EC7 of PPS4 on Planning for Sustainable Economic Growth relates to planning for tourism in rural areas with EC7.1(c) detailing Local Planning Authorities should support extensions to existing tourism accommodation where the scale if the extension is appropriate to its location. In terms of the specific provisions of policy LR10, developments for tourism / visitor purposes will only be given in defined areas outside the urban area subject to it not having a detrimental effect on Rugby town centre, is appropriate to its location and on previously developed land.

The statement that accompanied the approved application addressed the provisions of PPS7 and LR10 stating that the extension for which a renewal of permission is sought cannot be located in Rugby town centre as this would involve the complete relocation of the existing business which would not be viable and no suitable alternative sites exist. Furthermore, it indicated that the development is on the site of the existing hotel, that the physical built element of the proposal to provide the rooms is within the settlement boundaries and therefore on previously developed land in a situation that relates to the existing village location. Based on this justification within the context of the above detailed policies it is considered to still comply with the provisions of policies S3 and LR10 of the local plan and provisions of the then PPS7 as per the previous approval. Given the amendments to PPS7 and the provisions of policy EC7 of PPS4 on Planning for Sustainable Economic Growth on supporting extensions it is considered that whilst the original building has previously been extended significantly given that permission has previously been given for this development a renewal is on balance reasonable.

The design and appearance are the same as previously approved with the overall design, scale, massing, height and proportions of the extension following those of the existing hotel as extended thus allowing it to continue to relate to the existing extended building as well as the site itself and wider area. It will be situated at a higher level than the existing hotel building however this is due to the fact that ground levels increase to the rear of the site and that there is a significant height difference between the ground level where the existing building stops and where the proposed extension will be located. The actual difference in ground levels is greater than the height at which the proposed extensions ground floor will be located on as the area will be altered to accommodate the proposal. This has the effect of minimising the height above the existing building at which the proposal will stand whilst still affording users of the proposal to have some natural light and outlook. Although no exact

details pertaining to materials have been provided, this could be conditioned in order to ensure it fits in with the existing hotel as well as maintains the character and appearance of the conservation area. Its layout, orientation and positioning of openings is such that even though it stands at a higher level than the rest of the building on the site as well as buildings on neighbouring sites, it will not impact on them. It therefore continues to comply with the provisions of GP1 whilst not impacting on the Conservation Area in accordance with PPS5.

There is currently some landscaping that borders the site on 3 sides however it is not in a mature or extensive state. The proposals location, including amended car parking areas, further towards the rear of the site and partly within the green belt is such that there is a need to ensure that it will not have any impact on the open nature of the green belt. If approved a comprehensive landscape scheme would be required to be submitted and implemented in the interests of the greenbelt and neighbouring sites. The proposal therefore is capable of complying with policy GP2 provisions by way of condition pertaining to landscaping.

As detailed above the proposed extensions layout, orientation and positioning of windows is such that it has been designed to avoid any overlooking or loss of privacy and that this has been achieved. The increased height of the building in relation to neighbouring sites is such that it is not considered to pose any over-bearing impacts on the amenities of these site or existing buildings within the site itself. In terms of the car park and access road alterations and re-positioning, it will see them moved closer to the site boundary with properties in 'The Rickyard'. This closer proximity and the introduction of lighting has the potential to result in increased noise and light pollution that could be detrimental to the amenities of these occupiers but it is considered such impact could be mitigated by the implementation of an appropriate landscaping scheme. Conditions could also be attached requiring lighting detail to be submitted and approved prior to installation and details on the car park surface materials being agreed before implementation. Overall therefore the renewal of permission for the proposal is such that it continues to comply with policy GP3 provisions on the protection of amenities.

It has been indicated above that part of the existing car parking area and the whole of the proposed car parking area would be located within the green belt where there is a presumption against inappropriate development that would normally include its use for car parking purposes. However, given that this is a renewal of permission and that the previous extensions included the use of green belt land for parking purposes over and above its use as a temporary car park given by way of an established use certificate for the use of land as an overflow car park in April 1982 it is considered that the continued use for parking is acceptable subject to the use of appropriate surface materials that will serve to further minimise its impact on the open nature of the green belt. The provisions of policy E2 have thus been met.

With regards to the specific details concerned with the car park, a total of 66 car parking spaces continue to be proposed including the provision of 4 disabled spaces. This parking provision is in-line with the provisions of policy T5 and the levels laid out in Appendix 5 of the local plan. Discussions with the Highway Authority on the parking issue have indicated that they are satisfied with the amount of parking spaces provided. It therefore complies with the provisions of policy T5

Policy T3 relates to access and highway layout. The Highway Authority has objected to the proposal on the grounds of the proposal increasing the use of a sub-standard access that would be detrimental to highway safety when taken into account with sub-standard visibility. However, they also state that they consider a refusal on

highway grounds on this point would not readily be capable of support at appeal given that their previous objections on this point have been over-ruled. The grounds of objection are as per the original application to which this is a renewal of and in the consideration of that application it was the view of the Committee that the development would not lead to an intensification of the site that would cause unacceptable highway safety issues thus complying with policy requirements. Given that it was considered on the original application, to which this is a renewal of, that there would not be any unacceptable highway safety issues it is reasonable to assume that there will continue not to be any in this application for a renewal of permission and as such continues to comply with policy requirements.

**Recommendation;**

Recommend approval subject to conditions.

Report prepared by: Richard Redford

**DRAFT DECISION**

**APPLICATION NUMBER**

R10/2008

**DATE VALID**

02/11/2010

**ADDRESS OF DEVELOPMENT**

GOLDEN LION INN  
MAIN STREET  
RUGBY  
CV23 0JA

**APPLICANT/AGENT**

Mr Chris Palmer  
C. P. Associates  
Braemar Court  
1311a Melton Road  
Syston  
Leicester  
Leicestershire  
LE7 2EN  
On behalf of Mr James Austin

**APPLICATION DESCRIPTION**

Renewal of planning approval R07/2066/PACA (Erection of a 2 storey side extension with covered walkway to provide 8 additional bedrooms and associated parking).

**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:

Before any development is commenced a comprehensive scheme detailing both hard and soft landscaping shall be submitted to and approved by the Local Planning Authority. This scheme shall include planting plans with written specifications, a

schedule of plants noting species, plant sizes, numbers and density; finished levels, means of enclosure, car parking layouts, vehicle and pedestrian access and circulation areas together with an implementation programme.

REASON: In the interests of the visual amenities of the locality.

CONDITION 3:

All hard and soft landscaping works agreed in accordance with condition No 2 shall be carried out prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the Local Planning Authority.

REASON:

In the interests of the visual amenities of the locality.

CONDITION 4:

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

REASON:

To ensure a satisfactory external appearance.

CONDITION 5:

Details of the position, height, type and the location of all sources of external lighting, shall be submitted to and approved by the Local Planning Authority before the development is commenced and shall be erected to the satisfaction of the Local Planning Authority before the development is occupied.

REASON:

In the interests of the visual amenities of the locality.

CONDITION 6:

The accommodation for car parking shown upon the approved plans shall be provided before the development is occupied in materials that will previously have been submitted to and agreed in writing . The parking area shall thereafter be retained permanently for the accommodation of vehicles of persons working in or using the premises and shall not be used for any other purpose.

REASON:

In the interests of public and highway safety.

CONDITION 7;

Notwithstanding details shown on the approved plans, prior to the approved extension being brought into use the visibility splay to the left on egress from the existing access shall be altered to be 2.4m x 30m after which it shall be permanently retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

CONDITION 8;

Before development commences details of measures to prevent vehicles parking on the front of the site shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented before the extension hereby approved is brought into use and shall thereafter be retained for so long as the development remains in existence.

Reason: In the interest of highway safety.

CONDITION 8;

All plant and machinery shall be enclosed with soundproofing material in accordance with a scheme to be agreed in writing with the Local Planning Authority and the use hereby permitted shall not commence until such time as the soundproofing material has been installed.

Reason: In the interest of the amenities of the locality.

ADOPTED POLICIES:

POLICIES S3, GP1, GP2, GP3, E2, LR10, T3 and T5

REASON FOR APPROVAL:

The scale design and use of the building is in keeping with the existing building, Easenhall Conservation Area and the Green Belt and it is not considered that the proposal would lead to a intensification of the site to a level that would cause unacceptable highway safety issues. It therefore complies with policies S3, GP1, GP2, GP3, E2, E10, LR10, T3 and T5 of the Rugby Borough Local Plan 2006.

INFORMATIVE

All buildings are frequently used as roosting and nesting sites by bats. Bats and their roost sites are protected under the 1981 Wildlife & Countryside Act. In the event of bats being present, English Nature must be contacted immediately for advice on the best way to proceed.

**Reference number: R10/0618**

**Site address: Rugby Model Engineering Society, Onley Lane, Rugby, CV22 5QD**

**Description: Change of use of agricultural land to leisure and extension of miniature railway**

**Case Officer Name & Number: Martin Needham 01788 533741**

**Site and development description**

This application is for the determination of the planning committee as it falls within the Major category of development due to the area of the application site.

The site is located in the countryside to the South of the Rugby Urban area. Onley Lane runs along the Northeast boundary of the application site and Ashlawn Road to the Northwest. The existing railway facility was erected during the 1980s, and the remainder of the application site is currently a large grass field sporadically populated with deciduous trees. Trees also line the boundaries of the site. Access to the site is from Onley Lane. Some residential properties are located adjacent to the West and North boundaries of the site.

Permission is sought to utilise the grass field land for the miniature railway facility. In terms of built development, this would involve approximately 1000m length of additional track on the Western part of the site, which would extend the existing railway North towards Ashlawn Road. Minor levelling may be required on certain areas of the field to keep the tracks on a shallow gradient, however this would be confined to the area immediately adjacent to the tracks and would not involve significant earthworks. Additional tree planting is proposed on the North area of the site. The Eastern part of the field is used for open parking on public open days when required (as is the case currently).

A condition on the original planning permission for the miniature railway, granted in 1984, restricts its use by the public to no more than 6 days per year, and only between the months of April to October inclusively. The applicant has stated that public open days are attended by 250-300 people and that the facility opens from 2 p.m until 5 p.m.

In addition to public open days, the facility can be used by private members. The agent has stated that private members occasionally use the facility on the first Sunday of every month with about a dozen members attending. One or two other events for private members are organised each year with approximately 50 to 60 members attending.

In the 2006 Rugby Borough Local Plan, the application site formed part of a larger area proposed to become a country park. This is no longer proposed however in the forthcoming core strategy.

### **Relevant History**

R09/0713 – Retention of a steel container and use for the storage of garden machinery (renewal of planning permission R04/0205/4740/P – Approved 12.10.2009

R07/1292 – Erection of an extension to club house to provide store room – Approved 22.08.2007

R91/1060 – Erection of single-storey storage building - Approved 22.11.1991

R88/1418 – Erection of single-storey building and use as clubroom and relocation of existing store building – Approved 23.11.1988.

R84/1557 – Construction of miniature railway tracks, erection of single-storey storage building, provision of car parking accommodation and formation of vehicular access – Approved 06.03.1985

### **Technical Consultees**

WCC Archaeology – No comments received.

Environment Agency – No comments to make on application, other than proposal has a low environmental risk.

Environmental Services – No objection subject to condition regarding a noise management plan to be submitted.

Tree Officer – No objection subject to conditions regarding protective measures during works and specification of tree planting.

Landscape Officer – No objection.

Highways Authority – No objection.

WCC Ecology – No objection but recommend informative notes regarding protected species.

### **Third Party Responses**

Neighbours:

1 Letter of objection received - Proposal will exacerbate noise and generate greater volume of traffic on narrow country lane. Had been expecting notification of land being available to rent.

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

RBLP Policy GP1	Design and appearance of development	Complies
RBLP Policy GP3	Protection of amenity	Complies
RBLP Policy LR10	Tourism and visitor facilities and attractions	Complies
RBLP Policy E1	Development in the countryside	Complies
RBLP Policy E6	Biodiversity	Complies
RBLP Policy T3	Access and highway layout	Complies

RBLP Policy T5	Parking facilities	Complies
PPS1	Delivering Sustainable Development	Complies
PPS4	Planning for Sustainable Economic Growth	Complies
PPS7	Sustainable Development in Rural Areas	Complies
PPS9	Biodiversity and Geological conservation	Complies
PPG13	Transport	Complies

### **Determining Considerations**

The main issues concerning this application are the principle of the development in this countryside location, impacts of the proposal upon visual and residential amenities, biodiversity and highway safety.

#### *Principle of development*

The proposal is an addition to an existing facility, which is considered to be reasonably located in the countryside due to the space required and its nature. It is considered that the principle of the development is therefore acceptable in this location and it is not considered necessary to consider other sites as alternatives. Furthermore the proposal would not undermine the vitality or viability of Rugby town centre.

The land is currently used for its grass to make hay. The applicant has stated that this practice would continue on the remainder of the available site. It is not considered that the proposal would be demonstrably harmful to agricultural land as a resource.

#### *Impact upon the countryside and visual amenities:*

Due to the low profile of the additional track, the development would not have a significant impact upon the visual amenities of the locality. It is possible that the train itself would be visible from Ashlawn Road when in use (parts of the field are visible through the existing trees from the road), however it is not considered that the development would give rise to a harmful visual impact. Due to the infrequency of the Eastern part of the field being required for parking, it is not considered the visual impact of vehicles on open days would be demonstrably harmful. Additional planting is also proposed on the North of the site that would provide further screening from the road. The site is screened from all other directions by trees and foliage along the boundaries. The agent has confirmed that no additional equipment or ancillary structures (such as signal boxes, fences or huts) are required. Overall the proposal is not considered to be harmful to visual amenities or the character of the countryside.

#### *Impacts upon residential amenities*

The proposed track extension would run close to the Western boundary of the site. The nearest residential property to the extended tracks is located beyond this boundary, and an objection has been received regarding the noise disturbance caused by the use of the miniature railway. A noise monitoring exercise was undertaken by Environmental Services to determine likely noise levels. The estimated noise at the boundary of the property would be in the region of 58 dB(A). This is 3 dB above the World Health Organisation's ideal noise criteria for gardens, however due to the infrequency of the use it is not considered that the proposal would be demonstrably harmful to the residential amenity of this property. It is not considered therefore that the proposal would result in undue disturbance to the residential amenities of this property, or any other residences near to the site.

The proposal is not expected to result in any increase in the frequency or use by private members, however in the event that this would happen, Environmental health legislation would be able address undue noise disturbance.

Environmental Services have recommended a condition regarding a noise management plan to be submitted, which will detail how noise from construction works will be adequately controlled.

#### *Biodiversity*

The tree officer has recommended conditions regarding protective measures to trees and also details of the proposed trees to be planted on the North of the site. Warwickshire County Council's Ecology department have made no objection to the proposal, but recommend informative notes highlighting the protected status of nesting birds and bats. In the interests of biodiversity and the health of the trees it is considered suitable to include these conditions and advisory notes.

#### *Parking and highway safety*

The parking arrangement is unaltered as part of the proposal. Some hardstanding area is available within the existing site for vehicles, however during events when additional parking is required the adjacent grass field in the application site is used for open parking (as is also the case currently). The Highways Authority has commented there is limited visibility to the right on egress from the site onto Onley Lane, however the proposal is not considered to materially alter the level of use of the access, and therefore no objection has been raised. The proposal is considered acceptable in its impacts upon parking and highway safety.

For the avoidance of doubt and to ensure the impacts of the extended facility are acceptable, a condition is recommended restricting the public use of the facility to no more than 6 days per year (as per the original planning permission).

Part of the objection received related to the renting the land and notification of lease. This is not a material planning consideration in the consideration of the application, however the Council's Corporate property department have been liaising separately with the objector regarding this issue.

Overall, the proposal is considered acceptable in its impacts upon amenities, the countryside, biodiversity, and highway safety, and considering the nature of the development and that it is an extension to an existing facility, the principle of the development in this location is considered appropriate.

#### Recommendation

The proposal is recommended for approval subject to conditions.

**DRAFT DECISION**

**APPLICATION NUMBER**

R10/0618

**DATE VALID**

12/11/2010

**ADDRESS OF DEVELOPMENT**

RUGBY MODEL ENGINEERING  
SOCIETY  
ONLEY LANE  
RUGBY  
CV22 5QD

**APPLICANT/AGENT**

Mr J Lewis  
1 South Avenue  
Coventry  
West Midlands  
CV2 4DQ

**APPLICATION DESCRIPTION**

Change of use of agricultural land to leisure and extension of miniature railway

**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 miniature railway shall be restricted to use by members of the Rugby Model Engineering Society and their private guests only, except for public running days of which there shall be no more than six each year and only between the months of April to October inclusive.

REASON:

In the interests of amenity and highway safety.

CONDITION: 3

No storage of materials, soil or equipment shall take place within 10 metres of retained trees on site.

REASON:

In the interests of tree health and biodiversity.

CONDITION: 4

Any excavations within the root protection area of a tree (an area with a radius equal to 12 times its diameter) shall be carefully carried out by hand. Roots smaller than 25mm shall only be severed following consultation with the Local Planning Authority.

REASON:

In the interests of tree health and biodiversity.

CONDITION: 5

No development shall commence until a noise management plan has been submitted to and approved in writing by the Local Planning Authority. The noise management plan shall detail how noise from the construction works will be controlled, and the works shall be carried out in accordance with the agreed details.

REASON:

In the interests of residential amenities

CONDITION: 6

No development shall commence until a specification of all tree planting has been submitted to and approved in writing by the Local Planning Authority.

REASON:

In the interests of visual amenities and biodiversity

REASON FOR APPROVAL:

The proposed development will have an acceptable impact upon the countryside and visual amenities of the area, and therefore complies with policies GP1 and E1 of the Rugby Borough Local Plan 2006, and national policies PPS1 and PPS7.

The proposal is in an appropriate location and would not undermine the vitality or viability of Rugby Town Centre, and therefore complies with policy LR10 of the Rugby Borough Local Plan 2006, and national policies PPS4 and PPS7.

The proposal would not cause demonstrable harm to amenities and therefore complies with policy GP3 of the Rugby Borough Local Plan 2006 and national policy PPS1.

The proposal would not be harmful to trees or biodiversity and therefore complies with policy E6 of the Rugby Borough Local Plan 2006 and national policy PPS9.

The proposal would not give rise to issues of highways safety or convenience and therefore complies with policies T3 and T5 of the Rugby Borough Local Plan 2006, and national policy PPG13.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

GP1, GP3, E1, E6, T3, T5, LR10, PPS1, PPS4, PSS7, PPS9, PPG13

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 applicant is advised that any increase in the use of the facility by private members will increase the likelihood of undue noise disturbance to nearby properties, which may require investigation by the Environmental Services department depending on its extent.

## INFORMATIVE: 2

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

## INFORMATIVE: 3

If it is essential to fell or lop any trees or part of the hedgerows, it should be ensured that this work does not disturb nesting birds, with work ideally being conducted outside the main breeding season (March-September). All nesting birds are protected from disturbance or injury under the 1981 Wildlife and Countryside Act. In addition, if mature trees are likely to be affected by the development, (e.g. by felling or lopping work), it is important to survey these trees for the presence of bats, prior to work commencing. Bats and their roost sites are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act, and are also deemed a European Protected Species. Local Authorities are bound by the Conservation of Habitats and Species Regulations 2010 to have regard to the Habitats Directive when exercising their functions. A variety of bird species use bird boxes for nesting. They can be particularly useful in the urban environment, where natural nesting places can be scarce. Consideration should be given to the provision of suitable bird boxes within the existing buildings or trees within the site, in order to increase nesting opportunities for birds. The Warwickshire Museum Ecology Unit (tel: 01926 418060) would be pleased to advise further if required, in particular regarding which type of bird boxes to use.

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	12 <sup>th</sup> January 2011
<b>Report Title</b>	Delegated Decisions – 19 <sup>th</sup> November 2010 to 20 <sup>th</sup> December 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 – 12<sup>th</sup> January 2011**

**Delegated Decisions – 19<sup>th</sup> November 2010 to 20<sup>th</sup> December 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: 12<sup>th</sup> January 2011  
Subject Matter: Delegated Decisions – 19<sup>th</sup> November 2010 to  
20<sup>th</sup> December 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.

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\* Exempt information is contained in the following documents:

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

(\*Delete if not applicable)

DECISIONS TAKEN BY THE DIRECTOR OF TECHNICAL SERVICES UNDER  
DELEGATED POWERS FROM 19.11.2010 TO 20.12.2010

**A. APPLICATIONS – DELEGATED**

**Applications  
Refused**

<i>R10/1294 Refused 08.12.2010</i>	9 Main Street Clifton upon Dunsmore Rugby	Single storey dwelling in rear garden of 9 Main Street with access from North Road
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**Applications  
Approved**

<i>R10/1056 Approved 19.11.2010</i>	Lighting Column 13 Horton Crescent Rugby	Installation of CCTV camera on lighting column
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<i>R10/1948 Approved 19.11.2010</i>	35A Regent Street Rugby	Change of use from commercial to residential floor space at first floor to form self contained 1 bedroom apartment
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<i>R10/1827 Approved 22.11.2010</i>	6 Smithy Lane Church Lawford Rugby	Proposed replacement garage and rear extension
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<i>R10/1655 Approved 22.11.2010</i>	St. John's Church Chapel Street Long Lawford Rugby	Change of use of chapel from Class D1 (non-residential institutions) to Class B1 (Business) of the Town and Country Planning (Use Classes) Order 1987 (As amended), including internal alterations and provision of an external boiler flue. (Renewal of an extant planning permission granted on appeal ref. no. APP/E3715/A/07/2048652 (R07/0268/PALB) on 21st November 2007.
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<i>R10/1786 Approved 23.11.2010</i>	Coombe Abbey Farm Brinklow Road Coventry	Installation of roof mounted solar panels to 3 residential conversion dwellings
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<i>R10/1984 Approved 23.11.2010</i>	5 Thomas Way, Long Lawford Rugby	Erection of a two storey side, single storey front and rear extensions
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<i>R10/1843 Approved 23.11.2010</i>	Land adjacent to 4 Princes Street Rugby	Renewal of outline planning permission R06/1928/OP (demolition of garages and erection of 5 no. one bedroom apartments)
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<i>R10/1767 Approved 23.11.2010</i>	5 Field View Cawston Rugby	Erection of single storey front and rear extensions including conversion of part of the existing integral double garage to ancillary living accommodation
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<i>R10/1952 Approved 23.11.2010</i>	7 Woodlands Road Binley Woods Coventry	Erection of a two storey side and single storey front and rear extensions
<i>R10/1685 Approved 24.11.2010</i>	19 Avon Street Clifton upon Dunsmore Rugby	Proposed single and double rear extension to existing dwelling
<i>R10/1971 Approved 24.11.2010</i>	11 Bell Lane Monks Kirby Rugby	Retrospective application for the erection of a single storey rear extension
<i>R10/1995 Approved 25.11.2010</i>	30 Lawrence Road Rugby	Erection of a two storey extension
<i>R10/2004 Approved 25.11.2010</i>	9 Tennant Close Rugby	Extension to existing canopy along full length of front of property
<i>R10/1822 Approved 25.11.2010</i>	231-233 Lower Hillmorton Road Rugby	Provision of replacement shopfront and installation of roller shutters
<i>R10/02005 Approved 25.11.2010</i>	4 Palmers Close Hillmorton Rugby	Erection of a replacement detached garage
<i>R10/1147 Approved 25.11.2010</i>	Land at Top Road (WK 269589) Barnacle	Retention of stables, manege, horse walker and associated fencing
<i>R10/1601 Approved 26.11.2010</i>	The Greenways Coalpit Lane Coventry	Proposed agricultural building
<i>R10/1121 Approved 26.11.2010</i>	42-43 Church Street Rugby	Change of use of ground and first floors if the existing premises from Class A2 (estate agents) of the Town and Country Planning (Use Classes) Order 1987 to a use as a tattoo and piercing studio with ancillary retail
<i>R10/1629 Approved 26.11.2010</i>	West Lodge, Brinklow Road Coventry	Planning permission for the retention of a stable block
<i>R10/0109 Approved 29.11.2010</i>	Rose Lea Bourton Road Rugby	Erection of extensions including increase in height of dwelling
<i>R10/2022 Approved 30.11.2010</i>	250 Dunchurch Road Rugby	Erection of a single storey rear extension and rear conservatory
<i>R10/1773 Approved 30.11.2010</i>	6 Haven Court New Street New Bilton Rugby	One and two storey side extension

<i>R10/1998 Approved 30.11.2010</i>	The Dell Fosse Way Rugby	Renewal of planning approval R07/1779/PLN (Erection of a garage and provision of a new vehicular access)
<i>R10/1903 Approved 01.12.2010</i>	87 Alwyn Road Bilton Rugby	Erection of a rear conservatory
<i>R10/2035 Approved 01.12.2010</i>	45 Stanley Road Rugby	Erection of a rear extension and insertion of a roof light and bathroom window
<i>R10/1625 Approved 01.12.2010</i>	The Woodhouse at Princethorpe Leamington Road Princethorpe Rugby	Renewal of planning permission R08/0945/PLN dated 26.09.2008 for siting of a marquee and temporary car parking area for a period of three months.
<i>R10/2050 Approved 02.12.2010</i>	79 Fareham Avenue Rugby	First floor rear extension
<i>R10/0898 Approved 02.12.2010</i>	9 Smeaton Lane Stretton under Fosse Rugby	Erection of replacement dwelling with detached garage/store and new access
<i>R10/0554 Approved 02.12.2010</i>	33 Lime Tree Avenue Bilton Rugby	Retention of 1.8m boundary wall along the front boundary of the property and erection of a single storey outbuilding for use ancillary to the main dwelling house
<i>R10/2025 Approved 03.12.2010</i>	34 Hart Close Rugby	Erection of two storey extension to side and addition of pitched roof over existing dormer to rear (Amendment to planning permission 586 approved on 5 <sup>th</sup> November 2009)
<i>R10/1911 Approved 06.12.2010</i>	30 Regent Place Rugby	Change of use of building from commercial to residential (Use Class C3)
<i>R10/1694 Approved 07.12.2010</i>	Marton Trade Centre Coventry Road Rugby	Demolition of existing building and portacabins and the erection of a new workshop/office and store
<i>R10/2078 Approved 07.12.2010</i>	19 Wolsey Road Bilton Rugby	Erection of a first floor side extension
<i>R10/1648 Approved 08.12.2010</i>	Land at Mill Row Mill Row Wolvey	Erection of timber stable block comprising 2 loose boxes, tack room and hay store and construction of 20 metre x 40 metre manege
<i>R10/1511 Approved 08.12.2010</i>	337 Lower Hillmorton Road Rugby	Erection of a detached bungalow

<i>R10/1677 Approved 08.12.2010</i>	Rugby Christian Fellowship 46 Cambridge Street Rugby	Erection of single storey glass link with ramped access, erection of single storey side and rear extension, alterations to elevations of church hall including new window to front elevation, roof lights and a solar panel. Alteration to existing garden area to include new paved surface area, children's play area, and landscaping planters.
<i>R10/1423 Approved 08.12.2010</i>	42-44 Rosewood Avenue Rugby	Change of use of existing building from Class C2 (residential institution) to Class C3 (residential) of the Town and Country Planning (Use Classes) Order 1987 and subdivision to form 5no. flats, together with associated works including erection of a single storey rear extension.
<i>R10/2058 Approved 09.12.2010</i>	Malt Kiln Farm Shop Main Street Stretton under Fosse Rugby	Change of use from storage area to storage area and part bakery
<i>R10/2099 Approved 09.12.2010</i>	88 Beswick Gardens Bilton Rugby	Erection of replacement single storey extension to front
<i>R10/2097 Approved 09.12.2010</i>	Broad Lane Caravans 1 Somers Road New Bilton Rugby	Change of use of premises from caravan rentals to vehicle sales and hire
<i>R10/2101 Approved 09.12.2010</i>	19 Watling Crescent Clifton upon Dunsmore Rugby	Erection of a single storey rear extension
<i>R10/1672 Approved 09.12.2010</i>	37 Durrell Drive Cawston Rugby	Retrospective application for the conversion of a single garage to living accommodation
<i>R10/0223 Approved 10.12.2010</i>	Land adjacent 190 Dunchurch Road Rugby	Erection of a detached dwelling house together with a detached garage and car port
<i>R10/2057 Approved 10.12.2010</i>	Castle Farm Castle Lane Woolscott	Internal and external alterations and extensions to the main house (amendments to approval R10/1144)
<i>R10/0223 Approval 10.12.2010</i>	Land adjacent 190 Dunchurch Road Rugby	Erection of a detached dwelling house together with a detached garage and car port
<i>R10/2109 Approved 10.12.2010</i>	6A Ferndale Road Binley Woods Coventry	Erection of a two storey side extension, demolition of existing garage and creation of new vehicular access
<i>R10/2113 Approved 13.12.2010</i>	34 Hibbert Close Rugby	Conversion of garage to additional room

<i>R10/2103 Approved 13.12.2010</i>	81 Waverley Road Rugby	Conservatory to side and rear
<i>R10/2118 Approved 14.12.2010</i>	11 Gainsborough Crescent Hillmorton Rugby	Proposed rear conservatory
<i>R10/1977 Approved 14.12.2010</i>	1 Pretorian Way Glebe Farm Industrial Estate Rugby	Proposed training suite and additional office floorspace
<i>R10/1817 Approved 16.12.2010</i>	McLaren House 3 Maple Gardens Dunchurch Road Rugby	Conversion of existing link attached double garage to form a granny annexe
<i>R10/1837 Approved 16.12.2010</i>	17 Poppy Drive Rugby	Erection of a rear conservatory
<i>R10/2026 Approved 17.12.2010</i>	14 Monks Close Cawston Rugby	Conversion of part of existing garage to ancillary living accommodation
<i>R10/1985 Approved 17.12.2010</i>	Ty Gwynt Grays Orchard Thurlaston Rugby	Proposed replacement dwelling
<i>R10/2150 Approved 20.12.2010</i>	33 Dyson Close Rugby	Erection of a two storey side extension and single storey front and rear extensions
<i>R10/1218 Approved 20.12.2010</i>	10 Harebell Way Brownsover Rugby	Conversion of existing garage to ancillary living accommodation (retrospective)
<i>R10/2130 Approved 20.12.2010</i>	17 Eastlands Road Rugby	Retrospective application for the erection of a front wall.
<b>Listed Building Consents</b>		
<i>R10/1654 Approved 22.11.2010</i>	St. John's Church Chapel Street Long Lawford Rugby	Listed building consent for change of use of church from Class D1 (non-residential institutions) to Class B1 (Business) of the Town and Country Planning (Use Classes) Order 1987, including internal alterations and provision of an external boiler flue. (Renewal of a previously approved Listed Building Consent Ref No. R07/0663/LBC granted 1/6/2007)

<i>R10/2034 Approved 06.12.2010</i>	Princethorpe College Leamington Road Princethorpe Rugby	Listed Building Consent for the creation of a mezzanine floor to create a new Art Room with new staircase and relocation of existing flue (resubmission of previously approved Listed Building Consent R10/0452 dated 01.07.2010). (Retrospective).
<i>R10/2074 Approved 10.12.2010</i>	Castle Farm Castle Lane Woolscott Rugby	Listed Building Consent for internal and external alterations to the main dwelling house (amendments to consent R10/1145)

**Advertisement Consents**

<i>R10/1829 Approved 22.11.2010</i>	Veolia Environmental Services Watling Street Hinckley	Retrospective advertisement consent
<i>R10/1262 Approved 23.11.2010</i>	231-233 Lower Hillmorton Road Rugby	Display of 1 no. internally illuminated fascia sign
<i>R10/2072 Approved 07.12.2010</i>	Abbots Farm Post Office 233 / 235 Lower Hillmorton Road Rugby	Advertisement Consent

**Certificate of Lawful Use or Development**

<i>R10/1920 Approved 02.12.2010</i>	3 and 4 Draycote Water Kytes Hardwick Rugby	Occupation of the properties by persons not employed by Severn Trent Water Limited
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**Agricultural Determinations**

<i>R10/2223 Prior Approval NOT required 07.12.2010</i>	Hill House Farm Birdingbury Road Hill Rugby	Determination as to whether prior approval is required for erection of an agricultural storage building.
<i>R10/2271 Prior approval NOT required 15.12.2010</i>	Copston Lodge Farm Smockington Lane Hinckley	Application for prior notification for an agricultural reservoir for irrigation of crops

**Approval of Details/ Materials**

<i>R09/0956/HOUS Approval of non-material changes 22.11.2010</i>	8 Smithy Lane Church Lawford Rugby	Changes to first floor roof in the East elevation; removal of chimney; enlargement of conservatory and inclusion of roof lantern
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<i>R09/0035/MEIA Approval of details 26.11.2010</i>	Ansty Park Land East of the A46 (Coventry Eastern Bypass) and south of the M6, Ansty	Discharge of Conditions 3e), 9 and 20  Landscaping in respect of the spine road falling within zones 2, 3, 4, 5 and 6 and the balancing ponds with zone 6 only
<i>R10/1613 Approval of details 06.12.2010</i>	Cestersover Farm Lutterworth Road Rugby	Discharge of Condition 3 – bird diverters/bat detectors; Condition 4 – archaeological works; Condition 5 – bird casualty monitoring
<i>R08/1707/DET Approval of details 08.12.2010</i>	Kestrel Filling Station Corporation Street Rugby	Discharge of Condition 12 – Acoustic Assessment
<i>R10/0746 Approval of non- material changes 09.12.2010</i>	Former Cattle Market Craven Road Rugby	Replacement of parapet walls and flat roofs to timber clad areas with single ply membrane finished, mono-pitched roofs to match remainder of development. Reduction in height of some windows to rear (west) and side (north) elevations
<i>R07/2084/AME Approval of amended plans 09.12.2010</i>	Williams House Coventry Road Cawston Rugby	Provision of new dormer window to the south west elevation
<i>R08/1396/PLN Approval of details 15.12.2010</i>	Keeper's Lodge Brandon Lane Brandon	Discharge of Conditions 2 – Materials; Conditions 3 & 4 – Landscaping scheme; Condition 6 – Surface treatment; Condition 7 – Brick bond, windows, cills, lintels, eaves, gables, chimneys,
<b><i>Withdrawn/ De-registered</i></b>		
<i>R10/0959 Withdrawn 26.11.2010</i>	Top Park Top Road Barnacle	The retention of the use of land and ancillary operational development as a residential caravan site (renewal of planning permission (Appeal) reference APP/E3715/A/06/2030623 (R06/0743/PLN) dated 18th January 2008) including the erection of six temporary amenity blocks
<i>R10/0798 Withdrawn 01.12.2010</i>	34 Malvern Avenue Hillmorton Rugby	Erection of two-storey side and rear extension
<i>R10/2122 Withdrawn 06.12.2010</i>	7 Noble Drive Cawston Rugby	Installation of solar panels in south-facing roof slope.
<i>R08/1220/MAT Withdrawn 09.12.2010</i>	20 Main Street Monks Kirby Rugby	Discharge of condition 20 of Planning Permission R08/0667/PACA.

<i>R09/0467/LBC Withdrawn 09.12.2010</i>	The Old Forge 27-29 Main Street Stretton under Fosse Rugby	Change of use of existing premises from Class B2 (forge) to Class A1 (retail gallery) of the Town & Country Planning (Use Classes) Order 1987.
<i>R08/1022/DET Withdrawn 09.12.2010</i>	The White House 81 High Street Hillmorton Rugby	Discharge of condition no. 3 relating to: Repair of stucco surrounding main entrance of main house, Roof lantern specification, Replacement of damaged front door, Leadwork specification and new location for aerial on roof of previously approved planning permission Ref No. R05/0216/19844/LB
<i>R08/1376/DET Withdrawn 10.12.2010</i>	Site A Former Peugeot Works Oxford Road Ryton on Dunsmore	Discharge of Condition 15 (External Lighting) against Planning Permission R07/2092/MAJP for redevelopment of northern part of site for storage and distribution (Class B8) with ancillary offices, buildings and landscaping
<b>Disposed of Applications</b>		
<i>R03/0710/06221/P Disposed of 11.11.2010</i>	Inwoods House Ashlawn Road Rugby	Proposed extension to Inwoods House
<i>R08/0388/MAJP Disposed of 12.11.2010</i>	36-42 Craven Road Rugby	Removal of garage facilities, 12 new apartments with parking to rear
<i>R06/0183/MAJP Disposed of 12.11.2010</i>	Land bounding Railway Terrace, Gas Street and Church Street Rugby	Erection of a 5 storey hotel comprising of 111 bedrooms, 39 apartments and 10 shared ownership apartments with public realm improvements
<i>R04/0559/00730/P Disposed of 15.11.2010</i>	Bryant's House Brandon Lane Coventry	Conversion of a residential outbuilding to form a separate dwelling
<i>R02/0616/16520/P Disposed of 17.11.2010</i>	Noonhill Cottage Grove Road Ansty	Erection of a double garage
<i>R03/0535/16520/P Disposed of 17.11.2010</i>	Noonhill Cottage Grove Road Ansty	Change of use of agricultural land to garden