

5th June 2015

PLANNING COMMITTEE - 17TH JUNE 2015

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 17th June 2015 in the Council Chamber, Town Hall, Rugby.

Site visits

Site visits will be held at the following times and locations.

3.00pm 75 Aspen Road/14 Aspen Walk, Rugby
3.30pm 40 Main Street, Clifton-upon-Dunsmore

Adam Norburn
Executive Director

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

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

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Minutes.
To confirm the minutes of the meeting held on 27th May 2015.
2. Apologies.
To receive apologies for absence from the meeting.

3. Declarations of Interest.

To receive declarations of –

(a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;

(b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and

(c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

4. Applications for Consideration.

5. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.

6. Delegated Decisions – 30th April to 20th May 2015.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2015/16 – 3) are attached.

Membership of the Committee:-

Councillors Ms Robbins (Chairman), Mrs Avis, H Avis, Butlin, Cade, Gillias, Miss Lawrence, Lewis, Sandison, Mrs Simpson-Vince, Srivastava and Ms Watson-Merret.

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

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

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

Planning Committee – 17th June 2015

Report of the Head of Planning and Recreation

Applications for Consideration

Planning applications for consideration by the Committee are set out as below.

- Applications recommended for refusal with the reason(s) for refusal (pink pages)
- Applications recommended for approval with suggested conditions (yellow pages)

Recommendation

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Recommendations for refusal

Item	Application Ref Number	Location site and description	Page number
1	R15/0306	Aspen Walk, Rugby Installation of one telescopic bollards at the entrance to Aspen Walk between 75 Aspen Road (plot 223) and 14 Aspen Walk (plot 169).	3

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
2	R14/2316	40 Main Street, Clifton upon Dunsmore, Rugby CV23 OBH Conversion of part of rear ground floor shop for one apartment, and conversion of attic for shop storage and new roof to match existing incorporating conservation roof lights.	8

Reference number: R15/0306

Site address: Aspen Walk, Rugby

Description: Installation of one telescopic bollards at the entrance to Aspen Walk between 75 Aspen Road (plot 223) and 14 Aspen Walk (plot 169).

Case Officer Name & Number: Nathan Lowde 01788 533725

Description of Site

The application site forms part of Phase 1 of the Rugby Gateway Site which lies to the north-western edge of the main built up area of Rugby. This phase of the Rugby Gateway Site is still in the process of being developed in accordance with a coherent planning strategy as part of a Sustainable Urban Extension to Rugby as detailed within policy CS3 of the Core Strategy.

Aspen Walk is a private, un-adopted drive (approximately 80 metres in length) which serves 11 properties which comprise of 7 detached properties and a row of 4 terraced properties, all of which have been developed and occupied. All of these properties front onto Aspen Walk with the exception of 75 Aspen Road with fronts onto Aspen Road, but the garage serving this property is accessed off Aspen Walk. Aspen Walk has two access points, the northern access is situated between 75 Aspen Road and 14 Aspen Road and the southern access between 1 and 2 Aspen Walk. Aspen Walk is approximately 5 metres wide which then widens out to 12 metres between 3 and 4 Aspen Walks.

Description of Proposal

The application originally sought the installation of two telescopic bollards at the entrance to Aspen Walk between 75 Aspen Road (plot 223) and 14 Aspen Walk (plot 169). The bollards would be retractable, coated matt black with reflective strips and measure 0.730m above ground level.

Following objections from WCC Highway Authority and Fire Service and the owner of 14 Aspen Walk withdrawn of the scheme (part owner of application site edged red in connection with the original scheme) the proposed has been reduced to one bollard. This bollard would be set back circa 4-5 metres from the road (Aspen Road) itself and 1 metre from the footpath.

The application is to be determined by members of the planning committee at the request of Cllr Carolyn Robbins and it subject to a committee site visit.

Third Party Comments

Comments on Original Application

Comments from 14 Aspen Walk (part owner of application site edged red and which Certificate B has been served upon)

- Withdrawal of support for the application
- Agree with the comments from the Fire Brigade about reversing problems and access to a key.
- Agree with the solution from the Highways Authority about the re-positioning of the bollards between houses 3 and 4 as in that way the rat run would still be prevented.

Neighbours (objections) 3

- The bollards are to be sited between 75 Aspen Road and 73 Aspen Road and not 14 Aspen Walk
- Large service vehicles will have access to Aspen Walk and would be in a very dangerous position when they would have to reverse the whole length of Aspen Walk to exit onto Aspen Road
- Impact upon emergency vehicles such as Fire Services
- The site for the proposed bollards will also cause congestion issues on Aspen Road
- Any bollards should be erected between No3 and No4 Aspen Walk
- The erection of the bollards would mean that the residents of Aspen Walk would be more inclined to park their cars on Aspen Road
- The erection of a large notice/sign stating clearly that Aspen Walk is a private road for residents only as displayed at the other entrance from Aspen Road into Aspen Walk should be sufficient deterrent
- The bollards would be out of character with the area and an eyesore
- Potential to cause accidents on this dangerous corner
- Inhibit residents along Aspen Road to use Aspen Walk as an alternative exit out of the estate

Neighbours (support) 2

- It will improve our standard of life massively for residents along Aspen Walk as well as keeping it private and safe for the residents and children
- Incidents have occurred in the past with a child being knocked off their bicycle and cat being hit by a vehicle
- Non-residents of Aspen Walk use Aspen Walk as a rat run
- Residents are responsible for the maintenance of this road
- Bin lorries driving along Aspen Walk are driving over three homes (nos. 1, 2 and 3) driveways which they have to maintain.

Parish Council no comments received

Comments on amended scheme

Neighbours (2) objections

- Fire engines would have difficulty going past the single bollard
- Would not act as a deterrent for through traffic
- Would make it difficult for the occupier of number 14 Aspen Walk to park and manoeuvre their vehicle
- Vehicles passing the bollard may cause damage to the front garden of no. 73 Aspen Road and vehicles parked at no. 14 Aspen Walk.
- The solution advanced by the Highway Authority to position the bollards between 3 and 4 Aspen Walk is a practical solution that would overcome all concerns.
- Aspen Walk would become a cul-de-sac with no turning facilities for large vehicles
- Aspen Walk would not have been approved as a cul-de-sac
- Major safety risk
- The bollard would appear as an eyesore
- The bollard may encourage on-street parking
- Repositioning the bollards between 3 and 4 may create a safety hazard issue for vehicles unaware of the bollards and as such a more practical solution would be for rumble strips between 3 and 4 and 5 and 6 Aspen Walk and double yellow lines on the corner of Aspen Walk and Aspen Road.

Technical Consultees

Comments on original application

WCC Highways

Objection

Aspen Walk was designed as a through route with none of the turning facilities that would be expected in a similar sized cul-de-sac. The Highway Authority considers that the proposal would be an overly long sub-standard cul-de-sac (approximately 80 metres in length); that larger vehicles such as home delivery services would have to reverse out and, given the number of properties served by the private drive that the potential for conflict at the junction with Aspen Road would increase.

A more acceptable solution would be to install bollards between 3 and 4 Aspen Walk. This would bisect the drive into two smaller cul-de-sacs. The 'road name' signs for Aspen Walk should subsequently be amended to make clear that the drive is not a through route, and the Highway Authority would be likely to recommend a condition to this effect were an acceptable proposal to be submitted.

The Highway Authority also has concerns regarding access for emergency vehicles.

WCC Fire Protection and Enforcement Officer

Objection

Fire service access to the premises will be severely restricted which will inhibit the effective rapid response and deployment of crews.

Comments on amended scheme

WCC Highways

Objection

The bollard should be set back at least 7.5m from the highway. If less than 7.5 metres the access would be too narrow for a shared private drive, and would therefore still be unacceptable.

WCC Fire Protection and Enforcement Officer

Comments

The proposed amendment would be acceptable for the Fire Service as once notified can make an approach up the road from the Lower Aspen Road for 20m or deploy at the top of aspen road, - the turning area halfway up the road if effectively maintained will allow the fire appliances to proceed approximately 20m past that point allowing what appears to be access within 45m of all dwellings.

The setting back of the bollard by 7.5m would allow an appliance to park if required at that end of the road.

Relevant planning policies/guidance

Core Strategy

CS16 Sustainable Design

National Policy

National Planning Policy Framework (NPPF)

Part 7 – Requiring good design

Assessment of Proposal

The main issues for consideration in the determination of this application are the visual impact of the proposal and issues relating to highway safety.

Part 7 of the NPPF emphasises the importance of good quality design and Policy CS16 states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated. It is not considered, by reason of the design, height and positioning of the proposed bollard that it would appear intrusive within the streetscene and as such would not have an adverse impact upon the character and appearance of the streetscene and the visual amenities of the area in accordance with policy CS16.

Warwickshire County Council Highway Authority has objected to the proposed installation of the bollard within the position proposed. The Highway Authority is concerned that the bollard within the location proposed would create an access which would be too narrow for a shared private drive, and cause conflict with vehicles entering and exiting Aspen Walk. A vehicle entering Aspen Walk may have to reverse into the carriageway if faced with a vehicle approaching in the opposite direction on the shared private drive. Setting bollard back 7.5 metres from the highway (the highway also includes the footpath along Aspen Road) would allow a vehicle wanting to enter Aspen Walk to leave the highway should another vehicle be exiting Aspen Walk at the same time, and avoid a vehicle having to reverse onto the carriageway if faced with a vehicle approaching in the opposite direction. The setting back of this bollard would also allow for fire appliances to park off the highway if required.

The occupier of no. 14 Aspen Walk has two parking spaces to the front of this dwelling house, one being in front of the garage and the other alongside. The positioning of the bollard may result in the occupier of no. 14 having to perform on number of manoeuvres to exit the top of Aspen Walk, particularly for a vehicle parking in front of the garage, and this again may cause conflict to other road users wanting to enter Aspen Walk from the top end and having to wait of the highway until the occupier of no. 14 is able to exit Aspen Walk.

The Highway Authority have suggested a number of solutions to overcome their concerns which include setting back the bollard for a distance of at least 7.5 metres, or to position two bollards between 3 and 4 Aspen Walk, bisecting the drive into two smaller cul-de-sacs that would be 40 metres in length. This suggested position between 3 and 4 Aspen Walk was chosen both because it is relatively equidistant between the two ends of the drive, and because it would create a natural turning head to the south cul-de-sac for smaller vehicles. Turning to the north cul-de-sac would still be a problem, albeit for fewer vehicles. This scheme would also be supported by the Fire Authority.

It is therefore considered, that the positioning of the bollard within its current location would have implications in respect of highway safety and in the opinion of the LPA are sufficient to warrant refusal for the proposed development. In addition to this there are a number of solutions as advanced by the Highway Authority to overcome their concerns which include either setting the single bollard back 7.5 metres or positioning two bollards between 3 and 4 Aspen Walk. These solutions advanced would overcome the concerns from a highway safety perspective whilst also ensuring that Aspen Walk is not used as a through road which is the main reason for the installation of the bollards.

In addition to this, approval may set a dangerous precedent for other private access roads within the estate with two access points to undertake a similar approach, which would go against good design in terms of the layout of estates and ensure that there are no conflicts at junction with vehicles exiting private roads.

Paragraphs 186 and 187 of the NPPF require Local Planning Authorities to work in a positive and proactive manner with applicants. The suggested solutions advised by the Highway Authority and support by the Fire Service would ensure that the development is approved and also retain the main function of the bollards to prohibit the use of Aspen Walk as a through road. As such the LPA has worked in a positive and proactive manner with applicant.

Recommendation

Refusal

APPLICATION NUMBER

R15/0306

DATE VALID

18/02/2015

ADDRESS OF DEVELOPMENT

ASPEN WALK
RUGBY

APPLICANT/AGENT

Mr Jason Wenham
75 Aspen Road
Rugby
Warwickshire
CV21 1SF

APPLICATION DESCRIPTION

Installation of two telescopic bollards at the entrance to Aspen Walk between 75 Aspen Road (plot 223) and 14 Aspen Walk (plot 169).

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Core Strategy Policy CS16

National Planning Policy Framework

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 REFUSAL

It is the opinion of the Local Planning Authority that the proposed bollard, by virtue of its positioning would have a detrimental impact upon highway safety. The proposal therefore conflicts with Section 3 of the NPPF paragraph 32 which seeks to ensure that safe and suitable access to a site can be achieved for all people.

STATEMENT OF POSITIVE ENGAGEMENT:

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

Reference number: R14-2316

Site address: 40 Main Street, Clifton upon Dunsmore, Rugby CV23 OBH

Description: Conversion of part of rear ground floor shop for one apartment, and conversion of attic for shop storage and new roof to match existing incorporating conservation roof lights

Case officer: Brian Slater 3624

Relevant decisions

Use of insurance brokers and building society Refused 29.10.86

Erection of front extension Approved 11.1.89

Erection of first floor extension to provide flat Refused 23.9.92

First floor extension to provide flat Refused 6.1.93

First floor extension to provide flat Refused 6.4.94 appeal dismissed

Use of redundant retail shop to residential, extension and alterations Refused
15/8/2006

Conversion of retail unit to form a dwelling and extensions and alterations Refused
29/3/2007

Demolition of existing redundant retail premises and the erection of a two storey 3 bed detached dwelling and erection of front boundary wall Approved 30/10/13

Technical Consultations

WCC Ecology No objection [see comments below]

WCC Highways No objection [see comments below]

Environmental Services No objection [see comments below]

Third Party Consultation

Original proposal

Neighbours [1] **Letter of objection** Comments as follows:-

- No off street parking
- Each flat could potentially have 2 cars.
- Cars already park over the pavements and at the junction so this will increase the problem.

- Rights to light have been removed to the adjoining properties and the increased noise from the flats could cause environmental issues.
- The Parish Plan housing quota is already been achieved with recent planning applications granted for 10.000 houses that will be developed on the BT mast site that legally falls within Clifton, therefore no further housing, flats are required .The village school could also have pressure on places.

Ward Members Objection Councillor Hunt: 2 Letters of objection received Comments as follows:-

- Overdevelopment of the site.
- Small constrained site in a village location and with no forecourt or garden.
- Not in keeping with parish plan or with the rest of the Conservation Area.
- Residents of this property will park in the village car park. It is maintained from the Parish precept and residents will be extremely unhappy to feel they are a paying for one individual.
- Lack of car parking: there is no car parking available within or near to the site
- Cars do park on the pavement in front of the existing property it causes traffic problems.
- Parish Council is discussing placing bollards along the length of pavement.
- No on-site parking and the surrounding area is a busy through road.
- Mothers with pushchairs and users of mobility scooters are forced to move onto the road in the face of oncoming fast moving traffic.
- The house next door has already had its front wall demolished because of cars travelling too fast around this corner.
- The nearest place to park without obstructing the pavement is on the bus stop
- There is no provision of space for bin storage within the site
- Numerous wheelie bins are to be stored at the front of the premises then they will also create a hazard for pedestrians.

Parish Council Objection

- Parking 3 flats could potentially mean 6 cars .There is no parking available in the vicinity of the proposed building in a road that currently has parking issues.
- Highway Safety –This is on the junction of a road that is already recognised locally as having obstructive parking issues blocking the pavement to pedestrians when they park in that section of the road.
- Currently pedestrians, including mothers with buggies, are being forced to walk into the road to get around cars that are parking on the pavement.
- Plans appear to show that the front doors will come straight onto the narrow village pavement at this point, this is a major thorough fare section of a busy road, where pedestrians are crossing to the church, the pub, the village hall and the shops.
- There is no provision for refuse/recycling bins in the application.

Amended proposal

The applicant has submitted amended plans to reduce the number of flats by 3 to 1 This flat is situated at part of the rear of the existing shop .The attic space is to be used for retail storage and the roof is to be replaced as existing with alterations to elevations of the building. The new roof will also incorporate conservation roof lights.

Neighbours

No comments received

Parish Council Objection

- This is a fairly complex traffic section of road.
- The situation is exacerbated by drivers chancing to park on the very narrow pavement outside the property.
- Local residents complaining that buggies/wheelchairs are required to go onto the road to navigate past cars down parked here.
- To mitigate further traffic issues being introduced by this development, we should request that bollards are placed along the section of this road that has a narrow pavement; from the far end of 42 Main Street to the layby that starts at 36 Main Street.

Ward Member Councillor Hunt –Objection

- There is no provision for on-site parking
- The applicant is expecting the residents of the flat to park in the pub; human nature dictates that they will try to park as close as possible to their home.
- When cars park on the pavement outside this property it narrows the pavement to such an extent that pedestrians, including mothers with buggies, and users of mobility scooters are forced into the road
- As this piece of pavement is the main route to the church, the village hall and the post box it is extensively used throughout the day and the evening.

- There have been a number of accidents at this junction, the most recent of which involved a vehicle ploughing into (and demolishing) the wall of the next door property. If a person had been walking on the road then they would certainly have been killed. There are also a number of very large Lorries that come through the village because of the poor information that they get from their sat-navs.
- There is also insufficient provision for the parking of wheelie bins.
- On bin collection day (and indeed the evening before) they will be out on the pavement which will also create an additional hazard with the bin lorry parking to empty them. As the Clifton bins are collected on a Monday then it is not unreasonable to assume that if the householder is away for a weekend then the bins could be left out for a number of days.
- The only way that I can see for the situation to be mitigated would be if robust bollards were placed at the edge of the pavement to prevent vehicles from parking there. These would need to extend from the left hand edge of the property (when looking directly toward it from across the road) to the start of the layby near the shops and for aesthetic reasons should match as closely as possible to those already in place outside the church

Site description and the surroundings

The property is a vacant two storey building formerly a retail premises [Co-op] that stands at the back of the footpath highway and situated within the centre of the village and also within a Conservation Area. The building extends back into the site with a single storey flat roofed building to the rear of the main building. A small outbuilding stands adjacent to the host property. The area is a mix of residential and commercial properties with a retail property at one side of the building and a residential property on the other side of the building. A parade

of shops is situated nearby served by a lay by off Main Street and a public car park is also nearby and adjacent to the Church.

The application

The original submission sought permission for the “Conversion of existing vacant retail property to 3 one bedroom apartments, raise side walls and ridge height and alterations to elevations, new roof to front over existing flat roof, installation of velux [conservation] roof lights and provision of new front canopy”. This has now been amended to the **Conversion of part of rear ground floor shop for one apartment, and conversion of attic for shop storage and new roof to match existing incorporating conservation roof lights and external alterations.**

Planning Policy Guidance

Core Strategy 2011 policy CS 1 Development Strategy

Core Strategy 2011 Policy CS 16 Sustainable Design

Core Strategy 2011 Policy CS 13 Local services and community facilities

Saved Policy E6 Biodiversity

Saved Policy T5 Parking

Sustainable Design and Construction SPD

NPPF [National Planning Policy Framework]

Planning Obligations SPD [Parking]

Determining Considerations

Policy CS 1 mentions that the location and scale of development must comply with the settlement hierarchy. It must be demonstrated that the most sustainable locations are considered ahead of those further down the hierarchy whilst Policy CS 16 requires that all development will demonstrate high quality, inclusive and sustainable design and will only be permitted where proposals are of a scale density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated. Furthermore development will ensure that the amenities of existing and future neighbouring occupiers are safeguarded.

NPPF

Section 7 [Good Quality Design] of the NPPF [National Planning Policy Framework] mentions that high quality and inclusive design is a key factor in making places better for people in terms of quality and character of the environment and private amenity.

Section 12 [Conserving and Enhancing the Historic Environment] mentions in paragraph 126: that the desirability of new development making a positive contribution to local character and distinctiveness: and opportunities to draw on the contribution made by the historic environment to the character of the area. Paragraph 129: mentions that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by the proposal. Paragraph 132 also mentions that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. Paragraph 137

mentions that LPA should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contributions to or better reveal the significance of the asset should be treated favourably.

Assessment of proposal

The main issues in the consideration of this application relate to the sites location within the Conservation Area, whether the existing but vacant shop should be retained for community purposes, the overall design and external alterations to the appearance of the building are acceptable , amenity issues and parking, ecological and archaeological matters.

Design and Appearance

This is a prominent site within the village setting. Apart from the provision of a new slate roof similar to the existing roof incorporating conservation roof lights the proposal involves the conversion of the rear part of the existing retail unit into 1 apartment with new upvc windows and alterations to front elevation.

Whilst the property is situated within a Conservation Area the overall appearance of this building is in a poor condition compared with surrounding properties.

There will be changes to the front elevation and also new windows in the side elevation of the building. In addition a new roof is being provided with conservation roof lights and the walls are to be rendered to match the surrounding properties. The building has no significant historic or architectural interest and the incorporation of new upvc windows in the side elevation cannot be seen from public view. However the applicant has shown alterations to the front elevation. Further details will be required to ensure that this elevation will help to improve the facade of this building and will enhance the character and appearance of this part of the Conservation Area.

Amenity

The proposed alterations to this property will not result in an overbearing form of development and will not adversely impact on the amenities of adjacent properties by reason of loss of sunlight or daylight or privacy, Given the positioning of this building to the neighbouring residential properties, it is not considered that the proposal would have any additional impact upon the amenities of nearby residential dwelling houses.

The windows at ground floor level and the new conservation roof lights do not result in overlooking into windows or rear garden of the adjacent property.

Overall the impacts of the alterations upon visual and residential amenities are considered acceptable by virtue of the size, design and positioning in relation to other properties

Therefore the proposal will comply with policy CS 16 of the Core Strategy 2011 and the Sustainable Design and Appearance SPD and the requirements of section 7 [Good quality design] and section 12 [Conserving and Enhancing the Historic Environment] of the NPPF [National Planning Policy Framework

Policy CS 13 [Local services and community facilities] mentions that existing local services and community facilities should be retained unless it can be demonstrated that 1] there is no reasonable prospect of the existing use continuing for commercial and /or operational reasons 2] the site has been actively marketed for a similar or alternative type of service or facility that would benefit the local community: and 3] the existing service or facility can be provided in an alternative manner or on a different site in the local area.

George and Company remarketed the property on 12th December 2011 having been previously marketed from 7th February 2009 this included a marketing board, brochures mails shots advertising and internet advertising.

At the time of the submission of the application the marketing agency had received various enquiries, but without being able to progress discussions beyond an initial enquiry the agency has advised that this is was due to several reasons but the premises would appear to be too big and with small window display for the majority of retail occupiers. Therefore despite a reasonable length of time the agent was not able to attract a retail occupier for the premises

Having regard to the information provided by George and Co and the applicant there is no evidence to suggest that a serious offer has been declined.

Highway Parking

The Highway Engineer has mentioned in highway terms, a proposal for a single residential dwelling development on the site has been previously supported.

Due to the physical constraints such as traffic refuge /island and the adjacent highway junction / bend, there is no parking associated with the existing use, and that there is no safe parking in the immediate vicinity of the site .No parking is proposed in respect of the application.

As noted by the Highway Authority in assessing previous applications the previous use of the premises for commercial purposes would naturally generate a measure of vehicular traffic, and any prospective occupier would be aware, immediately upon inspection that there is no parking provision. It should be noted that there are several other residential properties in the vicinity of the site without the benefit of off street parking, however personal injury accident records from the last 5 years do not appear to indicate that parked vehicles in this location have had a significant detrimental effect on highway safety.

The Highway Authority having considered the above issues does not consider that the proposal would have a significant detrimental effect on highway safety or the free flow of traffic , and therefore offers **no objection** subject to condition for a scheme for loading and unloading and storage of construction plant and materials to be used on site , the parking of all vehicles including employees and other people who will be working at or visiting the site and for ensuring that no mud or other materials are deposited on the highway.

Saved policy T 5 of the Rugby Borough Local Plan 2006 which now forms part of the Borough Core Strategy 2011 concerns parking facilities.

The Planning Obligations SPD [Parking] mentions that a flexible approach in terms of local factors should be taken into account when considering parking standards. Within environmentally sensitive location to preserve conservation areas a reduction in the level of parking may be allowed depending on the merits of the case and the use of existing public parking stock with spare capacity at relevant times which is within a five minute walking distance from the site and also whether the property is near to a bus route.

The proposed development is immediately adjacent to a bus stop.

The application site does not have any on-site parking and the site is land locked to achieve any parking what so ever. As mentioned above the property was last in use several years ago as retail function but has stood empty for this period of time without any opportunities for similar uses to occupy the premises.

Environmental Services

The Head of Environmental Services has no objection to this proposal but recommends that an advisory note regarding internal noise levels should be included with any approval granted. This is because the potential occupiers of the flats facing the Bull Inn PH may be subject to adverse noise nuisance from regulated live entertainment. It is recommended that the applicant consider installing enhanced acoustic glazing with a associated ventilation to ensure that internal noise levels in habitable rooms [e.g. bedrooms /lounges] meet current best practice guidance contained in BS 5228:2014: sound Insulation and Noise Reduction for Buildings Code of Practice.

Ecology

Saved policy E6 of the Rugby Borough Local Plan 2006 mentions that the Borough Council will seek to safeguard, maintain and enhance features of ecological and geological importance, in particular priority habitats /species and species of conservation concern. This is reflected in section 11 of the NPPF [National Planning Policy Framework]

The WCC Ecologist has mentioned that an initial bat survey of the building was undertaken in September 2013 in relation to a previous application R13/1580 and is considered to be still in date in this case within two years of the date of the survey .As such WCC Ecology would recommend that the comments as specified as follows remain the same as the previous application.

The County Ecologist has considered the Bat Survey report completed by Martin Ecology Ltd dated September 2013.

The WCC Ecology has mentioned that the roof of the existing building comprises of a pitched, slate-tiled construction with a flat-roofed extension of approx. 30 years old. The roofs of the building were generally in good condition; however a small number of potential access points were identified, including gaps in missing pointing at the southern gable end and gaps under tiles at the northern gable end. These were inspected and no evidence of bats was found, and the surveyor has confirmed he does not believe they extend into the roof space. However the roof space could not be inspected internally. Although the access points are not expected to extend into the roof void, the crevices identified offer potential roosting locations for crevice-dwelling species such as pipistrelle and *Myotis* species of bat. The surrounding area also offers suitable habitat for foraging and commuting bats and there are local records including a possible pipistrelle maternity roost within 150m of the building.

Therefore to take consideration of the limited bat potential and in light of the surrounding habitats, WCC Ecology would recommend that a precautionary approach is undertaken and a suitably qualified bat ecologist is present on site during destructive works to the roof.

All existing roof tiles in the vicinity of the features identified within the report should be removed carefully by hand and the ecologist should provide a species awareness briefing to the workforce prior to any works commencing. Ideally this work should be timed to avoid the main roosting periods, and be carried out during March/April or September/October to further avoid potential disturbance. The applicant should be made aware that should bats be found, then further advice from Natural England will be required.

Therefore the proposed development will comply with saved policy E6 of the Rugby Borough Council 2006 which now forms part of the Borough Core Strategy 2011 and also section 11 of the NPPF

Applicants response to objections raised by Cllr Hunt and Parish Council

Parking/congestion

The applicant is fully aware of parking and congestion problems in this area and has witnessed parking on the foot path and in the bus stop layby. There is no intention for the occupier of the flat to use the car park opposite the Townsend Memorial Hall and the applicant fully supports the local residents in combatting parking and congestion issues in this area. The applicant does not want the local community to look at the proposals and consider that it will add to an already existing parking problem and will undertake the works in a safe and professional manner. The occupier of the flat as mentioned above if necessary has an agreement to park in PH car park which is currently underused.

The applicant will also mitigate any possible traffic impacts during the conversion work. The construction activity is kept separate from the public at all times, with material deliveries made to a designated area of the Bull Inn car park opposite the site outside of peak traffic hours. Furthermore, the applicant does not envisage any significant noise impacts; with works being undertaken during normal working hours.

Overdevelopment of the site

The applicant in response to the comments by Councillor Hunt and the Parish Council has amended the proposal for the use of part of the existing shop to be used as a flat. Planning

permission has been granted to demolish the existing building and rebuild a 4 bedrooled dwelling and the current application is minimal by comparison. As part of these works the proposal will utilise approximately 50m² garden space to the rear, for a patio, and turfed and stoned area, to provide tenants with an amenity area to relax.

The applicant has mentioned that in response to the concerns raised by the Parish Council that residents will egress straight onto the narrow village footpath. The footpath will not be altered in any way (narrowed or otherwise), and all building modifications will be undertaken in strict accordance with current Building Regulations. Refuse storage will be within designated areas in the 2m alleyway to the side of the property, to mitigate use of the footpath for waste storage.

The applicant would also welcome the installation of bollards to the footpath fronting the florist in order to provide a safe passage to pedestrians, in particular the disabled, and the elderly, and to mitigate possible recurrence of the previous traffic accident.

Amended plans

In response to the further objections raised by Councillor Hunt, the applicant has agreed to install bollards immediately outside his property.

The Highway Authority Traffic Road Safety Team has commented on the installation of bollards within the highway footway and also the provision of double yellow lines. The Traffic & Road Safety Team do not see a reason why either of the methods couldn't be implemented; however, they would have to extend from the existing bollards to the lay-by.

Councillor Hunt has responded and mentioned that:-

I agree re taking the bollards to the layby - otherwise people will just park further along. Also they would be far more effective than yellow lines, which are never enforced anyway.

The problem with extending from the existing bollards is that the "apron" area outside the cottages does provide a safe refuge for the unloading of vehicles when taking things into the village hall. If this facility is removed then cars will park on the road, meaning that vehicles approaching the junction on Lilbourne Road would have to cross to the wrong side of the road and would be in danger of being hit by oncoming traffic.

Could the bollards extend from where the apron narrows near the old post office, perhaps from next to the lamp post with the direction signs on it?

That would be best all round as it would enable the apron to continue to be used, would provide an effective means of preventing people from parking outside the old shop, and would considerably reduce the cost. They haven't said what sort of bollards they are quoting for. It might be best to check as we have a variety installed at different locations around the village. I am assuming that they are talking about the types that are already in situ, which is what we would expect in the conservation area.

The applicant in response is prepared at his cost to install bollards immediately outside his property to the layby, but is not prepared to pay for the installation of bollards towards the Memorial Hall.

The LPA considers that it is unreasonable to require the applicant to install bollards as the Highway Authority does not raise concerns to the scheme in its original format and whilst he has no objection to the principle of the bollards does not require them to make the proposal acceptable in planning terms.

Recommendation

Approve subject to conditions and informative notes

DRAFT DECISION

APPLICATION NUMBER

R14/2316

DATE VALID

11/02/2015

ADDRESS OF DEVELOPMENT

40 MAIN STREET
CLIFTON ON DUNSMORE
RUGBY
CV23 0BH

APPLICANT/AGENT

Mr A Ptaszynski
26 Naseby Road
Rugby
Warwickshire
CV22 5NH

APPLICATION DESCRIPTION

Conversion of part of rear ground floor shop for one apartment, and conversion of attic for shop storage and new roof to match existing incorporating conservation roof lights and external alterations

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

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

REASON:

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

CONDITION 2:

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

Front elevation/side elevation and site location plan on Drawing Ref: ADAM /40 /CV23OBH drawing status F @ scale 1:100

Ground and first floor plan on Drawing Ref No ADAM /40/CV23 OBH Drawing status F @scale 1:100

REASON:

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

CONDITION 3:

The facing materials to be used on the external walls and roof shall as specified on the application form, received by the Local Planning Authority on 30/4/2015

REASON:

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

CONDITION 4:

Other than those windows shown on the approved plans no new windows and or rooflights shall be formed in the elevations and roofslope of the proposed development ,unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interest of residential amenity.

CONDITION 5:

Before any work on site takes place, a scheme for the loading and unloading and storage of construction plant and materials to be used on site, the parking of all vehicles including the cars of construction employees and other people who will be working at or visiting the site and for ensuring that no mud or other materials are deposited on the highway shall be submitted for the written approval of the LPA ,in consultation with the Highway Authority.The proposed development works shall be carried out in accordance with the approved details.

REASON:

In the interests of public and highway safety

CONDITION 6:

The development hereby permitted shall be undertaken in the presence of a qualified bat worker appointed by the applicant to supervise all destructive works to the roof of the building to be affected. All roofing material is to be removed carefully by hand. Should evidence of bats be found during this operation, then work must cease immediately while Natural England and WCC Ecological Services are consulted for further advice. Any subsequent recommendations or remedial works will be implemented within the timescales agreed between the bat worker and the Local Authority Ecologist/Natural England. Notwithstanding any requirement for remedial work or otherwise, the qualified bat worker's report shall be submitted to the local planning authority within 1 month following completion of the supervised works to summarise the findings.

REASON:

To ensure that protected species are not harmed by the development.

CONDITION 7:

Notwithstanding any indication given on the approved drawings, full details of the design, materials and finishes of all windows, including the reveal depths as well as the type and size of the proposed rooflights, external doors and shop frontage shall be submitted to and approved in writing by the Local Planning Authority before any development commences. Development shall not be carried out other than in accordance with the approved details and the approved design, materials and finishes shall not thereafter be maintained or replaced other than with identical materials and finishes without the prior written permission of the Local Planning Authority.

REASON:

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

STATEMENT OF POSITIVE ENGAGEMENT:

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF and has achieved a revised scheme that is deemed to be acceptable.

INFORMATIVE 1:

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

Monday - Friday - 7.30 a.m. - 18.00 p.m.,

Saturday - 8.30 a.m. - 13.00 p.m.

No work on Sundays & Bank Holidays.

INFORMATIVE 2:

Occupiers of the units facing the Bull Inn may be subject to adverse noise nuisance from regulated live entertainment. It is recommended that the applicant consider installing enhanced acoustic glazing with associated ventilation to ensure internal noise levels in habitable rooms [eg bedroom /lounges] meet current best practice guidance contained in BS 5228:2014 Sound Insulation and Noise Reduction for Buildings. -Code of Practice

INFORMATIVE 3:

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 Highway Team-Tel 01926 412515, before any work is carried out, this shall include for materials and skips which are stored within the highway extents. A charge will be made for the carrying out of inspections and the issue of permits.

INFORMATIVE 4:

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	17.06.2015
Report Title	Delegated Decisions – 30.04.2015 to 20.05.2015
Portfolio	N/A
Ward Relevance	All
Prior Consultation	None
Contact Officer	Dan McGahey 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 Head of Planning and Culture 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 – 17 June 2015

Delegated Decisions – From 30.04.2015 To 20.05.2015

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: 17.06.2015
Subject Matter: Delegated Decisions – 30.04.2015 to 20.05.2015
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 HEAD OF PLANNING AND CULTURE UNDER
DELEGATED POWERS FROM 30.04.2015 TO 20.05.2015

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R15/0489 Refused 30.04.2015</i>	67 Clifton Road Rugby	Installation of a dropped kerb
<i>R15/0697 Refused 11.05.2015</i>	Marvin House Farm Green Lane Lutterworth	FULL: Change of Use from Agricultural to storage of 12 Caravans
<i>R15/0684 Refused 11.05.2015</i>	Springfield Cawston Lane Dunchurch Rugby	Erection of a new detached dwelling adjacent to the existing dwelling
<i>R15/0756 Refused 12.05.2015</i>	Site Rear of Glenfern Glenfern Gardens Ryton-On-Dunsmore	Erection of a detached bungalow with integrated garage
<i>R15/0175 Refused 14.05.2015</i>	The Chalet Hinckley Road Hinckley	Retrospective application for retention of new stables, including access road and hardstanding
<i>R15/0334 Refused 14.05.2015</i>	Land at Gipsy Lane Gipsy Lane Hinckley	Retrospective application for retention of new stables and menage, including hardstanding (alterations to Approved R13/0497)
Applications Approved		
<i>R15/0583 Approved 30.04.2015</i>	Swallows Nest Peter Hall Lane Coventry	FULL: Freestanding 2 bay wooden carport and store.
<i>R14/2318 Approved 30.04.2015</i>	16 Church Street Marton Rugby	Erection of detached garage and new vehicular access
<i>R15/0006</i>	Land South of	Full: Retention of stable block, barn, 3 open

<i>Approved</i> 30.04.2015	Shelford Cottage Farm Lutterworth Road Burton Hastings	field shelters and a tractor shelter
<i>R15/0670</i> <i>Approved</i> 01.05.2015	48 Percival Road Rugby	Detached garage
<i>R15/0672</i> <i>Approved</i> 01.05.2015	56 Bawnmore Road Bilton Rugby	Alteration of existing dormer roof to rear extension of dwelling
<i>R15/0668</i> <i>Approved</i> 01.05.2015	The Bear Bilton Lane Bilton Rugby	Proposed new play equipment
<i>R14/2325</i> <i>Approved</i> 05.05.2015	W Potter and Sons Poultry Limited Potters Poultry Willey Fields Farm A5 A Road Watling Street Rugby	Retention of one temporary static caravan for employees (removal of condition 2 of planning permission R11/2323 dated 27/01/12 to allow permanent occupation).
<i>R15/0110</i> <i>Approved</i> 05.05.2015	Land North of Technology Drive Technology Drive Rugby	Variation of condition 31 of approval R14/0930 dated 11th July 2014, (already previously varied from approval R13/1612 dated 14th May 2014) to allow the sale of A1 non-food goods by a catalogue showroom retailer from up to 185 square metres of the proposed Homebase sales area.
<i>R15/0692</i> <i>Approved</i> 05.05.2015	43 Overslade Lane Rugby	Two storey side extension, single storey rear extension to existing garage and refurbishment of existing outbuildings, including the addition of a pitched roof.
<i>R15/0478</i> <i>Approved</i> 05.05.2015	24 Fellows Way Hillmorton Rugby	Erection of an outbuilding for ancillary use to the main dwelling
<i>R15/0699</i> <i>Approved</i> 06.05.2015	Dunchurch Boughton C of E Junior School Dew Close Dunchurch	Single storey extension to provide new main entrance & staff/admin accommodation & associated works
<i>R15/0702</i> <i>Approved</i>	138 Bawnmore Road Rugby	Proposed refurbishment of existing property including added pitched roofs to existing flat

06.05.2015		roof dormer windows and remodelled porch
<i>R15/0543 Approved 06.05.2015</i>	Wolfhamcote Barn Flecknoe Wolfhamcote	Erection of new agricultural store out building adjoining existing building
<i>R15/0709 Approved 06.05.2015</i>	4 Princes Street Rugby	Conversion of existing dwelling to two flats
<i>R14/2208 Approved 06.05.2015</i>	Winton Cottage 5 Coventry Road Pailton Rugby	Demolition of walls within the curtilage of a Listed Building, and block paving of the site frontage to provide off-street parking.
<i>R15/0679 Approved 06.05.2015</i>	Haslemere Cottage Lilbourne Road Rugby	Two storey side extension and single storey rear extension
<i>R15/0443 Approved 07.05.2015</i>	173 Lower Hillmorton Road Rugby	Erection of a conservatory
<i>R15/0502 Approved 07.05.2015</i>	Land at Gimswood Hill Road Grandborough	Erection of a dwelling house together with associated works
<i>R14/2002 Approved 08.05.2015</i>	Land to North of Baileys Lane Baileys Lane Long Lawford Rugby	Erection of detached dwelling (resubmission of application R12/1829)
<i>R15/0719 Approved 11.05.2015</i>	51 St Margarets Avenue Wolston Coventry	Proposed single storey rear extension
<i>R15/0723 Approved 11.05.2015</i>	166 Lawford Road New Bilton Rugby	Proposed replacement driveway and retaining wall.
<i>R15/0749 Approved 11.05.2015</i>	House of Carpets Limited 329 Clifton Road Rugby	Retention of two storage containers to the rear of the property
<i>R15/0622 Approved</i>	Woodthorpe Church Walk	Proposed alterations to include rendering in a conservation area

11.05.2015	Bilton Rugby	
<i>R15/0762 Approved 12.05.2015</i>	34 Lower Lodge Avenue Rugby	Installation of an external door from the rear of the garage to the back garden
<i>R15/0624 Approved 12.05.2015</i>	173 Alwyn Road Bilton Rugby	Erection of a single storey front extension, two storey side extension and single storey rear extension.
<i>R15/0766 Approved 12.05.2015</i>	Browns Food Service 23 Somers Road New Bilton Rugby	Change of use of part of existing industrial building to B1(a)
<i>R15/0517 Approved 12.05.2015</i>	Stepnells Ltd First and Second Floors 21-27 Regent Street Rugby	Change of use of first floor and second floors from a night club to a private member club and a function room
<i>R15/0657 Approved 13.05.2015</i>	34 Clifton Road Rugby	Replacement of front entrance door
<i>R15/0651 Approved 13.05.2015</i>	Land off Ivy Grange and Rear of 18 The Green The Green Bilton Rugby	Erection of 7 dwelling houses together with car parking, roads, sewers and associated works.
<i>R15/0771 Approved 13.05.2015</i>	Browns Food Service 23 Somers Road New Bilton Rugby	Creation of self contained unit within existing unit
<i>R15/0790 Approved 14.05.2015</i>	Victoria Cottage Shepherd Street Marton	Single storey rear /side extension and detached garage
<i>R15/0708 Approved 14.05.2015</i>	73 Bawnmore Road Rugby	Erection of a single storey front extension including a double garage and a two storey side extension
<i>R15/0733 Approved 14.05.2015</i>	Marton Cottage 1 Sandy Lane Rugby	FULL: Two storey rear extension

<i>R15/0816 Approved 15.05.2015</i>	130 Railway Terrace Rugby	Change of use of two rooms from C3 residential to C1 hotel
<i>R15/0613 Approved 15.05.2015</i>	The Old Livery Glebe Farm Road Draycote Rugby	Erection of a garden shed
<i>R15/0627 Approved 15.05.2015</i>	261 Dunchurch Road Rugby	Part two storey and part single storey rear extension to existing dwelling including remodelling of existing dwelling
<i>R15/0716 Approved 18.05.2015</i>	20 Shuckburgh Crescent Rugby	UPVC conservatory to rear elevation
<i>R14/1903 Approved 18.05.2015</i>	16 Grendon Drive Brownsover Rugby	Erection of a single storey extension
<i>R15/0767 Approved 18.05.2015</i>	Stone Cottage Vicarage Lane Rugby	FULL: Detached Garage. Repositioning from last approval
<i>R15/0345 Approved 18.05.2015</i>	Brandon Hall Hotel Main Street Brandon Coventry	Siting of 1no. fixed framework and use for displaying interchangeable advertising insert banners.
<i>R15/0721 Approved 18.05.2015</i>	Cottage Farm Coventry Road Wolvey	Installation of 90kW (360 panel) ground mounted solar photovoltaic array
<i>R15/0835 Approved 19.05.2015</i>	65 Rugby Road Clifton upon Dunsmore	Proposed two storey side extension
<i>R15/0837 Approved 19.05.2015</i>	44 Durrell Drive Cawston Rugby	Erection of two storey rear extension
<i>R15/0788 Approved 19.05.2015</i>	Avon Lea Marton Road Birdingbury	Erection of a single storey rear/side extension

<i>R14/2032 Approved 19.05.2015</i>	29A Dunsmore Avenue Rugby	Demolition of the existing and erection of a replacement detached dwelling
Prior Approval Applications		
<i>R15/0712 Prior Approval Not Required 07.05.2015</i>	1 Berrybanks Rugby	Prior approval for a single storey rear extension measuring 7.8 metres in depth, 2.25 metres to the eaves, 3.95 metres in height maximum and 6.3 metres in width
<i>R15/0714 Prior Approval Not Required 07.05.2015</i>	9 Beech Drive Rugby	Prior approval for a single storey rear extension measuring 5 metres in depth, 2.9 metres to the eaves, 3.9 metres in height maximum and 5.74 metres in width
<i>R15/0643 Prior Approval Required and Granted 11.05.2015</i>	Manor House 61 Clifton Road Rugby	Prior approval application for the change of use from offices (use class B1) to five residential flats (use class C3)
<i>R15/0822 Prior Approval Not Required 18.05.2015</i>	Pike Hall Farm Gibraltar Lane Rugby	PACU: Conversion of barn to Class C3 to create one dwelling
<i>R15/0823 Prior Approval Required and Granted 18.05.2015</i>	Pike Hall Farm Gibraltar Lane Rugby	PACU: Conversion of barn to Class C3 to create one dwelling
<i>R15/0824 Prior Approval Not Required 18.05.2015</i>	Pike Hall Farm Gibraltar Lane Rugby	PACU: Conversion of barn to Class C3 to create one dwelling
<i>R15/0860 Prior Approval Not Required 20.05.2015</i>	14 Foxwood Drive Binley Woods Coventry	Prior approval for a single storey rear extension measuring 4.5 metres in depth, 2.5 metres to the eaves, 2.8 metres in height maximum and 4.7 metres in width
Listed Building Consents		
<i>R14/2084 Listed Building Consent 06.05.2015</i>	Winton Cottage 5 Coventry Road Pailton Rugby	Listed Building Consent to demolish front boundary walls and hard surface the frontage with block paving to provide off-street parking facilities.

<i>R15/0754 Listed Building Consent 18.05.2015</i>	Stone Cottage Vicarage Lane Rugby	LBC: Detached Garage. Repositioning from past approval
Advertisement Consents		
<i>R15/0667 Advertisement Consent 01.05.2015</i>	Currys Unit 1 Junction one Leicester Road Rugby	Advertisement Consent for the installation of 3no. Fascia Signs
<i>R15/0648 Advertisement Consent 01.05.2015</i>	Aldi Food Stores 12 Paddox Close Rugby	Erection of two illuminated free standing double pole signs and an illuminated freestanding external poster sign
<i>R15/0729 Advertisement Consent 11.05.2015</i>	Next Unit 1 Elliotts Field Shopping Park Leicester Road Rugby	Advertisement Consent for the installation of 2 fascia signs
<i>R15/0678 Advertisement Consent 11.05.2015</i>	Land at Leicester Road/Forum Drive Leicester Road Rugby	Retention of temporary advertisement consent for a free standing advertising board
<i>R15/0658 Advertisement Consent 13.05.2015</i>	34 Clifton Road Rugby	Advertisement consent for one fascia signs, one hoarding sign and a projecting sign.
<i>R15/0760 Advertisement Consent 13.05.2015</i>	Kelway Limited Unit 8 Castle Mound Way Rugby	Erection of two non-illuminated fascia signs and one freestanding sign.
<i>R15/0813 Advertisement Consent 15.05.2015</i>	Junction One Leicester Road Rugby	Erection of one new advertisement
<i>R15/0346 Advertisement Consent 18.05.2015</i>	Brandon Hall Hotel Main Street Brandon	Display of interchangeable advertising inserts on a freestanding framework.

Certificate of Lawful Use or Development		
<i>R15/0847 Certificate of Lawful Use or Development 19.05.2015</i>	33 Holly Drive Ryton on Dunsmore Coventry	Certificate of proposed development for the erection of a single storey rear extension.
Approval of Details/ Materials		
<i>R14/2186 Approval of Reserved Matters 05.05.2015</i>	Former Peugeot Factory Site B Unit DC1 Imperial Road Oxford Road Ryton-On-Dunsmore	Application for Reserved Matters Approval for Unit DC1 relating to appearance, landscaping, layout, and scale, including ancillary car parking, loading areas and sprinkler tank (Application H), against renewed outline planning permission R07/2010/OPS (R10/1972) for the redevelopment of 25.93Ha for storage and distribution (Class B8) and General Industry (Class B2) (with up to 30% B2) up to a total maximum of 120770m2, including new access on to Oxford Road (A423).
<i>R14/1997 Approval of Details 13.05.2015</i>	Ivy Grange Bilton Rugby	Erection of 9 dwellings, together with car parking, roads, sewers and associated external works - substitution of house type on plot 1 approved under approved planning permission ref. R14/0510 dated 11th August 2014, together with amendments to the approved site layout.
<i>R13/2031 Approval of Details 14.05.2015</i>	Manor Farm Draycote Road Draycote Rugby	Conversion of redundant agricultural buildings to 3 dwellings and alterations to existing agricultural building including cladding, roller shutter door and solar panels.
<i>R14/1591 Approval of Details 14.05.2015</i>	The Old Post Office Coventry Road Dunchurch Rugby	Erection of detached outbuilding for use as a home office
<i>R12/1353 Approval of Details 14.05.2015</i>	Coton House Lutterworth Road Churchover Rugby	A Hybrid Planning Application seeking Full Planning Permission for the demolition of redundant buildings, alterations to existing access on to A426, change of use and extension of Coton House to form 4 dwellings, construction of garaging to serve Coton House, change of use of stable buildings and extension to form 8 dwellings, change of use of the old dairy and extension to form 1 dwelling,

		conversion of buildings H, J & K to form 3 dwellings, engineering works to form a noise bund, below ground installation of private sewage treatment plant; and Outline Planning Permission for the provision of a new estate village comprising of the provision of 60 dwellings together with internal access, road layout, car parking, relocation of electricity sub-station, landscaping and open space and 2 bat barns (access and layout to be considered at this stage) (76 dwellings in total).
<i>R13/2031 Approval of Details 14.05.2015</i>	Manor Farm Draycote Road Draycote Rugby	Conversion of redundant agricultural buildings to 3 dwellings and alterations to existing agricultural building including cladding, roller shutter door and solar panels.
<i>R15/0276 Approval of Details 15.05.2015</i>	The Bull Inn 33-35 Main Street Rugby	Erection of fencing, creation of a play area and a grassed area, erection of decking and pergola and re-roofing of outbuildings.
<i>R13/1169 Approval of Details 18.05.2015</i>	Coventry and Warwickshire NHS Ambulance Trust Ambulance Station Brownsover Lane Brownsover Rugby	Erection of 29 dwellings with associated access, parking, landscaping and works.
<i>R11/1297 Approval of Details 18.05.2015</i>	Elliotts Field Retail Park Leicester Road Rugby	Redevelopment of Retail Park to include the demolition of existing units B1 to C2 and the erection of 12 new (class A1) retail units (with ancillary class A3); replacement structural frame to unit A2, the sub division of unit A2 and the installation of mezzanine floor space; external alterations to unit A1; erection of 2 new cafe (class A3) units; reconfiguration of the car park layout; alterations and improvements to the access including 2 no. new service and delivery access off Old Leicester Road; alterations and enhancements to landscaping and associated works.
<i>R12/1353 Approval of Details 18.05.2015</i>	Coton House Lutterworth Road Churchover Rugby	A Hybrid Planning Application seeking Full Planning Permission for the demolition of redundant buildings, alterations to existing access on to A426, change of use and extension of Coton House to form 4 dwellings, construction of garaging to serve Coton House, change of use of stable buildings and extension to form 8 dwellings, change of use of the old dairy and extension to form 1 dwelling, conversion of buildings H, J & K to form 3

		<p>dwelling, engineering works to form a noise bund, below ground installation of private sewage treatment plant; and Outline Planning Permission for the provision of a new estate village comprising of the provision of 60 dwellings together with internal access, road layout, car parking, relocation of electricity sub-station, landscaping and open space and 2 bat barns (access and layout to be considered at this stage) (76 dwellings in total).</p>
Approval of non-Material Changes		
<p><i>R13/0308</i> <i>Approval of Non-Material Changes</i> 14.05.2015</p>	<p>Highwood Farm Coventry Road Brinklow Rugby</p>	<p>Proposed erection of on-farm anaerobic digestion plant with associated infrastructure and perimeter bund</p>
<p><i>R14/1591</i> <i>Approval of Non-Material Changes</i> 15.05.2015</p>	<p>The Old Post Office Coventry Road Dunchurch Rugby</p>	<p>Erection of detached outbuilding for use as a home office</p>
<p><i>R14/2161</i> <i>Approval of Non-Material Changes</i> 15.05.2015</p>	<p>Elliotts Field Retail Park Leicester Road Rugby</p>	<p>New restaurant/café unit (Class A3) to replace proposed A3/A5 units contained within approval R11/1297 dated 1st July 2013 with associated landscape and associated works.</p>
<p><i>R14/1578</i> <i>Approval of Non-Material Changes</i> 18.05.2015</p>	<p>25 Chicory Drive Brownsover Rugby</p>	<p>Erection of a two storey side extension.</p>
Withdrawn/De-registered		
<p><i>R15/0463</i> <i>Withdrawn</i> 30.04.2015</p>	<p>48 Somers Road Rugby</p>	<p>Enclosure of an existing undercroft to form new office space and WCs, including new windows to the rear and internal alterations, including new mezzanine.</p>