

17th July 2015

PLANNING COMMITTEE - 29TH JULY 2015

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 29th July 2015 in the Council Chamber, Town Hall, Rugby.

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 17th June 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 – 11th June – 1st July 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 – 5) 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 – 29th July 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	R11/0916	Site of the Old Bull and Butcher, Oxford Road, Ryton on Dunsmore Demolition of existing public house buildings and the erection of part one and a half storey and two and a half storey building to provide a 51 bedroom care home together with car parking and landscaping.	3

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
2	R15/0623	RTJFC, Kilsby Lane, Hillmorton Outline planning permission for the extension of the site curtilage and erection of a gymnastic sports building together with associated works (layout not reserved).	12

Reference number: R11/0916

Site address: Site of the Old Bull and Butcher, Oxford Road, Ryton on Dunsmore

Description: Demolition of existing public house buildings and the erection of part one and a half storey and two and a half storey building to provide a 51 bedroom care home together with car parking and landscaping

Case Officer Name & Number: Owain Williams – 01788 533789

This application has been brought forward to the planning committee due to its status as a major application.

Site Description

The application site is located on the north eastern side of Oxford Road (A423) approximately 1 mile to the south of Ryton on Dunsmore, a Main Rural Settlement. The Old Bull & Butcher is a former Public House/restaurant which comprises a traditional two storey building constructed of brick together with a series of additions and buildings which have been erected over time. The overall site is approximately 1 ha; however, the application site is 0.45 ha.

All sections of the building are damaged and heavily vandalised. The site has been and remains the subject of excessive vandalism and illegal trespassing. The level of damage to the building(s) is clearly visible and has left the buildings structurally unsound.

To the northwest of the main buildings is the extensive gravel surfaced car park (approximately 0.3ha). The former public house garden is directly to the southeast of the main buildings and beyond this is a paddock field.

The site is currently served by two access points serving from Oxford Road. Oxford Road (A423) is subject to the national speed limit of 60mph. The site accesses are currently blocked with heavy duty fencing and earth mounds to deter trespassing onto the site.

The application site is predominantly surrounded by fields of mixed farmland, predominantly pasture used as horse paddocks associated with the Sport Horse Centre located on Freeboard Lane. Opposite to the application site is the Woodside Caravan Park.

Proposal Description

The proposal is for the demolition of existing buildings to provide a 51 bedroom residential care home, car parking and landscaping.

The new building will be sited on the footprint of the existing building however due to the significant increase in size would extend further across the site forming an 'L' shape. The development will comprise a 1 ½ part 2 ½ building which will have gable ended features to the front elevation.

The building has been designed so that the general roof mass has been broken down into a series of smaller forms. The palette of materials including brick, glass and render also assist in the breakup of the building.

The rooms will be spread across the ground (18), first (22) and second (11) floors and all rooms will be single occupancy and will provide en-suite facilities. Also provided on the ground floor is guest/visitor room to enable visitors to stay overnight. On the ground floor communal facilities will also be provided for the proposed occupiers including an activity room, lounge and separate dining room.

As part of this proposal, on the ground floor a locum/consulting room will be provided to facilitate visiting medical practitioners including GP, chiropodist, dentist and other support services. This facility will be operable no more than four/five days a week on an appointment basis only.

In terms of the proposed access to serve this development, it is proposed to close the more southern single existing access point and retain the northern access point. The existing access has been widened and a security gate will be set back from the highway.

A total of 22 parking spaces are to be provided at the front of the building. The development will be serviced by a dedicated service road to the south of the site. In regard to refuse arrangements, refuse will be collected at the front of the building from a designated refuse area.

There is a considerable amount of landscaping being inserted as part of this proposal to the front and side boundaries. Proposed fencing is to be green in colour and 2.4 metres high with hedging *and/or* dense vegetation to ensure it is not visually prominent. A timber post and four bar fence is proposed along the north-eastern boundary to match with the existing agricultural landscape.

Relevant Planning History

Proposed rebuilding of bottle store – Approved 15/10/56

Front porch – Approved 14/2/72

Use of land as a Sunday market for 45 days of the year – Refused 27/1/84

Erection of single storey extension to rear – Approved 25/6/88

Erection of single storey front, rear and first floor level extensions – Approved 4/4/96

Erection of conservatory and revision to car park – Approved 22/4/98

Erection of single storey extensions to provide conservatory, bottle store, porch, additions to kitchen area and additional car parking – Approved 18/08/98

Demolition of the existing side conservatory and replacement with a side extension – Approved 06/02/06

Technical Consultation Responses

Environmental Services – No objections subject to conditions

Landscape Officer – No objections

WCC Ecology – No objections subject to conditions

WCC Highways – No objections subject to conditions

WCC Flood Risk Management – No objections subject to conditions

Environment Agency – No objections subject to conditions

Severn Trent – No objections subject to conditions

Police Architectural Liaison Officer – No objections

Third Party Responses

Neighbours (1) – Observation

- There is an overriding wish for Ryton to remain a village;
- There is a need and a desire for small, balanced developments, comprising a mix of starter homes, homes for the elderly and small family homes

Parish Council – No objections and comments

- Despite the proposed development being in the green belt, the Parish Council believe that this is a viable and beneficial use of the site. It meets a need identified in the Parish Plan and makes productive use of a currently derelict site.

Relevant Planning Policy

Core Strategy

CS1 – Development Strategy

CS2 – Parish Plans

CS16 – Sustainable Design

CS17 – Reducing Carbon Emissions

Saved Local Plan Policies

GP2 – Landscaping

E6 – Biodiversity

T5 – Parking Facilities

Supplementary Planning Documents

Rugby Borough Sustainable Design and Construction SPD

Rugby Borough Planning Obligations SPD

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Assessment of Proposals

The determining issues to take into account in this case would be the principle of development in this Green Belt location, the impact upon the character and appearance of the area and the impact upon biodiversity and highway safety.

Principle of Development

The assessment to be undertaken to establish the principle of development would have to be a considered approach taking into account both the National and Local Policies with both the positives and negatives balanced out to form an overall decision.

The proposed development sits within a Green Belt location. The NPPF highlights that the Government attaches great importance to Green Belts and that the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open. It states that the essential characteristics of Green Belts are their openness and permanence.

NPPF paragraph 87 states that as with previous Green Belt policy, inappropriate development is, by definition harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 of the NPPF continues to clarify this point further by stating that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm are clearly outweighed by other considerations.

Paragraph 89 of the NPPF states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. The paragraph continues to highlight exceptions to the case such as buildings for agriculture and forestry and provision of appropriate facilities for outdoor sport. The relevant exception in this case is for limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Policy CS1, Development Strategy, reinforces the advice contained in the NPPF by stating that within the Green Belt development will only be permitted if allowed by National Policy.

Whilst the proposed development would comply with the first section of the relevant exception by being previously developed land the impact would be significantly greater upon the openness of the Green Belt than the existing development.

The original floor space within the existing building was 850 square metres and was situated central to the site. A temporary bund has been placed to the front of the site to help secure the site whilst not in use. The rest of the site is very open with little or no landscaping to the front and sides allowing views across the site to the fields and open countryside beyond. The proposed care home will increase the floor area to 1690 square metres which is approximately a 100% increase. The proposed volume increase of the new development from that of the existing would be over a 100% so adding a significant amount more built form to the site. The 2 ½ storey section of the new building will be located in a similar location on site than the existing building albeit set further back from the highway with the 1 ½ section element expanding across the site towards the north west boundary by a further 37 metres from the siting of the existing building. The projecting wing of the development would stand 7.1 metres high and even though the level of the land to which the building is sited is to be lowered to that of the road level it would still remove the openness that is currently experienced on this part of the site.

It isn't just the bulk of the new building that would result in the loss of openness as the proposed development is also to include new landscaping and boundary treatment. The site as stated is very open at present bar the temporary bunding put in place to secure the site, so there are views across the site and beyond to the open countryside. The new landscaping is being proposed to screen the proposed building from view and is to be planted on all boundaries. This landscaping although potentially improving the appearance of the site would lead to a greater impact upon the openness of the Green Belt. The boundary treatment that is proposed is to consist of a 2.4 metre high metal weld fence which will be located to the front boundary and southern eastern boundary. The other two boundaries would consist of a timber post and a four rail fence to be in character with its rural setting. The proposed 2.4 metre high fencing although of an open nature and not solid would result in further loss of openness to the site. During consultation the Police Architectural Liaison Officer stated that the "due to the isolation and location I would recommend that all perimeter

fencing should be 2.4 metre weld mesh. Installing timber post fencing would completely undermine the use of 2.4 metre weld mesh". If this suggestion were to be taken up it would further exacerbate the situation and result in the whole site being enclosed by fencing completely removing the openness of the site.

Taking into account the above it is considered that the proposed new development including the building, landscaping and fencing would severely compromise the openness of the Green Belt and would contribute to urban sprawl which would undermine the aim of keeping land in the Green Belt open permanently. If this development were to be approved it would set an unwanted precedent to other similar sites within the Green Belt.

In order to conclude whether or not the development would be acceptable in this location the special circumstances put forward by the agent of the application have to be considered.

The special circumstances that have been highlighted by the agent are as follows:

- Benefit to the local economy both through direct and indirect economic and social benefits in particular the creation of employment opportunities. (28 Full Time Jobs)
- Identified commercial interest in the site.
- Look to support local businesses in regard to in regard to the running of the care home in the provision of supplies.
- The development would improve the visual appearance of the site
- The development would meet an identified need

As part of the agent's argument they have highlighted that economic development is a material and important planning consideration which is reflected within the NPPF and also the written ministerial statement 'planning for growth' which emphasises the importance of development as a driver of economic growth. They continued to say that the Ministerial Statement states that benefits to the economy should, where relevant, be an important consideration when other development-related consents are being determined, including heritage, environmental, energy and transport consents. The Statement goes to add that in accordance with the relevant statutory provisions and national policies, decisions on these other consents should place particular weight on the potential economic benefits offered by an application. The other aspect of the NPPF that was brought to the fore within the agent's statement was that at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as the golden thread running through both plan making and decision taking.

The Coventry and Warwickshire Strategic Housing Market Assessment (SHMA) was completed in November 2013 and represents the most up to date evidence in respect of older persons housing needs. The SHMA identifies a key driver of change in the housing market over the next 20 years is the expected growth in the population of older persons. The SHMA provides indicative figures of need per annum and by tenure for older persons housing needs at table 89 of the SHMA. It can therefore be established here there is a clear need for this type of provision which is also highlighted within the Ryton on Dunsmore Parish Plan. Although there is an established need this must be considered in the context of the site location within the Green Belt.

This need has been highlighted in the Parish Plan and the Parish Council are supporting the proposal as it would in their opinion "make productive use of a derelict site". The Parish Plan however highlights that every household clearly valued strongly the various aspects of the countryside and that residents were worried about the Green Belt being built on. With regards to policy CS2, Parish Plans, the emphasis of a need being highlighted within the plan is been counteracted by the concern of Green Belt land being built upon.

The agent specifies that the development will look to support local businesses in regard to the running of the care home in the provision of supplies. Whilst this would be a positive for the local economy the scale of the development is not significant to make a substantial and sustained impact to the local economy to add sufficient weight to the argument for the development.

Any re-development on the site would improve the visual appearance of the site as it would involve the removal of the derelict building on site that has been heavily vandalised over time; so it is important to ensure that the redevelopment of the site is sympathetic of its location within the Green Belt especially in relation to openness. The applicants and agents have stated that the development of this scale needs to be of this scale i.e. 50+ rooms otherwise it would not be commercially viable.

The weighting of these factors is quintessentially a matter of judgement and whilst there are some circumstances that would hold some weight i.e. employment and economic benefits, to tip the balance towards a favourable outcome, the Local Planning Authority are of the opinion they would not be enough to outweigh the significant impact and harm that would be had upon the openness of the Green Belt. It is therefore considered that the proposed development inappropriate and unacceptable in this Green Belt location contrary to policy CS1 of the Core Strategy and guidance within the NPPF.

Character and Appearance

Policy CS16 states that all development will demonstrate high quality, inclusive and sustainable design and 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.

The design and appearance of the new development when viewed in isolation to its surroundings does take on board aspects of good design with elements of different heights, feature elevations and good use of different materials to break up the bulk and scale of the development to make a visually interesting building. However the scale of the building in this Green Belt location would result in material harm to the quality of the area which is characterised by that of its openness. This would be further exacerbated by the need to erect 2.4 metre high fencing for security purposes which would completely enclose the site, and even if the building was of a suitable scale and design to its location, the fencing would completely eradicate the rural appearance of the site to the detriment of the area.

Taking into account the above it is considered that the proposed development would result in a detrimental impact to the character and appearance of the area contrary to policy CS16 of the Core Strategy.

Biodiversity

Saved policy E6 of the Rugby Borough Local Plan 2006 states 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.

Developers will be required to take measures during the development process to prevent the disturbance of wildlife and to make provision for the protection and subsequent retention of natural features and necessary supporting habitats, such as ponds, hedgerows, ditches and trees which are to be retained. Where loss of habitat is unavoidable, adequate mitigation measures should be undertaken and only where this is not possible, adequate compensation measures should be implemented. Where necessary the Borough Council will seek long term management plans, which will be secured by planning conditions or obligations.

As part of the submission there were two ecological surveys undertaken in the form of a bat survey and newt survey.

The bat survey concluded there was no evidence of void-dwelling species such as brown long-eared bats, however the ecologist at the County Council highlighted that the building contains numerous potential access points for bats, for example through broken windows, and under missing and broken roof tiles. This gives opportunities for roosting crevice-dwelling bats such as pipistrelle species under features including loose tiles or in cracks or crevices in the walls. Therefore to take consideration of the bat roosting potential of the building, the ecologist has recommended that further activity surveys are required to determine if a bat roost is present. Bats and their roosts are European Protected Species and the nature of the proposed works will destroy a bat roost if present. A condition has been proposed if approval is given to the proposal.

The newt report submitted surveyed the ponds located nearby on the opposite side of the road to the site. It was concluded that there would not be any impact from the proposal upon Great Crested Newts. The ecologist stated that "the surveys were undertaken at the optimal time of year and I can have confidence with the conclusions drawn". The ecologist however has insisted that care be taken during works on site and that an informative be included in any approval to highlight the protected status of the Newts.

Highway Safety

Paragraph 32 of the NPPF states that all development that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and that plans and decisions should take account of whether safe and suitable access to the site can be achieved for all people. The highway officer has assessed the site, the surrounding road network including road traffic speeds and considers that the visibility splays contained within the Design Manual for Roads and Bridges should be used in respect of the proposals.

It has been assessed that the visibility of the access to the right on egress complies with the standards applied however the visibility to the left fails to comply. Due to traffic volume and speed at the time of the Case Officer visit, it was not considered safe to physically measure forward visibility of vehicles waiting to turn right into the site however it is considered this also fails to comply.

The applicant/developer has carried out a TRiCS assessment of the vehicular trips, contrasting the anticipated vehicular trips with those which could be expected in respect of the historic permitted use of the site (TRiCS being a recognised means of assessing the likely trip generation for a site not yet implemented).

The data supplied by the applicant demonstrates that the proposals would result in a reduction in vehicular trips compared with the trip generation for the reopening of the site as a pub/restaurant ~ albeit that the calculations are on the basis of suburban trip generation (no "out of town" data being available).

The data provided in support of the application demonstrates that there will be a reduction in vehicular trips (set against the existing permitted use); this combined with the closure of the south eastern access, means that whilst the access fails to comply with current standards, there will be a reduction in the level of vehicular conflict and would be acceptable from a highway safety point of view complying with the NPPF.

The highway comments provided state that the proposed development would be acceptable as long as the locum/medical services provided within the nursing home are used only by the residents of the home and do not attract members of the public from the neighbouring village. A condition has been proposed by the highway officer to control this and the agent of the application has been happy to accept this. If the services were extended to members of the public not only would it affect the highway safety aspect of the site the access but it would also bring into question the sustainability of the site as these services are always best positioned in areas to which are readily accessible by a means of transport to which this site would not be.

Other Considerations

There are no residential properties immediately adjacent to the site so the proposed development would not result in an impact upon any neighbouring amenities.

The drainage strategy submitted concludes that surface water runoff will be discharged to the drainage ditch located along the south-western boundary of the site. It continues to state that treatment of runoff from parking areas and the access road will be provided by an oil interceptor. In the event that pumped discharge is required, additional storage will be provided to ensure no flooding during plant or power failure. The conclusion closes by stating that foul flows from the development should be discharged to a package sewage treatment plant with treated effluent discharged to watercourse (drainage ditch). The chosen package sewage treatment plant should offer a high level of pollution removal. The drainage strategy has been assessed by the Flood Risk Management Team at the County Council who have deemed it acceptable subject to conditions that can be attached to a decision notice.

The agent has stated within the supporting information that the applicants are committed to ensuring that sustainable methods are reflected within the design and build of the development. This can be confirmed by the addition of a standard condition ensuring that the development achieves a minimum water efficiency standard equivalent to the BREEAM 'very good' standard' and that carbon emission are reduced by 10% in accordance with policy CS17 of the Core Strategy 2011.

Recommendation

Refuse Permission

DRAFT DECISION

APPLICATION NUMBER

R11/0916

DATE VALID

10/12/2014

ADDRESS OF DEVELOPMENT

SITE OF OLD BULL AND BUTCHER
OXFORD ROAD
RYTON-ON-DUNSMORE

APPLICANT/AGENT

Sally Stroman
Wilbraham Associates Ltd
18a Regent Place
Rugby
Warwickshire
CV21 2PN
On behalf of , Pinhole Developments

APPLICATION DESCRIPTION

Demolition of existing public house buildings and the erection of part one and a half storey and two and a half storey building to provide a 51 bedroom care home together with car parking and landscaping

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

REASON FOR REFUSAL: 1

The site is located in the Green Belt where there is a presumption against inappropriate development. It is the policy of the Local Planning Authority, as set out in the Development Plan and having regard to guidance contained in NPPF - Sec 9 - Protecting Green Belt Land - not to grant planning permission except in very special circumstances, for new buildings other than for the purposes of agriculture and forestry, outdoor sports and recreation facilities, cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, or for the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield Land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

It is considered that the proposed care home constitutes inappropriate development which is, by definition, harmful to the Green Belt and would have adverse impact on the openness of the Green Belt.

In the opinion of the Local Planning Authority, there are not enough special circumstances to outweigh the significant impact upon the openness of the Green Belt to justify the granting of planning permission for the care home in the face of a strong presumption against inappropriate development derived from the prevailing policies. The proposed development is therefore contrary to policy CS1 of the Rugby Borough Core Strategy 2011 and guidance contained within NPPF - sec 9: Protecting Green Belt Land.

REASON FOR REFUSAL: 2

The proposal is considered by virtue of its size, siting, massing, height and appearance to be unsympathetic to the appearance and character of the street scene and if approved would constitute a prominent and obtrusive feature within the street scene which would be detrimental to the visual amenities of the area and character of the area and openness of the Green Belt. The proposal is therefore contrary to Policy CS1 and CS16 of the Rugby Borough Core Strategy June 2011 and the National Policy Framework (NPPF).

Reference number: R15/0623

Site address: RTJFC, Kilsby Lane, Hillmorton

Description: Outline planning permission for the extension of the site curtilage and erection of a gymnastic sports building together with associated works (layout not reserved)

Case Officer Name & Number: Nathan Lowde 01788 533725

Description of Site

The application site is situated to the south of the Rugby Urban Area within the open countryside, approximately 2.5m from the south-west of the town centre. The site has an established use as a sports facility in connection with Rugby Town Junior Football Club (RTJFC).

The site consists of an area approximately 13 hectares and currently comprises-

- 16 outdoor football pitches (2 full size) (one of which is floodlit), 2 intermediate size and 12 mini-size pitches)
- Three all-weather pitches
- A clubhouse including changing facilities
- Groundsman Store
- A 114 space car parking area and a 40 space over-spill car parking area,
- A recently formed car parking area providing 60 car parking spaces (ref: R14/139)

To the north of the site is Crick Road, in which a number of back land developments have been undertaken over time to introduce new residential cul-de-sac's with the more recent being Sovereign Close.

To the south of the site is a Local Wildlife Site (LWS) known as The Kilsby Lane Meadow which was created as a result of the development of the junior football club and a planning requirement within the Section 106 agreement in 2008 as part of this development. The LWS has been designated due to its importance for local wildlife, the most significant being the diversity of the semi-improved grassland scrub habitats, and the value of the site for fauna including breeding birds and invertebrates. The LWS was surveyed and assessed against the standardised Warwickshire Local Wildlife Site Criteria Assessment in 2011/2012, which found that features within the site deemed it to be of County importance for nature conservation in its current form.

Vehicular access to the site is off the Kilsby Lane with pedestrian access off the Kilworth Road. An existing bridlepath runs through the site which is accessed off the Kilworth Road.

Description of Proposal

The application is made in outline with access, scale, appearance and landscaping reserved for future determination. As proposed the application seeks the extension of the site curtilage and erection of a gymnastic sports building together with associated works.

The proposed building would measure 1836sqm and would sit to the south-west of the existing club house on site and to the north of the existing floodlight grass football pitch for which planning permission (ref: R15/0469) has recently been granted for this pitch to be converted into an all-weather pitch and enclosed with green mesh fencing measuring 4.2 metres high. The positioning of the building would straddle the southern boundary of the site and as a result would be encroaching into the LNR.

Whilst matters pertaining to scale have been reserved for consideration at a later date, the applicant has indicated that the height would be at a minimum of 10m.

Relevant Planning History

R02/0487/5742/P	Construction and use of playing pitches, erection and use of pavilion and groundsman store and formation of new access road and car park	Approved 15.10.04
R08/0855/VARI	Variation of Condition 7 of R02/0487/05742/P to allow landscaping to be phased over additional planting seasons (extend time to complete scheme until March 2010)	Approved 24.07.08
R09/0799/PLN	Installation of 3 no. all weather sports pitches and provision of floodlights.	Approved 04.01.10
R11/0582	Retention of existing metal storage container to accommodate grounds maintenance equipment.	Approved 20.04.11
R11/0535	Application to amend Conditions 6 and 7 of Planning Permission R09/0799/PLN dated 4th January 2010 (which restricts the use of the playing facilities to people up to the age of 18 years and bone-fide members of Rugby Town JFC) to permit the following; to allow the astroturf pitch to be used by nominated school groups and who are not bone fide members of Rugby Town Junior FC, members of Rugby Town Junior FC Under 21 Team, and to use the artificial pitches for officially accredited Football Association coach training, referee training and sports development training.	Approved 13.05.11
R11/0267	Application to amend Condition 30 of Planning Permission R02/0487/05742 dated 15th October 2004 (which restricts the use of the playing facilities to people up to the age of 18 years) to permit the following; to allow the main football pitch to be used by members of Rugby Town Junior FC and members of Rugby Town Ladies FC to play official league fixtures, and to allow the use of the artificial pitches for official Football Association accredited coach training, referee training and sports development training by people over the age of 18.	Approved 13.05.11
R11/2381	Outline planning permission for the extension of the site curtilage and the erection of a covered sports facility and associated works (appearance and landscaping matters reserved).	Approved 15.08.12
R13/0602	Outline planning permission for the extension of the site curtilage and erection of a covered sports facility and associated works (Approval of Reserved Matters (appearance and landscaping in relation to planning permission R11/2381)	Approved 04.09.13

R14/0109	Installation of 3 no. all weather sports pitches and provision of floodlights (removal of conditions 6 & 7 of planning permission R09/0799/PLN dated 04/01/2010 as amended by planning permission R11/0535 dated 13/05/2011 to allow the facility to be used by all age groups and members of the general public not associated with the club or nominated members/groups as outlined within condition 6)	Approved 02.04.14
R14/0288	Use of land for purposes not associated with the use of football pitches by Rugby Town Junior FC, to include the use for the holding of car boots for 14 days per calendar year, and the use for outdoor sports not in connection with Rugby Town Junior FC for 14 days per calendar year.	Refused 02.04.14
R14/0108	Installation of an all-weather sports pitch and provision of floodlights and mesh fencing, together with the creation of two grass pitches with associated ground works.	Approved 02.04.14
R14/1398	Creation of a car parking area.	Approved 26.08.14
R15/0469	Installation of an all weather sports pitch and provision of floodlights and mesh fencing, together with the creation of two grass pitches with associated ground works (Amendment to planning permission ref: R14/0108 dated 02/04/14 to include the repositioning of the all weather sports pitch to be positioned over the existing grass pitch ref: SF1 together with the repositioning of current barriers and dugouts that surround pitch SF1 to SF2).	Approved 07.04.15
R15/1373	Removal of condition 30 of planning permission R02/0487/5742/P dated 15/10/2004 as amended by planning permission R11/0267 dated 13/05/2011 which restricts the use of the playing facilities to people up to the age of 18 years or bonafide groups.	Undecided
R15/1376	Removal of condition 3 of planning permission R15/0469 dated 07/04/15 which restricts the use of the grass pitches to people up to the age of 18 years of bonafide groups.	Undecided

Third Party Comments

Neighbours (212 individual letters of support)

- A great asset for Hillmorton and the local community
- Great opportunity to continue to promote gymnastics in the Rugby area
- The sports provides a positive healthy activity for a large number of people in the Rugby Area from babies to adults
- Current building is in disrepair, dangerous, an eyesore, inadequate, small, very old, outdated and not fit for purpose
- The club has outgrown its current venue
- Excellent community resource
- The club needs to expand and improve.
- Great investment for the town
- Will bring more people to the Rugby area
- Increasing opportunities for children to exercise and keep healthy and fit
- Rugby Gymnastic Club is a fantastic organisation, providing challenging physical activity for children and young people
- Will have no negative impact on the local area and neighbours
- Fit in perfectly with the surrounding area
- Will enhance sporting activities available to Rugby residents
- Will provide better parking arrangements
- Easy to access from Rugby and surrounding villages
- Will allow the club to expand and increase capacity
- Valuable asset to the young people of Rugby to have a modern sports facility available.
- Promotes health and fitness in children of all ages
- Will provide a cleaner and safer environment for users with more updated facilities to meet current standards
- Help users to reach their full potential
- Would promote healthy communities, help to combat obesity, facilitating social interaction and supporting opportunities for sport and recreation.
- Should be approved having regard to the Development Plan policies and NPPF as material consideration.
- Fantastic arena for children to develop both physically and socially
- Rugby Gymnastic Club together with the staff and coaches provides a valuable service to the children and young people of Rugby and is an asset to the town and its young, growing population.
- An essential service for Rugby
- Will improve local sporting facilities
- Will provide a great centre of excellence for gymnastic, coaching and training.
- It will complement the sites already impressive football facilities, ensuring full use of Council land thus creating a multisport site
- RTJFC fully support the proposed application
- Issues such as traffic, noise, impact upon the LNR, parking and principle of the development have already been considered as part of planning application R11/2381
- The gymnastic club will close if a new facility is not found.
- The site has ample car parking for both the gymnastic and football club
- Kilsby Lane is the only site where the project is viable.
- Governing bodies i.e. Sports England support the project

Eastlands Primary School - Support

- As a school we have developed close links with the club over the last two years and all of our children attend the current facility to receive specialist gymnastics coaching throughout the year. The club are in great need to upgrade their facility to attract the next generation of gymnasts for our region/country.

Neighbour objections (1)

- The current site is positioned in a rural location, overlooked by many residential properties. It is relatively unobtrusive but with the construction of a building that is going to be at least 10m high will change this significantly. The application mentions bunding to reduce the visual mass but I am not sure how this would influence such a tall building.

Technical Consultations:

WCC Highways: on objection subject to conditions relating to suitable surface treatment of the existing Kilworth Road footpath link

WCC Rights of Way Officer: no objection subject to an informative to ensure that the public bridleway RB28 must remain open and unobstructed at all times.

Sport England: no objection

The part of the gymnastic centre that would be located on existing playing field land has been assessed against Sport England's five policy exceptions. The proposal is considered to meet policy exception E3 as due to the existing layout of pitches the development only affects land incapable of forming part of a playing pitch and would lead to no loss of ability to use/size of playing pitch.

By providing an extension to the sports ground that will provide a new gymnastic centre to meet demand, the proposal would also meet objective 3 of Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives' which seeks to ensure that communities have access to sufficient high quality sports facilities that are fit for purpose.

Natural England: no comment to make

Warwickshire Wildlife Trust: objection

The Trust objects to this planning application because the partial loss of the Local Wildlife Site is contrary to Local Plan Policy (policy CS14), National Planning Policy Framework (par. 113) and the Natural Environment and Rural Communities (NERC) Act 2006. Loss to the LWS will result from this development both in terms of direct land take and also as a result of the increased light and noise pollution into the LWS.

The position of the Gymnastics Club is fixed within the outline layout, and the size of the building has been reduced by approx. 50% in comparison to the previous application. We have concerns regarding the proposed ingress into the Local Wildlife Site and we would recommend further details are submitted with the application on the proposals for the area between the proposed building and to the southern boundary of the application site. In relation to previous application R12/2381 we recommended refusal of the application due to the impact on the Local Wildlife Site and in this respect our comments remain the same. However, should RBC be minded to approve the application, we would recommend that the development should seek to maximise the ecological potential of the site. We would suggest that implementation of a habitat management plan to ensure long term management of the LWS as the most appropriate mitigation and we would be happy to discuss further.

RBC Parks and Services Team comments

Whilst acknowledging the scheme is smaller than the one that was previously approved, there is no mitigation measures proposed for the loss of part of this important habitat. The LWS (Local Wildlife Site) supports a number of regionally rare species of moth and butterfly and the disturbance of this habitat during the construction of the building and the subsequent loss of part of the site would have a detrimental effect on the biodiversity of the area.

RBC Sports Development Team

Supportive of the new facility as our Sports Facilities Strategy 2011 recommended:

“support the development of Rugby Gymnastics Club, via positive planning policies to enable the club to develop a new centre”.

Rugby Borough Council Local Development Framework

Rugby Borough Council Core Strategy 2011:

The following Policies apply to the development:

Policy CS1 – Development Strategy: -

Indicates that the location and scale of development should follow the settlement hierarchy which favours the larger more sustainable urban areas above the Main Rural Settlements which in-turn comes above Local Needs Settlements, below which is the countryside and then the Green Belt.

Policy CS11 – Transport and New Development: -

Indicates that development will be permitted where sustainable modes of transport are prioritised and measures mitigating against the transport impacts which may arise from that development or cumulatively with other proposals are provided.

Policy CS14 – Enhancing the Strategic Green Infrastructure Network

Seeks to ensure that the Council will work with partners towards the creation of a comprehensive Borough wide Green Infrastructure Network. This will be achieved through the protection, restoration, and enhancement of existing GI assets within the network on the Proposal Map; and the introduction of appropriate multi-functional linkages between existing GI assets.

Policy CS16 – Sustainable Design and Construction: -

States that all development will demonstrate high quality, inclusive and sustainable design and be of a scale, density and design that would not cause any material harm to the qualities, character and amenities of the areas in which they are situated. It also indicates that development should not impact upon the residential amenities of neighbouring properties and encourages the use of sustainable drainage systems and other technologies that will reduce the use of non-renewable resources.

Policy CS17 – Reducing Carbon Emissions

Requires developers to demonstrate how developments over a certain threshold will reduce energy consumption.

Saved Local Plan Policies

Policy GP2 – Landscaping: -

Requires landscape aspects of the development to form an integral part of the overall design.

Policy E6 – Biodiversity: -

Requires developers to make provision for the protection and subsequent retention of natural features and supporting habitats. It indicates that long term management plans may be required.

Policy T5 – Parking Facilities: -

Planning permission will only be granted for development that incorporates satisfactory parking facilities.

Other material considerations

Warwickshire Landscape & Character Assessment (Rugby Borough), 2006

Rugby Borough Council Local Development Framework Sustainable Design and Construction SPD February 2012.

National Planning Policy

National Planning Policy Framework 2012 :-

Since the submission of the application the National Planning Policy Framework has been published and replaced the previous Planning Policy Guidance Notes and Planning Policy Statements. It was published in March 2012 and brings together the wide-ranging Government guidance and objectives previously set out in the individual Planning Policy Guidance Notes and Planning Policy Statements. Its key aim is to promote a presumption in favour of sustainable development.

Assessment of proposal:

Principle

Core Strategy Policy CS1 sets a settlement hierarchy for locations within the Borough and seek to locate development sustainably within this hierarchy based on a sequential preference. CS1 states “It must be demonstrated that the most sustainable location are considered ahead of those further down the hierarchy.” The application site is situated

within the open countryside which is the fifth priority location for development as set out within policy CS1, which states that development will only be supported where in accordance with national policy contained within the NPPF.

Rugby Gymnastics Club has been established for 30 years, and currently has 888 members and requires new premises. Rugby Gymnastics Club has a Dedicated Gymnastics Centre (DGC) housed in a former factory building on Lower Hillmorton Road, however, the building is not purpose built and the club have highlighted that the site is in a bad state of repair, run down and out of date.

The club's aspirations are to improve their facilities to enable them to meet British Gymnastics criteria for holding events, to enable gymnasts to practice more difficult skills and to reduce their waiting lists. The gymnastic club has recently been awarded by Sports England the sum of £500,000 to build a new gymnastics centre. It is clear that the club's current venue is not fit for purpose, and the club has highlighted it would not be financially viable to complete works to the site which is in a bad state of repair, run down and out of date. The expenditure for any works would be through the gym club with the modernisation work not meeting the criteria set by sporting bodies to receive any grants. Even with the identified works taking place the club would not be able to meet its aspirations. The existing facilities are therefore considered inadequate and don't meet the needs of the growing number of people wanting to take part in the sport. A new facility will enable the club to develop a centre of excellence for gymnastics- both for coaching and training.

In terms of redeveloping the site this would require the building being closed for a period of time which will have implications in terms potential loss of revenue, gymnasts and car parking spaces. The applicant has therefore demonstrated that their existing premise is not suitable or viable for neither redevelopment nor refurbishment.

Within the Design and Access Statement submitted in support of the application demonstrates that the club have actively sought alternative premises, of which some would be considered sequentially preferable, but they weren't considered available, suitable or viable.

Overall it is considered that this proposal will help with the development of sports within the Borough by meeting the gymnastics provisions. The proposal would also meet the recommendation set by the Council's Sporting Facility Strategy 2011 which supports the development of Rugby Gymnastics Club.

Policy CS1 states that the most sustainable location for development within the Rugby Borough is Rugby Town Centre. Proposals for new services and facilities that aim to serve more than a local community or neighbourhood must demonstrate that they cannot be located within or on the edge of the town centre before alternative locations will be considered. Whilst the site is located within the open countryside which is the penultimate tier of the hierarchy, it is considered that the site is sequentially preferable given that there being no sequentially preferable sites as identified through Rugby Gymnastics Club search for a new facility. It is therefore considered that the location of the proposed development complies with policy CS1.

Impact on the Character of the Countryside:

The site lies within an area identified as Plateau Fringe in the Landscape Assessment prepared by Warwickshire County Council in 2006. This considers it to be a very distinctive and variable with an undulating topography of low rounded hills, broad valleys, and short steep slopes. For most part of this landscape is intensively farmed agricultural landscape.

The site itself sits in a valley on low-lying land set off the Kilsby Lane within an area designed for sporting use and operated by Rugby Town Junior Football Club. Buildings that exist on the site currently include a clubhouse with changing facilities together a groundsman building and all-weather pitches surrounded by high green mesh fencing.

Whilst details relating to design and appearance have been reserved for future consideration as part of a more detailed application, the proposed building will be smaller in scale to that that previously permitted. The proposed building would be located within close proximity to existing pavilion on site and in front of the existing main pitch for which planning permission has been granted to change this pitch into an all-weather pitch enclosed with height mesh fencing. Its positioning on site will ensure that the built form on the site is contained and the proposed building does not appear isolated within the site. Its positioning at the lowest level of the site will help to mitigate against the scaling and massing of the proposed building. Proposed and existing landscaping will help also mitigate against the visual impact of any proposed building.

The applicants have advised that the proposed building would not be designed in such a manner as previously approved with a sloping roof to reflect the topography of the land. Whilst this was a design feature to reduce the scale and massing of the previously approved development it is considered that a proposed building could be designed in such a manner to ensure that it fits in the surrounding area without having an adverse impact upon the visual amenities of the area.

Residential Amenities:

The building is proposed to be sited at the furthest point within the site away from neighbouring properties. As such the building is to be sited some 330m away from residential properties. Conditions will be attached relating to hours of opening and restriction of user to protect the amenities of neighbouring properties. Given the location of the building it is not considered to have a materially harmful impact upon the amenities of nearby residential properties and therefore accords with policy CS16 of the Rugby Borough Core Strategy 2011.

Parking and Access

There are two access points to the site these are from Kilsby Lane and Kilworth Road. Vehicular access is gained off Kilsby Lane, whilst pedestrian access can be gained from Kilworth Road. Following consultation with Warwickshire County Council Highway Authority and have no objections to the proposed development subject to condition relating to improvements to the pedestrian link off Kilworth Road. This pedestrian access to the site from Kilworth Road comprises a crushed stone footpath running along the north-western edge of the site. A condition would be imposed that seeks to ensure that this footpath is surfaced in an bounded material so as to improve this facility, together with ensure that the gated pedestrian access remains open when the Gymnastic building is in use.

The site can be accessed by a variety of transport modes. In respect to public transport, there are a number of bus stops provided along the Crick Road and visitors using such public transport facilities can gain access to the site from the Kilworth Road.

Similarly residents from the surrounding urban area will be able to gain pedestrian access into the site from Kilworth Road. Additionally, a bridleway (where cycling is permitted) is provided to the west of the site, which links Kilworth Road with Barby Lane. There is a gate along the Bridlepath approximately 300m to the west of the clubhouse which will provide access from the Bridlepath to the application site.

For cyclists there is a clear opportunity for cycling to and from the site both at local level for the residents at Hillmorton and for those living around the Rugby urban area. A network of off-road cycle tracks/shared foot/cycleways are provided approximately 1.3km to the west of Barby Lane. A condition would be imposed to ensure that provision for cycle stands are provided within the site and details of this would be secured via a planning condition. The maximum stay for users will be an average of 2 hours and as such, it is considered that the car parking and cycling provisions are sufficient. Saved Local Plan policy T5 seeks to ensure that planning permission will only be granted for development incorporating satisfactory parking facilities. Given the above it is considered that sufficient car parking spaces will be provided to accommodate both the existing and the proposed development in accordance with this policy.

Policy CS11 – Transport and New Development, as contained within the Core Strategy 2011, states that development will be permitted where sustainable modes of transport are prioritised and measures against the transport impact which may arise from that development or cumulatively with other proposal are provided. It is considered that the submitted travel plan focuses on promoting sustainable travel to the site and reducing the number of visitor car trips to the site by encouraging and facilitating travel by sustainable modes and particularly by car sharing. It is therefore considered that, through the provisions of the travel plan, sustainable travel is promoted and as such complies with policy CS11.

As existing, the site currently has 174 marked out car parking spaces together with an additional 'over-flow' parking facility within the site to accommodate approximately 40 spaces. It is therefore considered that the level of existing car parking is sufficient to accommodate the existing use of the site and the users of the proposed building in accordance with policy T5. A condition will be attached to ensure that the over-flow car parking area is suitably surface to ensure that it can be utilised all year round.

Ecological and Biodiversity Implications:

Local Wildlife Sites (LWS) are non-statutory sites that are wildlife-rich and selected for their local nature conservation value. Local Wildlife Sites are of County importance, these sites are not protected by law like SSSI's or National Nature Reserves and their only protection is through the planning system. Whilst SSSI's are a representative sample that meets national criteria, LWS's include all sites that meet local selection criteria.

The Kilsby Lane Meadow was created as a result of the development of the junior football club and a planning requirement 106 agreement in 2008. However, it should be noted that when viewing the approved boundary of the LWS as part of the S106 agreement and the current established boundary, it would appear that the LWS has encroached into the application site by 30 metres, which is the same amount of the land which this development would be encroaching into.

The LWS has been designated due to its importance for local wildlife, the most significant being the diversity of the semi-improved grassland scrub habitats, and the value of the site for fauna including breeding birds and invertebrates. The LWS was surveyed and assessed against the standardised Warwickshire Local Wildlife Site Criteria Assessment in 2011/2012, which found that features within the site deemed it to be of County importance for nature conservation in its current form. Since this survey it has been noted by County Ecologists that there has been a lack of recent management, and it would appear that the site has not been managed since this survey, as much of the northern part of the site has reverted to rank grassland dominated by false oat-grass and tufted hair grass, with scattered areas of hawthorn scrub and bramble. Appropriate management which would be beneficial for the site would include clearance of hawthorn and bramble scrub and an annual cut to increase the species diversity further. There is still a good botanical species diversity within the

northern part of the site (only the northern area was surveyed), and a good number of invertebrates (dragonflies, damselflies, butterflies) and birds were noted during my site visit. The existing boundary hedgerow along the northern boundary of the LWS comprised of species including English elm, Elder, Rose sp and Hawthorn. An earth bund was present adjacent to the hedgerow. The two ponds in the northern part of the site were present and appeared in generally good condition, however would benefit with management in future to clear some of the bulrush *Typha* and scrub encroachment. The boundary of the application site which bisects the northern pond, which contains abundant hair-like pondweed, a rare species which has only been recorded at one other site in the county in recent years.

The National Planning Policy Framework (NPPF) states that the planning system should provide a net gain for biodiversity wherever possible, and support the approach that mitigation and compensation measures are only applied when avoidance is not possible:

“When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: ... if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. [p27 par. 118].

‘Saved’ Policy E6 as contained within Rugby Local Development Framework Core Strategy 2011 states 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 concerns. This policy also states that where habitat loss is unavoidable, adequate mitigation measures should be undertaken and only where this is not possible, adequate compensation measures should be implemented.

The proposed building is located at the lowest point of the site across level contours and creates a backdrop to the pitches, it hides its bulk efficiently into the LWS and into the topography of the overall site to the benefit of the wider scale and character of the area. It’s location close to existing buildings and infrastructure ensures that encroachment of built development into the site is minimised, the visual impact of the development is minimised and its prominence reduced. The proposed footprint has been reduced significantly to that previously proposed and approved, and as such the proposed building would have a more reduced impact upon the LWS, and the applicants have shown as indicated on the landscape plan that more of the LWS would be retained in comparison to the previous approved scheme.

Alternative locations have been considered by the applicant as detailed within the submitted Design and Access Statement. However, given constraints on site it is considered that the location proposed is the most suitable location, and from a visual amenity perspective it is considered the most preferred location, whilst also ensuring that all the built form development is contained on site.

An indicative Landscape Plan has been submitted as part of this application, which includes the creation of a Wildlife Meadow to compensate for the loss of part of the LWS. The proposal also includes a landscaping bund to the rear of the proposed building between the proposed building and the LWS with tree planting. Proposed landscaping also includes the creation of a further bund to western side of the proposed building which will create a ‘butterfly bank’ that will benefit butterflies partially the Brimstone Butterfly and the White-letter hairstreak butterfly. The proposed ‘butterfly bank’ would have positive benefits to the LWS and the populations of butterflies within this wildlife site. The proposed landscaping would also provide a wildlife corridor connecting the proposed wildlife site with the existing LWS.

To improve connectivity of habitats throughout the site, hedgerows to the north-east and eastern part of the site will be “gapped up” so as to provide better movement of wildlife to and from the LWS and throughout the wider area and link it into the wider strategic GI Network which traverses the eastern side of the town.

Warwickshire Wildlife Trust makes reference to Policy CS14: Enhancing the Strategic Green Infrastructure Network. This policy states that the Council will work with partners towards the creation of a comprehensive Borough wide Strategic GI network. This will be achieved through the protection, restoration and enhancement of existing GI assets within the network as shown on the Proposals Maps. The application site and where the building is proposed to be sited does not form part of the GI Network as shown on the Proposals Map. The GI Network is sited east of the application site. Whilst the site itself is not within the GI network it is located close to the Rains Brook and is approximately 0.3km from the Oxford canal, both of which form part of the Strategic Network. Whilst the LWS itself does not form part of the GI network, taking into account its high biodiversity and its location close to the GI network, the LWS is considered as a ‘node’ or stepping-stone thereby contributing to the conservation of these sites. Whilst the proposed development would impact upon this node the outline mitigation will ensure that the loss of biodiversity is minimised and the proposed hedgerow enhancement along the east and north-east boundary would help improve the connectivity of this habitat where there is little connectivity at present and also improve the connectivity of the LWS to the GI networks, and facilitate species movement between the LWS and the GI network.

A condition shall be imposed to ensure that a Construction Ecological Management Plan is submitted prior to commencement of work to ensure that construction works are carried out in such a manner to minimise impact upon the LWS. Given these precautions, that construction can be carried out with minimal effect upon the LWS.

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 requests that “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. By consulting with WCC Ecologist Unit due ‘regard’ has been given to ‘conserving biodiversity’ in compliance with the NERC Act 2006.

Planning Balance

The proposed development will help the development of sports within the Borough with it meeting the gymnastic provisions identified within the Sports Facilities Strategy. Such a building will have significant social benefits to the Borough as well as economic benefits by retaining and expanding gymnastic facilities within the Borough. The application site (excluding that area to be extended) is already used for leisure purposes so the principle of the development with no sequentially preferable location is acceptable. Whilst there will be loss of a small proportion of the LWS, this is not considered adversely significant when considered against the previously approved scheme. In addition, the proposed landscaping as shown on the indicative plan will contribute towards ensuring that the loss of biodiversity is minimised and will offer positive benefit to biodiversity within the area in the long term.

The harm identified to the LWS has to be weighed against the benefits of the scheme as outlined above. The weighting of these factors is quintessentially a matter of judgement. In the judgement of the LPA, it is considered that the identified harm is outweighed by the benefits of the proposal.

Recommendation

Approval subject to conditions

APPLICATION NUMBER

R15/0623

DATE VALID

27/04/2015

ADDRESS OF DEVELOPMENT

RUGBY TOWN JUNIOR FOOTBALL CLUB
KILSBY LANE
HILLMORTON
RUGBY
CV21 4PN

APPLICANT/AGENT

Mr Mark Richards
Richards Architecture
142 Sedgley Road
Woodsetton
DY1 4LH

On behalf of Gill McKee

APPLICATION DESCRIPTION

Outline planning permission for the extension of the site curtilage and erection of a gymnastic sports building together with associated works (layout not reserved)

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

Application for approval of the reserved matters specified in Condition 3 below, accompanied by detailed plans and full particulars, must be made to the Local Planning Authority before 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 hereby permitted must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON:

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

CONDITION: 3

Details of the following reserved matters shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is commenced and shall be implemented as approved to the satisfaction of the Local Planning Authority:

- a - Appearance,
- b - Access
- c - Scale

d - Landscaping (including full details and cross-section plans of the proposed bunds)

REASON:

To ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION: 4

The approved landscaping scheme submitted as part of condition 3 shall be implemented no later than the first planting season following from when the building is first brought into use. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

REASON:

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

CONDITION: 5

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:

Proposed Plan Dwg. No. 007

Site Location Plan 010

Transport Statement dated February 2012

Ecological Appraisal February 2012

Application Form dated 16-04-15

REASON:

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

CONDITION: 6

Unless otherwise agreed as part condition 3, no development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples of the facing bricks and roof tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

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

CONDITION: 7

No development shall commence unless and until an Construction Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a) An appropriate scale plan showing the Environment Protection Zones where any construction activities are restricted and where protective measures will be installed or implemented;
- b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- c) A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as the bird nesting season);
- d) Persons responsible for:
 - i) Compliance with legal consents relating to nature conservation;
 - ii) Compliance with planning conditions relating to nature conservation;
 - iii) Installation of physical protection measures during construction;
 - iv) Implementation of sensitive working practices during construction;
 - v) Regular inspection and maintenance of the physical protection measures and monitoring of working practices during construction;
 - vi) Provision of training and information about the importance of Environment Protection Zones to all construction personnel on site.

All construction activities shall be implemented in accordance with the approved details and timing of the plan unless otherwise approved in writing by the planning authority.

REASON:

To protect features of recognised nature conservation importance including the Kilsby Lane Meadow Local Wildlife Site and protected species.

CONDITION: 8

A detailed plan showing habitat enhancement areas as shown on the landscape plan dwg. 008 Rev A , together with a habitat management plan for these enhancement areas, and timetable of its implementation, shall be submitted to and approved in writing by the LPA prior to commencement of development. The plan shall include:

- i. Description and evaluation of the features to be managed;
- ii. Ecological trends and / or constraints on site that may influence management;
- iii. Aims and objectives of management;
- iv. Appropriate management options for achieving aims and objectives;
- v. Prescriptions for management actions;
- vi. Preparation of a work schedule (including a 5 year project register, an annual work plan and the
- vii. means by which the plan will be rolled forward annually;
- viii. Personnel responsible for the implementation of the plan;
- ix. Monitoring and remedial/contingencies measures triggered by monitoring.

The plans shall be carried out as approved, unless otherwise approved in writing by the planning authority. The works shall be carried out in accordance with the agreed timetable.

REASON:

To protect and enhance the ecological character of the area in accordance with the National Planning Policy Framework

CONDITION: 9

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before first occupation of the development.

REASON:

To ensure the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating a flooding problem and to minimize the risk of pollution, and to minimise surface water run-off into the existing Local Wildlife Site.

CONDITION: 10

Prior to the installation of any external lighting, full details of the design and appearance of the lighting columns, fixtures and fittings, together with their associated angle, fall, spread and intensity, shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall then be installed and operated in accordance with the approved details.

REASON:

To prevent unnecessary light pollution in the open countryside and the Local Wildlife Site and in the interests of residential amenities.

CONDITION: 11

All refrigeration and air handling plant, if fitted, should be so designed, constructed, installed and operated as not to cause nuisance to people living nearby or local businesses. Details should be submitted to and approved by the local planning authority. All refrigeration and air handling plant shall then installed and operated in accordance with the approved details.

REASON

In the interest of residential amenity

CONDITION: 12

A footpath surfaced with a suitable bound material linking the proposed building and Kilworth Road shall be created and brought into use prior to the proposed building first coming into use. The footpath shall be retained in perpetuity. The existing gate into the site from Kilworth Road shall remain open when the proposed building is in use.

REASON

To improve pedestrian access to the site

CONDITION: 13

Prior to the building first being brought into use a Travel Plan shall be submitted to and approved by the Local Planning Authority.

REASON

To promote sustainable modes of transport to the site and reduce the reliance of the private car

CONDITION: 14

The applicant is required to submit an events management plan detailing how the traffic will be accommodated and signed in and around the site. This should also detail how the site is proposed to operate including the use of the site by RTJFC and Rugby Gymnastics Club and highlight areas that can be used as informal overflow parking should this be required due to an increased demand. The plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first event being held on the site. The Events Management Plan shall be implemented in accordance with the details approved.

REASON

In the interest of highway safety

CONDITION: 15

Prior to any commencement of development details of proposed covered cycle stands shall be submitted to and approved by the Local Planning Authority. The proposed cycle stands shall be retained permanently for the accommodation of cycles of persons working in or calling at the premises and shall not be used for any other purpose.

REASON:

In order to ensure that satisfactory parking and access arrangements are maintained within the site.

CONDITION: 16

The building hereby permitted shall only be used for purposes associated with gymnastic related disciplines and for no other purpose, unless otherwise agreed in writing by the LPA

REASON

In the interests of the amenities of the locality and to ensure that the proposed development is acceptable.

CONDITION: 17

Prior to commencement of development details shall be submitted to the Local Planning Authority in writing to show how the current overflow parking area as detailed within the Transport Plan is to be suitably surfaced. The overflow parking area shall then be surfaced prior to first occupation of the building in accordance with the details approved.

REASON

To ensure that this overflow parking area is suitably surfaced to ensure that it is useable throughout the year regardless of weather conditions.

CONIDITION: 18

Prior to commencement of development details of the technology to be incorporated into the design of the building to achieve the carbon reduction shall be submitted to and include the submission of an Energy Performance Certificate to the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the minimum standards shall be: 10% carbon emissions reduction efficiency. These approved details shall then be incorporated into the design of the building prior to occupation and then retained in working order in perpetuity.

REASON

To ensure energy efficiency through sustainable design and construction is achieved in accordance with CS16 and CS17.

CONDITION: 19

Prior to commencement of development details of water efficiency measures to be incorporated into the design of building to meet standards equivalent to BREEAM very good standard shall be submitted to and approved in writing by the Local Planning Authority. These approved measures shall then be incorporated into the design of building prior to their first occupation and then retained in working order in perpetuity.

REASON:

In order to ensure water efficiency through sustainable design and construction.

CONDITION 20

Prior to commencement of works details shall be submitted to the Local Planning Authority showing trees and scrubs to be retained and trees and scrubs to be removed or relocated as part of this development. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS5837:2005 (Recommendations for Tree Work) and should be carried out before the commencement of any works.

REASON:

In the interest of visual amenity.

CONDITION: 21

Details shall be submitted to the Local Planning Authority to show how the existing grass bund which is to be removed as part of this development, is to be removed from the site or ways in which it will be incorporated into the proposed development. The removal of this bund shall then be undertaken in accordance with the approved details.

REASON

To ensure that the material arising from the bund is disposed of or utilised in a correct manner.

CONDITION 22

The proposed service road as shown on drawing no. 007 Rev A shall be constructed prior to first occupation of the building and shall remain in perpetuity.

REASON

To ensure the proposed building and be accessed sufficiently.

CONDITION 23

Before any work on site takes place, a scheme for the loading, 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,

including details of construction traffic routes, a shall be submitted for the written approval of the Local Planning Authority. The proposed development works shall be carried out in accordance with the approved details.

REASON

To protect all retained/protected trees during the development phase

CONDITION: 24

Prior to any development commencing a full noise survey and assessment by a competent noise consultant must be prepared and submitted, with any proposed works, to the local planning authority for approval. The assessment must take into account noise emitted from the proposed development (including M&E plant) and private hire functions such as private parties (incorporating live entertainment). It is recommended that the applicant contacts the Environmental Protection Team at the Council on (01788) 533857 regarding the specifics of this condition.

REASON

In the interest of residential amenity

CONDITION: 25

The opening times of the proposed facility should be restricted to:

Monday to Friday 08:00 to 21:00;

Saturdays 08:00 to 18:00.

Sundays 09:00 to 18:00

Not to be open on Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.

REASON

In the interest of residential amenity

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.

INFORMATIVE: 1

Construction work on site must 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

The public bridleway RB28 must remain open and unobstructed at all times.

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	29 July 2015
Report Title	Delegated Decisions – 11 June 2015 to 1 st July 2015
Portfolio	N/A
Ward Relevance	All
Prior Consultation	None
Contact Officer	Dan McGahey 3774
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	N/A
Statutory/Policy Background	Planning and Local Government Legislation
Summary	The report 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 – 29 July 2015

Delegated Decisions – From 11 June 2015 to 1 July 2015

Report of the Head of Planning and Recreation

Recommendation

The report be noted.

1. BACKGROUND

Decisions taken by the Head of Planning and Recreation 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: 29.07.2015
Subject Matter: Delegated Decisions – 11.06.2015 to 01.07.2015
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 11/06/2015 TO 01/07/2015

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R15/0938 Refused 12.06.2015</i>	30 Viaduct Close Rugby	Erection of replacement detached garage with storage over (resubmission of planning application reference R14/2321).
<i>R15/0865 Refused 15.06.2015</i>	31 Betony Road Rugby	Retrospective permission for a 1m high closed board wooden fence for a temporary period of up to 18 months (re-submission of R14/0781 refused on 22 July 2014).
<i>R15/1123 Refused 01.07.2015</i>	Carma Rugby Road Coventry	Erection of a single storey front extension
Applications Approved		
<i>R15/0187 Approved 12.06.2015</i>	Suite 2, The Robbins Building 25 Albert Street Rugby	Continuation of use of former office as a place of worship and associated works.
<i>R15/0954 Approved 12.06.2015</i>	19 High Street Rugby	Internal amendments and minor extension to residential units 3 and 4, of planning consent R14/1207, to the rear of 19 High Street.
<i>R14/1688 Approved 15.06.2015</i>	25 North Street Marton Rugby	Single storey rear extension.
<i>R15/1032 Approved 15.06.2015</i>	70 Shenstone Avenue Rugby	Erection of a single-storey side/rear extension and first-floor rear extension
<i>R15/0973 Approved 15.06.2015</i>	Land at Paddock Farm Marton Road Birdingbury	Temporary Access Road

<i>R15/0890 Approved 15.06.2015</i>	Swedish Houses Birdingbury Road Hill	Extensions and alterations to dwelling.
<i>R15/1003 Approved 15.06.2015</i>	3 Orlando Close Bilton Rugby	Extensions and alterations to dwelling.
<i>R15/0594 Approved 15.06.2015</i>	25 Brookside Stretton On Dunsmore Rugby	Erection of a single storey front and a two storey rear extension
<i>R15/1013 Approved 17.06.2015</i>	81 Fareham Avenue Hillmorton Rugby	Extensions and alterations to dwelling.
<i>R15/1042 Approved 17.06.2015</i>	Fenley Field Lime Tree Avenue Bilton Rugby	Extension to clubhouse
<i>R14/2246 Approved 17.06.2015</i>	The Cottage Hobleys Furze Little Walton Rugby	Provision of additional external door with porch, conversion of garage and store to accommodation as part of the main dwelling with internal and external alterations.
<i>R15/0864 Approved 18.06.2015</i>	Rugby School The Close Barby Road Rugby	Erection of a rugby football sculpture
<i>R15/1012 Approved 18.06.2015</i>	Rugby and Northampton Athletics Club Bruce Williams Way Rugby	Extensions and alterations to existing club house.
<i>R15/1048 Approved 19.06.2015</i>	Owl Cottage Woodhill Farm Brinklow Road Ansty	Proposed two storey side extension
<i>R15/0863 Approved 18.06.2015</i>	The Rectory Main Street Harborough Magna Rugby	Erection of extension with balcony arrangement

<i>R15/0544 Approved 18.06.2015</i>	Vodafone Limited Site 81816 Vodafone Site 81816 Whitehall Road Rugby	Removal and replacement of the existing 11.8 m mast with a new 12.5 m mast together with associated installation of 2 new radio equipment cabinets following the removal of the extant cabinet and ancillary development works thereto
<i>R15/0626 Approved 19.06.2015</i>	Rugby Car Care Centre 40 Somers Road New Bilton Rugby	Change of use from Business/General (Class B1 and B2) to a gymnasium (Class D2).
<i>R15/0950 Approved 22.06.2015</i>	74 Wheatfield Road Bilton Rugby	Erection of a part two storey part first floor side extension and car port (resubmission of planning permission R14/2372, dated 12 March 2015).
<i>R15/1068 Approved 22.06.2015</i>	18 Cymbeline Way Bilton Rugby	Erection of single storey side/rear extension
<i>R15/0959 Approved 23.06.2015</i>	Hillgrove Main Street Withybrook Coventry	Proposed alterations to existing conservatory
<i>R15/1006 Approved 23.06.2015</i>	47 Holbrook Road Long Lawford	Erection of porch.
<i>R15/1081 Approved 24.06.2015</i>	Burnhams Farm Limestone Hall Lane Church Lawford Rugby	Change of use of agricultural building to equestrian use for DIY Livery purposes, construction of menage, new access and access road and provision of vehicle parking
<i>R15/1069 Approved 25.06.2015</i>	Warley Crick Road Hillmorton Rugby	Conversion and extension including installation of dormer window and changes to elevation of existing two storey garage to provide annexe in connection with host dwelling
<i>R15/0743 Approved 25.06.2015</i>	51 Ashlawn Road Rugby	First floor extension
<i>R15/1107 Approved 25.06.2015</i>	12 Tennant Close Hillmorton Rugby	First floor extension

<i>R15/1104 Approved 25.06.2015</i>	37 Orchard Way Stretton on Dunsmore Rugby	Erection of single storey front extension
<i>R15/0815 Approved 25.06.2015</i>	Rugby NHS Trust Hospital of St Cross Barby Road Rugby	Temporary planning permission for the provision of a modular MRI unit and a unit to house the engineering pod.
<i>R15/1111 Approved 26.06.2015</i>	4 Main Road Ansty Coventry	Erection of a single storey rear extension and detached garage
<i>R15/1061 Approved 26.06.2015</i>	The Forge 4 Main Street Bourton-on-Dunsmore	Conversion of outbuilding (former forge) with the provision of 3 no. rooflights, replacement windows and creation of link to main building, conversion of projection off south elevation with new tiled roof and insertion of windows in south gable end, insertion of rooflight to rear and internal alterations to include creating additional openings in internal walls, formation of new staircase over existing stairs and part removal and alterations to forge chimney
<i>R15/1120 Approved 29.06.2015</i>	13 High Street Hillmorton Rugby	Erection of a single storey rear extension
<i>R15/1036 Approved 29.06.2015</i>	Ashlawn School Ashlawn Road Rugby	Erection of a three storey extension.
<i>R15/0178 Approved 29.06.2015</i>	8 Deane Road Hillmorton Rugby	Erection of a two storey side extension and single storey rear extension
<i>R15/0235 Approved 29.06.2015</i>	Honeyvine Marton Road Birdingbury Rugby	Erection of a two bedroom local need retirement bungalow
<i>R15/0852 Approved 30.06.2015</i>	Topiary Cottage, Coton House Lutterworth Road Churchover Rugby	Two storey extension and alterations to existing dwelling house with erection of detached double of garage

<i>R15/0903 Approved 30.06.2015</i>	Glebe Rise Main Street Birdingbury Rugby	FULL: Construction of detached single-storey retirement dwelling and associated works including alterations to Glebe Rise.
<i>R15/1043 Approved 30.06.2015</i>	Land at Beech Drive (Formerly Rear of 23 Plexfield Road Bilton Rugby	Erection of 2 detached bungalows with garages
<i>R15/1131 Approved 30.06.2015</i>	47 Coombe Drive Binley Woods	Erection of a single storey front extension and conversion of garage
<i>R15/0677 Approved 01.07.2015</i>	Burton Farm Burton Lane Burton Hastings	Demolition of workshop and dwelling and erection of replacement house and workshop (Revision to planning permission: R13/1275).
Prior Approval Applications		
<i>R15/1063 Prior Approval Not Required 22.06.2015</i>	16 Kew Road Rugby	PAX Single storey rear extension
Prior Notification		
<i>R15/1099 Prior Notification of agriculture or forestry development 25.06.2015</i>	Park House Farm Little Lawford Lane Little Lawford	Erection of an agricultural storage building
Listed Building Consents		
<i>R15/0942 Listed Building Consent 12.06.2015</i>	38 High Street Rugby	Listed Building Consent for the Installation of a powder coated, motorised security shutter to the front of the property
<i>R15/0753 Listed Building Consent 17.06.2015</i>	Hobleys Furze Little Walton Monks Kirby	Listed Building Consent for the conversion of existing outbuilding stores and garage to habitable accommodation in association with the main dwelling, including some minor alteration works to the dwelling.

<i>R15/0993 Listed Building Consent 18.06.2015</i>	56 Cock Robin Cottages Rugby Road Dunchurch Rugby	Installation of boiler vent into roof of kitchen
<i>R15/1062 Listed Building Consent 26.06.2015</i>	The Forge 4 Main Street Bourton-on-Dunsmore CV23 9QY	Conversion of outbuilding (former forge) with the provision of 3 no. rooflights, replacement windows and creation of link to main building, conversion of projection off south elevation with new tiled roof and insertion of windows in south gable end, insertion of rooflight to rear and internal alterations to include creating additional openings in internal walls, formation of new staircase over existing stairs and part removal and alterations to forge chimney
<i>R15/1070 Listed Building Consent 01.07.2015</i>	21 The Crescent Brinklow Rugby	Listed Building Consent for the installation of a through floor lift
Advertisement Consents		
<i>R15/1004 Advertisement Consent 11.06.2015</i>	Outfit Unit 6 Elliotts Field Shopping Park Leicester Road Rugby	Installation of 4 no. fascia signs.
<i>R15/1005 Advertisement Consent 11.06.2015</i>	River Island Unit 5 Elliotts Field Shopping Park Leicester Road Rugby	Installation of 2 no. fascia signs and 1 no. projecting sign.
<i>R15/0982 Advertisement Consent 11.06.2015</i>	ASDA Stores Ltd. 12 Chapel Street Rugby	Installation of new signage.
<i>R15/1086 Advertisement Consent 24.06.2015</i>	Unit A-B Valley Drive Rugby	Erection of three slim frame flex faces and three single sided post signs.

<i>Certificate of Lawful Use or Development</i>		
<i>R14/2170 Certificate of Lawful Use or Development 11.06.2015</i>	18 Leamington Road Ryton on Dunsmore Rugby	Certificate of Lawful Existing Development - hard surfacing of the frontage with block paving and extension of the dropped kerb, in order to facilitate additional off street parking provision.
<i>R15/1027 Certificate of Lawful Use or Development 30.06.2015</i>	Star Cottage Main Street Rugby	Certificate of lawful existing development for extensions and alterations to dwelling.
<i>Approval of Details/ Materials</i>		
<i>R15/0181 Approval of Details 15.06.2015</i>	Sundown Daventry Road Rugby	Retention of a metal storage container.
<i>R10/1272 Approval of Details 16.06.2015</i>	Rugby Gateway Leicester Road Rugby	Outline application for residential development (up to 1300 units); employment development (up to 36ha in total, B2 – General Industrial & B8 – Storage & Distribution); community facilities (D1 – Non-residential Institutions) including primary school, nursery and health facility, retail premises (A1 – Retail, A3 – Food & Drink, A4 – Drinking Establishments & A5 - Hot Food Takeaway); open space; associated infrastructure and works including details of access into site (including alterations to highway and existing roundabouts). Demolition of existing buildings.
<i>R09/0990/HOUS Approval of Details 29.06.2015</i>	1 Mill Lane Wolvey	Erection of a first floor side extension.
<i>R13/1702 No requirement to comply with Condition 29.06.2015</i>	Land at Liapari Back Lane Harborough Magna Rugby	Erection of a detached dwelling and a detached garage, with vehicular access off Back Lane (resubmission of planning application reference R11/2097, dated 10/10/2012).

<p>Approval of non-Material Changes</p>		
<p><i>R11/0320 Approval of Non-Material Changes 11.06.2015</i></p>	<p>46 and 48 Brockhurst Lane Monks Kirby Rugby</p>	<p>Erection of single storey rear extensions to both properties to enable incorporation of existing outbuildings into the main dwellings, including erection of canopies.</p>
<p><i>R15/0572 Approval of Non-Material Changes 24.06.2015</i></p>	<p>The Barn Frankton Lane Frankton</p>	<p>Proposed conversion and extension of existing barn to residential (Use Class C3).</p>