

28<sup>th</sup> August 2015

## **PLANNING COMMITTEE - 9<sup>TH</sup> SEPTEMBER 2015**

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 9<sup>th</sup> September 2015 in the Council Chamber, Town Hall, Rugby.

### **Site visit**

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

4.00pm      42 Main Street, Wolston.

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 19<sup>th</sup> August 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 – 23<sup>rd</sup> July 2015 – 12<sup>th</sup> August 2015.

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

To consider passing the following resolution: -

“under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of information defined in paragraphs 2 and 7 of Schedule 12A of the Act.”

## **PART 2 – EXEMPT INFORMATION**

1. Enforcement.

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

The Reports of Officers (Ref. PLN 2015/16 – 6) 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](mailto:claire.waleczek@rugby.gov.uk)). Any specific queries concerning reports should be directed to the listed contact officer.***

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

*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](http://www.rugby.gov.uk/speakingatplanning)).*

**Planning Committee – 9<sup>th</sup> September 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

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	R15/1428	75 Aspen Walk, Rugby, CV21 1SF Installation of one telescopic bollard positioned 9 metres from the north entrance to the private drive Aspen Walk, off the main artery road Aspen Road adjacent to 75 Aspen Road (plot 223) and plot 169.	3

### Recommendations for approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
2	R15/1218	42, Main Street, Wolston, CV8 3HJ Two Storey Front & First Floor Side Extension	9
3	R14/1998	No Limits Gym, Hillmorton Community Centre, 326 Hillmorton Road, Hillmorton, Rugby Resurfacing of grassed area and use for additional car parking facilities.	15
4	R14/1266	Greenbanks Caravan Park, Oxford Road, Ryton on Dunsmore Proposed change of use of land for use as a 4 private pitch Gypsy site with children's play area and associated ancillary development.	20
5	R15/0564	8 Belgrave Drive, Rugby Retention of conversion of integral garage to study and utility area.	31

**Reference number: R15/1428**

**Site address: 75 Aspen Walk, Rugby, CV21 1SF**

**Description: Installation of one telescopic bollard positioned 9 metres from the north entrance to the private drive Aspen Walk, off the main artery road Aspen Road adjacent to 75 Aspen Road (plot 223) and plot 169.**

**Case Officer Name & Number: Lizzie Beresford 01788 533762**

### **Description of Site**

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

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

### **Description of Proposal**

This application forms the resubmission of a previously refused application, which was for a single telescopic bollard positioned approximately 4-5 metres from the road (Aspen Road) and 1 metre from the footpath.

The grounds for refusal on this application were following objections from WCC Highways, who highlighted that Aspen Walk was designed as a through route with none of the turning facilities that would be expected in a similar sized cul-de-sac. The Highway Authority considered that the proposal would be an overly long sub-standard cul-de-sac (approximately 80 metres in length); that larger vehicles such as home delivery services would have to reverse out and, given the number of properties served by the private drive that the potential for conflict at the junction with Aspen Road would increase. Following the submission of the amended plans, WCC Highways objected to the proposal for the reasons that the bollard should be set back at least 7.5m from the highway. If less than 7.5 metres the access would be too narrow for a shared private drive, and would therefore still be unacceptable. The Highway Authority also had concerns regarding access for emergency vehicles.

The previous refusal was also based on objections from WCC Fire Protection and Enforcement, who highlighted that fire service access to the premises will be severely restricted which will inhibit the effective rapid response and deployment of crews. Following the submission of the amended plans, WCC Fire Protection and Enforcement commented that the proposed amendment would be acceptable for the Fire Service as once notified can make an approach up the road from the Lower Aspen Road for 20m or deploy at the top of aspen road, - the turning area halfway up the road if effectively maintained will allow the fire appliances to proceed approximately 20m past that point allowing what appears to be

access within 45m of all dwellings. it was also commented that the setting back of the bollard by 7.5m would allow an appliance to park if required at that end of the road.

This resubmission has amended the previous proposal by repositioning the telescopic bollard so that it is positioned 9metres from the junction with the main road (Aspen Road). This will result in the proposed bollard being positioned between the two drives of numbers 12 and 14 Aspen Walk.

The application is to be determined by members of the planning committee at the request of Cllr Helen Taylor.

### **Third Party Comments**

#### **Neighbours (objections) 6**

- The 'traffic' which passes through Aspen Walk is minimal, which is likely to further reduce significantly upon completion of the speed bumps at either end of Aspen Walk's entrances.
- The 'Private Drive Residents Only' signs should be re-erected
- The street lights should be switched back on.
- The proposed bollard offers no heightened safety feature.
- The parking and vehicle manoeuvring issues will cause significant disruption, inconvenience and loss of amenity.
- Access will be restricted for emergency vehicles.
- The bollard will be an obstacle in the street.
- The Walk is not being used as a 'rat run' as there is no more development in the area and therefore no need for cars to use Aspen Walk. The bollard is therefore an unnecessary measure which is likely to cause more safety concerns if approved.
- Aspen Walk would become a cul-de-sac in effect with not a large enough turning circle rendering any vehicle movement within the walk, especially by larger delivery vehicles or the fire authority as a major safety risk.
- The single bollard in itself would not prevent cars / smaller vehicles getting through and therefore would not be an effective deterrent if safety was indeed of such importance as to the need to avoid any unnecessary vehicle movement.
- The bollard would also be deemed an eyesore and not in the nature of the surroundings of this beautiful residential area.
- Cars can still drive around the bollard so it is pointless.
- The north entrance to Aspen Walk would have vehicles clogging up the entrance as they would be veering to the left to enable them to negotiate the bollard.
- Numbers 12 and 14 would have major difficulties in parking their cars.
- Delivery vehicles would have to reverse the whole length of Aspen Walk which is very dangerous.
- The fire service does not have time to knock on residents doors to obtain a key to remove the barrier if they require access.
- The bollard is not proposed on the widest point of the drive, which would be the most obvious place.

#### **Neighbours (support) 2**

- Non-residents are using Aspen Walk as a 'rat-run', which is potentially impacting on the 'wear and tear' of the road, which is the responsibility of the residents to maintain.
- Previous experience of 'near-misses' with cars using the road as a cut through.
- Drive is collapsing and dipping due to excess traffic.

- The bollard is purely to stop unwanted extra traffic that has no right to use private property.
- Residents are responsible for the maintenance of this road

### **Planning consultant Wilbraham Associates (objection)**

- It is claimed that the ‘need’ for the bollard relates to safety and financial reasons.
  - Safety – instances of non-residents using the drive has significantly reduced. The presence of a clear sign at one end notifies the drive as private. It therefore appears to be used as intended in the majority. As the development nears completion, speed bumps are due to be installed by the developer near to the access of Aspen Walk. Those already installed on the estate have significantly reduced the speed of traffic.
  - Financial – the use of the drive is understood to be as expected and acceptable volumes given the number of properties within Aspen Walk. It should be noted that the bollard is not universally supported by the residents of the Walk. Reducing the wear by a minor extent is an insufficient reason to significantly impede two neighbours’ manoeuvring space.
- The installation of the bollard would cause significant disruption and inconvenience to both residents of numbers 12 and 14 Aspen Walk. Whether vehicles are reversed or driven forward, the presence of a bollard is a significant impediment.
- The proposal to provide each resident with a key to the bollard will require time and effort in first lowering and the raising the bollard on each trip and subsequently cause unnecessary disruption.
- CS16 requires that developments demonstrate high quality inclusive design that do not cause any material harm to the qualities character and amenity of the area. The bollard will evidently harm the amenity to numbers 12 and 14 in respect of making accessing their parking spaces significantly difficult.
- Delivery vehicles will potentially be blocked in by the bollard and subsequently have to reverse the full length of the drive, passing parked cars.

**Parish Council**

**No comments received**

### **Technical Consultees**

**WCC Highways**

**No objection**

The proposed telescopic bollard would be located on a shared private drive, essentially providing a localised narrowing at a point approximately nine metres from the adopted highway. The position of the bollard would allow a standard sized car to pass, and would not prevent a vehicle entering the private drive from passing a vehicle exiting the private drive onto Aspen Road without waiting on or reversing onto the highway. The Highway Authority therefore has **no objection** to the proposal.

### **WCC Fire Protection and Enforcement Officer Comments**

WCC Fire and Rescue currently operate three types of fire appliance in the county. The standard (Normal) fire appliance is approximately 8.1m long with the CARP Appliance being 9.92m long. Therefore both of these vehicles would be obstructed in getting to work due to protrusions on the road with ladders, fire hose etc. A length greater than 10 to 11m would allow the appliance to park and deploy equipment and is therefore preferable.

## **Relevant planning policies/guidance**

### **National Planning Policy Framework (NPPF)**

Part 7            Requiring good design

### **Core Strategy**

CS16            Sustainable Design

### **Saved Local Plan**

T5                Parking Facilities

## **Assessment of Proposal**

The main issues for consideration in the determination of this application are the visual impact of the proposal, the impact of the bollard on the amenity of neighbouring residents, issues relating to highway safety and issues relating to the provision of satisfactory parking facilities.

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

However, it is clear that the main reason for installation of the bollard is to ensure that Aspen Walk is not used as a through road. This is wholly contrary to the original design principles of the Eden Park development, which did not consider such a feature to be necessary on this particular road. In addition to this, approval of this bollard may set a dangerous precedent for other private access roads within the estate with two access points to undertake a similar approach, which would go against good design in terms of the layout of estates and ensure that there are no conflicts at junction with vehicles exiting private roads.

In consideration of the impact of the bollard on the amenity of neighbouring residents, it is clear that the new position of the bollard may have satisfied highways requirements, but it has in fact created new issues. The position of the bollard between numbers 12 and 14 Aspen Walk now make it difficult for vehicles to easily manoeuvre and park in the nearest parking spaces to the bollard (serving numbers 12 and 14 Aspen Walk). Following a site visit to view the ability to manoeuvre vehicles in and out of parking spaces adjacent to the bollard, the evidence was clear that a car could easily either get in or out of the adjacent parking spaces, not both. With the bollard in the proposed position, number 12 Aspen Walk could park in its allocated parking space by entering forwards, however would not be able to reverse out of its parking space so that it could exit Aspen Walk facing forwards. Any vehicle would subsequently have to reverse down the whole span of Aspen Walk, which could in turn impact on highway safety. This subsequently conflicts with policy CS16 that advocates developments should promote high quality and inclusive design that do not cause any material harm to the qualities character and amenity of the area. The presence of the bollard will negatively impact the amenity to numbers 12 and 14 Aspen Walk, as they would not be able to easily park in their allocated spaces, as originally intended within the original masterplan of the site.

Although there was no objection from WCC Highways to this amended proposal on highway safety grounds, the new position of the bollard is such that in planning terms it would adversely impact on the manoeuvring space available for vehicles to enter and access private drives. It should be noted that WCC Highways only comment on highways that are adopted. This means that comments received apply only to the highways safety of Aspen Drive. Consideration has not been given to the impact that the bollard will have on Aspen Walk.

The above considerations also relate to the need to assess the provision of satisfactory parking facilities, as identified in policy T5 of the Rugby Borough Saved Local Plan, whereby it is a requirement that developments incorporate satisfactory parking facilities. With the above in mind, it is considered that the obstruction to the neighbouring parking spaces reduce the suitability of the parking facilities, and therefore conflicts with Saved Policy T5.

Comments from WCC Fire and Rescue highlight the potential difficulty that could arise if vehicles were to park on the north side of the bollard, whereby once a vehicle is parked, ladders, fire hoses and other equipment are deployed onto the highway. WCC Fire and Rescue gave preference to a distance of approximately 10 to 11 metres to allow for a vehicle to park and deploy equipment, without impacting upon the highway.

In conclusion, it is considered that the positioning of the bollard within its proposed location would have implications in respect of the amenity of neighbouring residents and the satisfactory provision of suitable parking spaces. It is considered that the above reasons are sufficient to warrant refusal for the proposed development.

### **Recommendation**

Refusal

#### **APPLICATION NUMBER**

R15/1428

#### **DATE VALID**

16/07/2015

#### **ADDRESS OF DEVELOPMENT**

75 ASPEN WALK  
RUGBY

#### **APPLICANT/AGENT**

Mr Jason Wenham  
75 Aspen Road  
Rugby  
Warwickshire  
CV21 1SF

### **APPLICATION DESCRIPTION**

Installation of one telescopic bollard positioned 9 meters from the north entrance to the private drive Aspen Walk, off the main artery road Aspen Road adjacent to 75 Aspen Road (plot 223) and plot 169.

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

#### **RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

Saved Local Plan Policy T5

Core Strategy Policy CS16

National Planning Policy Framework

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

**REASON FOR REFUSAL**

It is the opinion of the Local Planning Authority that the proposed bollard, by virtue of its positioning would have a detrimental impact upon the amenity of neighbouring residents and the provision of suitable parking facilities of neighbouring residents. The proposal therefore conflicts with Core Strategy Policy CS16 and Saved Local Plan Policy T5.

**STATEMENT OF POSITIVE ENGAGEMENT:**

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

**Reference number:** R15/1218

**Site address:** 42, Main Street, Wolston, CV8 3HJ

**Description:** Two Storey Front & First Floor Side Extension

**Case Officer Name & Number:** Paul Varnish (Duncan Jordan) 01788 533771

This application has been called in by Councillor Poole due to concerns raised by neighbouring residents.

**Site Description:**

The application site is a brick built, rendered two storey property that sits back from the public highway; Main Street by a distance of circa 20 metres to the property's curtilage and circa 24m to the side of the applicant's property. The front of the property lies to the South East and the rear correspondingly to the North West. The applicant's driveway is shared with 48, Main Street and the appropriate Notice has been served. The property has a relatively large curtilage in comparison to the other neighbouring properties. The view from the Main Street highway is restricted due to the property being set back and because of its relative position.

**Proposal Description:**

The application is seeking planning permission for a two storey front & first floor side extension. The two storey front extension will project out 4.05 metres in length, by 6.2 metres in width, by 7.48 metres in height and will include a gable frontage, ground floor and first floor glazed doors and a Juliet balcony. The first floor side extension is above the existing garage and will project 1.15 metres from the rear elevation, measure 7.18 metres in width and will measure a total of 10.33 metres in length, including the total length of the two storey front & first floor side extension. The overall height will be also 7.48 metres. The first floor extension will include 3 velux rooflights.

**Relevant Planning History**

R92/1364 – Erection of a Double Garage – Approved 9th December 1992

R85/0321 – Two storey side extension - Approved 17th June 1985

R79/1957 – Erection of 4 Dwellings – Refused 28th May 1980

**Technical Consultation Responses**

WC Highways – 14/07/2015.

No objection, subject to conditions to include a car parking and manoeuvring area plan.

Further correspondence (Including the response to the car parking and manoeuvring plan) - 04/08/2015.

No objection, subject to conditions

**Third Party Responses**

Councillor Poole – 17/07/2015

– The proposal will have an overbearing impact on the neighbouring amenities.

Parish – 07/08/2015

- Does not indicate how development will comply with parking policy T5
- Concerns with loss of light
- Overlooking, causing loss of privacy
- Impact on the Conservation Area

Neighbour responses

- Severely affected by the extension and additional windows that is proposed.
- Windows [would] directly overlook the rear garden
- Trees marked on the proposed plan that no longer exist
- Outlook encroached upon by previous extensions to property
- The garage, raised, will block out almost all the view 'left'
- Proposed windows will look straight into the lounge, bedrooms and conservatory
- Planning officer should take account that this application is on top of two previous ones
- Trees removed are believed to have restrictive covenants
- Give the impression of entering an enclosed, building dominated area.
- In winter the extension would obscure both sky and sun
- Proposed window an invasion of privacy
- Changes the whole feel and ambiance of 50a and 50b Main Street... to a built up location rather than a quiet and secluded part of an old village.

### **Policy & SPD**

Core Strategy

CS1 Development Strategy - Complies

CS16 Sustainable Design - Complies

### **Saved Local Plan Policies**

T5 Parking Facilities - Complies

### **National Policy**

National Planning Policy Framework (NPPF)

### **Guidance**

Sustainable Design and Construction SPD

Planning Obligations SPD

### **Assessment of the proposal**

The main considerations to determine in this application are:

- The impact of the proposed extension on the character and appearance of the property and local area
- The impact of the proposed extension on neighbouring residential amenity

### **Impact on the qualities, character and amenity of the area**

The first floor part of the extension is proposed over the previously approved double garage attached to the eastern side of the property, illustrated in the submitted plans with a dual pitched roof dropped from the existing ridge height by 0.40m which helps prevent the linear

form of the dwelling from being further exaggerated and helps re-enforce the subordinate appearance of the extension.

The extension is then proposed forward of the existing front elevation of the property by 4.05m, again, for the full width of the double garage creating a gable frontage. The majority of this front elevation is taken up by 'floor to ceiling' glazed doors at the ground floor with the original plans proposing a majority width balcony to first floor with similar full height glazed doors.

This first iteration was considered to be unacceptable due to concerns of overlooking across to neighbouring gardens and the applicant asked to reduce the scale of what was proposed to the first floor, in particular to reduce the balcony to a Juliet balcony so that the original concerns of overlooking could largely be addressed. It is considered that although the full height glazing remains to the first floor front elevation, the change to a Juliet balcony presents a markedly different impression on the potential for adverse overlooking and the overall impact now created is considered to be acceptable.

To conclude this section of the report, although it is recognised that the property has been extended previously, the property sits in a relatively large plot and it is considered that the addition proposed by this application can be absorbed by the property without it appearing as either overdevelopment of the property itself or a cramped form of development in its plot. Having regard to the impact on the local area, the frontage of the property is largely hidden from public street views. It is considered that the impact of the extension does not adversely disrupt the setting of this property.

The property is on the boundary of a Conservation Area; however the location of the proposed extension is to the side of the property, is only partially visible from the public highway and is screened by the other neighbouring properties. It is therefore considered to be acceptable and will only have a minimal impact of the amenity of the Conservation Area. In regards to the trees, there is no Tree Preservation Order, or any know protective covenants.

### **Impact on Neighbouring residential amenity**

Impact on neighbouring residential amenity is considered in regard to whether the proposal adversely overshadows, overlooks, or is considered to be overbearing development. These matters are considered below:

#### **Overshadowing**

The relative position of the applicant's property and this proposed extension are considered to be well separated from neighbouring properties. The concerns of the neighbouring property to the rear of the application have been noted and the original case officer went to take a view from this neighbour's property. Having viewed the application site from inside this neighbour's property the case officer considered that the impact was acceptable. In regard to all other properties, the separation is great enough such that additional overshadowing created by the extension is considered to be acceptable

#### **Overlooking**

The original plans submitted proposed three new windows in the first floor rear elevation of the original property. Upon request, the planning officer viewed the site from the rear garden area of 52, Main Street. It was clear that the three windows proposed would adversely overlook this rear garden area. The agent and applicant were requested to amend these to high level windows so that additional overlooking could be reduced. This was agreed to and

amended plans were received.

The balcony proposed to the first floor front elevation of the extension was requested to be reduced to a Juliet balcony to reduce any potential overlooking to the garden areas of neighbouring properties to the South & South/East. This was agreed to and illustrated in the amended plans.

The impact of the remaining windows in the extension facing East are considered to be acceptable given the distance to these neighbouring dwellings. In regard to the rooflights, given their positioning in the roofline and the view being angled upwards towards the sky and above the neighbouring properties roofline, the impact is considered to be satisfactory.

### **Overbearing**

It is recognised that this application has been brought to committee in regard to a concern of the extension being overbearing to the neighbour properties to the rear, number 50a and 50b Main Street. Careful consideration has been as to whether the impact is overbearing, however, due to the separation between the site and the neighbouring properties being circa 20 metres, the increase of the overall extension height being only 2.2 metres, the roof ridge height being lower and subservient to the main dwelling and the fact that the roof slopes away, it is considered that the impact is satisfactory and that the proposed extension would not represent overbearing development to any neighbouring residential property.

### **Impact on parking and highway safety**

The saved Local Plan Policy T5 states that planning permission will only be granted for development which incorporates satisfactory parking facilities. The Planning Obligations SPD details parking standards and the parking provision that should be provided for the development proposal type. Paragraph 39 of the NPPF requires development proposals to have regard to the safety of all highway users. Highways originally requested further details to include a car parking and manoeuvring plan. The submission of a revised plan to show provision for parking and manoeuvring has been submitted and found acceptable by Highways and therefore accords to policy T5 and the NPPF.

### **Recommendation**

Grant permission subject to conditions.

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R15/1218

### **DATE VALID**

22/06/2015

### **ADDRESS OF DEVELOPMENT**

42 MAIN STREET  
Wolston  
COVENTRY  
CV8 3HJ

### **APPLICANT/AGENT**

Mr Shaun McCloskey  
Shaun McCloskey  
38 Denbigh Road  
Coventry  
Warwickshire  
CV6 1GA  
On behalf of Mr Matt Hesketh

## **APPLICATION DESCRIPTION**

Full:Two Storey Front & First Floor Side Extension

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

### CONDITION 1

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

#### REASON:

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

### CONDITION 2

The development shall not be carried out other than in accordance with the amended plans: 1015 01 Rev 5 received by the Local Planning Authority on the 04th August 2015.

#### REASON:

For the avoidance of doubt.

### CONDITION 3

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

#### REASON:

In the interest of visual amenity.

### CONDITION 4

Other than those shown on the approved plans. No new windows shall be formed in the North/West elevation of the proposed extension, unless otherwise agreed in writing by the Local Planning Authority.

#### REASON:

In the interest of residential amenity.

### CONDITION 5:

The extension shall not be occupied until the parking and manoeuvring areas have been laid out in accordance with the approved details and such areas shall be permanently retained for the parking and manoeuvring of vehicles. The vehicular access to the site shall not be constructed in such a manner as to reduce the effective capacity of any highway drain or permit surface water to run off the site onto the public highway.

#### REASON:

In the interest of highway safety.

### CONDITION 6:

The development shall not be commenced until a turning area has been provided within the site so as to enable general site traffic and construction vehicles to leave and re-enter the public highway in a forward gear.

#### REASON:

In the interest of highway safety.

**CONDITION 7:**

The development hereby permitted shall not commence or continue unless measures are in place to prevent/minimise the spread of extraneous material onto the public highway by the wheels of vehicles using the site and to clean the public highway of such material.

**REASON:**

In the interest of highway safety.

**CONDITION 8:**

Deliveries and collections associated with the construction of the proposed development shall not occur during peak periods on the highway network (08:00 to 09:00 and 17:00 to 18:00) or during periods when children are going to / or being collected from the local school.

**REASON:**

In the interest of highway safety.

**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:**

Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow - so far as is reasonably practicable - from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.

**INFORMATIVE 2:**

Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken.

**Reference number:** R14/1998

**Site address:** No Limits Gym, Hillmorton Community Centre, 326 Hillmorton Road, Hillmorton, Rugby

**Case Officer:** Chris Davies 01788 533627

**Description:** Resurfacing of grassed area and use for additional car parking facilities.

**History:**

R92/1068/0330/P      Erection of a single storey building and use as a Community Centre, two storey block of aged persons flats and provision of car parking. Approved 21/10/92

R93/0036/0330/P      Erection of temporary building and use as a Community Meeting Room. Approved 24/02/93

R02/0108/0330/P      Erection of single storey rear extension. Approved  
10/06/02

R08/1800/PLN          Erection of single storey rear extension. Approved  
20/01/09

R09/0173/PLN          Erection of single storey rear extension (resubmission). Approved 01/04/09

R12/0581              Erection of single storey rear extension. Approved  
23/05/12

R13/2285              Erection of a first floor extension and retention of a storage container. Refused 13/08/14 Appeal allowed 26/02/15

**Proposal:**

The applicant seeks planning permission to hard surface a large grassed area so that it can be used for additional car parking. Access would be directly off the existing car park that lies immediately adjacent to the site. It is not intended that the car park would be exclusively for the use of those persons attending No Limits Gym, but that it would be a general purpose parking area to serve all users of the Community Centre, thereby alleviating pressures on the existing parking area and improving space availability for the residents of Robbins Court and their visitors.

**Other Relevant Information:**

This application has been brought before the Committee for consideration at the request of Councillor New.

The Hillmorton Community Centre is located on land to the rear of a site that also occupies blocks of apartments housing the elderly (Mercer Court and Robbins Court). The building is also home to a dance school and various community groups.

Access is via a private drive off Hillmorton Road, which terminates in a communal parking area to the rear of Mercer Court (Mercer Court has its own car parking area to the front of it).

Between the Community Centre building and Robbins Court is a piece of open grassed area, part of which forms the subject of this application.

**Technical Consultation Responses:**

- WCC Ecology - Suggest that additional planting would be beneficial, and request that an informative note re nesting birds be applied to any approval.
- WCC Highways - No objections as does not directly impact on the operation of the highway.
- Environmental Health - No comments.

**Ward Consultation Responses:**

Councillor Noreen New requested that the application be considered by the Planning Committee. She objected on the grounds of loss of amenity, safety concerns over impact of car park on users of the site as a whole, and air quality impact.

**Neighbour Consultation Responses:**

Two neighbour consultation responses have been received, one on behalf of the residents of Robbins Court, and one from an objector who did not leave his address.

As neighbour comments can only be taken into account if they provide both a name AND an address, the latter letter must be disregarded.

With regards to the letter on behalf of Robbins Court, this was sent in by the management company (Midland Heart), and raised objections on the grounds of noise disruption, increased dust and pollution, the car park being too close to the entrance to Robbins Court, and increased traffic risks.

**Planning Policy:**

- The National Planning Policy Framework March 2012                      Complies
- Rugby Borough Core Strategy 2011:
- CS16: Sustainable Development                      Complies
- Rugby Borough Local Plan 2006 Saved Policies
- E6: Biodiversity                      Complies

**Considerations:**

The key considerations in determining this application are a) the impact of the proposals on the character and appearance of the locality, b) residential amenity, and c) ecology and biodiversity.

**Appearance and Design**

The site is currently an open communal grassed area used by residents of Robbins Court (adjacent sheltered housing) and users of the Community Centre (also adjacent). It has no specifically designated use and is not identified within the Core Strategy as Designated Public Open Space.

The existing car park access to the site is unrestricted and the site visible from the existing car parking area.

The existing parking areas are hard-surfaced with block paving or tarmac, and edged with kerbing stones.

The proposal is to surface the proposed parking area in gravel, to be placed on top of a reinforced grid. Whilst this does not reflect the character of existing parking provision within the site, it does mean that the works could be easily reversed in the future and the ground easily reverted back to a grassed open area without any long term impact.

As the proposed parking area cannot be clearly viewed from adjacent highways, it would have no material impact on adjacent streetscenes or the character of the wider setting.

Overall the concept of parking provision within the wider site is acceptable and in keeping with the setting, and the differing materials will not detrimentally impact on the character of either the site or the wider setting.

The proposal therefore complies with the relevant elements of Policy CS16 of the Rugby Borough Core Strategy 2011 that relate to character and appearance.

### **Residential Amenity**

Residential apartments share the majority of the site, of which the Community Centre and proposal site form a part.

There are residential apartments (Robbins Court) immediately adjacent to the site that must be taken into consideration.

Objections have been raised on behalf of the residents of Robbins Court regarding amenity (see above). It is not considered that the provision of a car park in this location would increase the impact of other on-site operations to the extent that it could be argued that the provision of car parking in this location would directly impact on levels of residential amenity.

The demand for parking on the existing car parking area would be alleviated by the provision of additional parking, thereby improving access to parking facilities for the residents and their visitors. This is considered to be a positive impact, benefitting the residents and addressing a concern raised by them to previous applications relating to the No Limits Gym.

Given that the proposed car park is both directly adjacent to the existing car park *and* further away from Robbins Court (as the crow flies) it is not considered that it's development would result in a material increase in noise or pollution in comparison to those already existing or otherwise on the site. Environmental Health have raised no concerns or objections with regards to this. Were the car park to be developed and noise levels to increase, Environmental Health colleagues would have powers to investigate concerns and control issues if deemed necessary.

The proposed scheme therefore complies with the relevant elements of Policy CS16 of the Rugby Borough Core Strategy 2011 that relate to residential amenity.

### **Ecology and Biodiversity**

WCC Ecology Unit has no objections to the development, and has not requested any restrictive or compensatory conditions relating to habitat protection or regeneration.

They have recommended inclusion of advisory notes regarding nesting birds and protecting trees during development to guide the applicant, which would be included in the decision should the members be minded to approve.

The scheme therefore complies with Saved Policy E6: Biodiversity of the Rugby Borough Local Plan 2006.

**Recommendation:**

Approve subject to appropriate conditions.

**DRAFT DECISION**

**APPLICATION NUMBER**

R14/1998

**DATE VALID**

16/03/2015

**ADDRESS OF DEVELOPMENT**

No Limits Gym

326 Hillmorton Road

Hillmorton

Rugby

CV22 5EY

**APPLICANT/AGENT**

Roger Goddard

18 Collingwood Avenue

Bilton

Rugby

Warwickshire

CV22 7EX

On behalf of Mr M. Cornwell, No Limits Gym

**APPLICATION DESCRIPTION**

Resurfacing of grassed area and use for additional car parking facilities.

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

**CONDITION 1:**

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

**REASON:**

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

**CONDITION 2:**

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

Application form (received by the Council on 16 March 2015).

Drawing reference number CC14/860 A (received by the Council on 28 August 2015).

REASON:

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

CONDITION 3:

No wall, fence, gate, bollards or other means of enclosure shall be erected, constructed or placed around the approved car park without the prior written permission of the Local Planning Authority.

REASON:

In the interest of visual amenity and to ensure that vehicular access to the parking spaces is not restricted.

STATEMENT OF POSITIVE ENGAGEMENT:

Rugby Borough Council has actively sought to work extensively with the agent and applicant in a positive and proactive manner both before and during the application process, in accordance with paragraphs 186 and 187 of the NPPF.

INFORMATIVE:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy and bramble/rose scrub. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). The main nesting season lasts approximately from March to September, so work should ideally take place outside these dates if at all possible.

NB - birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

NOTE TO APPLICANT:

It is recommended that the trees along the Western boundary are retained and protected throughout the proposed works in accordance with British Standards BS: British Standard BS: 5837:2012.

**Reference number: R14/1266**

**Site address: Greenbanks Caravan Park, Oxford Road, Ryton on Dunsmore**

**Description: Proposed change of use of land for use as a 4 private pitch Gypsy site with childrens play area and associated ancillary development**

**Case Officer Name & Number: Richard Redford – 01788 533625**

**The Proposal;**

Planning permission is sought for the proposed change of use of land for use as a 5 private pitch Gypsy site with children's play area and associated ancillary development from a 2 private pitch gypsy site. The submitted documents show the proposed 3 additional pitches – comprising one mobile home, one touring caravan and two parking spaces per pitch on a stone covered area with grassed amenity area and septic tank – being situated on land beyond the existing authorised curtilage boundary for the 2 existing pitches which will also be altered in their layout to provide improved movement. A landscaping scheme has been provided along with a Design and Access Statement setting out the applicants needs.

Following an assessment of the submitted documents and discussions, an amended proposed site layout plan has been provided reducing the number of pitches proposed from 5 to 4 including the original 2 pitches approved. It also shows the 4 pitches – while still providing the above detailed elements – within the curtilage approved for the 2 pitches on the site.

**Relevant Planning History**

Use of land for siting of 4 touring caravans for Romany Gypsies, hardstanding, 2 metre high grass bank & wooden sheds (R05/0885/07851/P)	Appeal against non-determination - Allowed 09/11/2006 (Temporary until 09/11/2009)
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Retrospective application for the creation of a bund (R08/0722/PLN)	Approved 02/07/2008
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Continued use of land as a gypsy site for the siting of two static caravans and two touring caravans and associated ancillary development (E2E 772)	Approved 29/04/2010 with temporary approval until 29/04/2014
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Variation of Condition 1 of application 772 from temporary to permanent planning permission for applicant and family to use of land as a gypsy site for the siting of two static caravans	Refused 15/06/2011
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and two touring caravans and associated ancillary development  
(R11/0495)

Variation of Condition 1 of application 772 from temporary to permanent planning permission for applicant and family to use of land as a gypsy site for the siting of two static caravans and two touring caravans and associated ancillary development (R14/0260) Approved 9/05/2014

### Consultee Correspondence

Natural England No objection

RBC Environmental No objection Request conditions restricting a) each plot to one static and one

Health touring caravan; b) preventing the future sub-division of each pitch; c) the occupation of the pitches to members of the applicants family; d) preventing trade and commercial activity being carried out from the site; e) no materials used in connection with any business being stored on the site; f) no burning of waster or other items from the site; g) to ensure they meet separation distances to prevent the spread of fire; and h) details the septic tank and water supply provision. 2 informatives are also requested

RBC Housing No objection

WCC Ecology No objection Request conditions

WCC Highway No objection

Authority

### Third Party Responses

Ryton On Dunsmore Parish Council Object On the grounds of it being a further change of use in the green belt; should only be occupied by the applicants family; and bunding of a suitable height and length on the Oxford Road side of the site should be constructed in order to protect the visual amenity of the .green belt

Neighbours No correspondence from neighbouring sites have been received

### **Other Relevant Information;**

The site is located approximately 1 mile (1.6 kilometres) south of the village of Ryton-on-Dunsmore within the designated West Midlands Green Belt opposite the former Bull & Butcher Public House. The site is accessed off the road that serves the Woodside Gypsy Caravan Site to the south-west of the application site.

The north-eastern and north-western boundaries of the overall site comprise of deciduous vegetation with a mix of trees, shrubs and hedging. The Oxford Road (A423) lies beyond the north-eastern boundary and the road to Woodside Caravan Park is beyond the north-western boundary. Separating the application site from Woodside Caravan Park to the south-west is an existing bund which is heavily landscaped.

A further bund was constructed by the applicant in 2008 and runs along the entire south-eastern edge of the overall site at approximately 2 metres in height. Adjacent this boundary is the gypsy and traveller site known as Sunrise Park.

The overall site is approximately 2 hectares, however the actual application site is approximately 0.42 hectares.

An area of hard-core has been laid and the site is currently occupied by two static caravans and two touring caravans.

### **Relevant Policies**

Core Strategy policy CS1		Development Strategy
Core Strategy policy CS2		Parish Plans
Core Strategy policy CS15		Green Infrastructure Allocations
Core Strategy policy CS16		Sustainable Design
Core Strategy policy CS22		Gypsies, Travellers and Travelling Showpeople
Saved Local Plan policy E6	Complies	Biodiversity
Saved Local Plan policy T5	Complies	Parking Standards
Sustainable Design and Construction SPD		
Planning Obligations SPD		
Gypsy And Traveller Accommodation Assessment November 2014		
Planning Policy for Traveller Sites		
National Planning Policy Framework (NPPF)		

### **Assessment of Proposals**

In the assessment of this application the determining factors are the acceptability or otherwise of the intensification of the use of the site as a gypsy site given the sites green belt location along with the impact of the proposed development on the green belt including character, appearance, openness and amenity of the area. Other matters include the proposals relationship with the amenities of neighbouring properties, impact on protected species, highways and parking.

### Principle:

The applicant and his family are Romani Gypsies and persons of nomadic habit of life and their status as gypsies has been previously accepted by the Planning Inspectorate and this Council. It is understood that their circumstances have not changed over the intervening years so it is considered that they would comply with the definition of gypsies and travellers in Annex 1 of the Planning Policy for Traveller Sites (PPTS), 2012.

Core Central Government policy on gypsies and travellers with a document entitled Planning Policy for Traveller Sites (PPTS), 2012 states the Government's aim in respect of such sites includes a number of points including; a) local planning authorities should make their own assessment of need for the purposes of planning; b) encourage local planning authorities to plan for sites over a reasonable timescales; c) the green Belt should be protected from inappropriate development; d) promoting more private traveller site provision; e) reducing numbers of unauthorised encampments; f) increasing the number of traveller sites in appropriate locations with planning permission to address under provision and maintain an appropriate level of supply with access to education, health, welfare and employment infrastructure; g) reducing tensions between settled and traveller communities; and h) having regard to protection of local amenity and local environment.

The PPTS goes on to state that local planning authorities should identify and update annually a supply of deliverable sites sufficient to provide five years' worth of sites against their locally set targets and identify a supply of specific, developable sites or broad locations for growth, for years 6 to 10 and, where possible, for years 11 to 15. The PPTS is very clear that if a local planning authority cannot demonstrate an up-to-date 5 year supply of deliverable sites this should be a significant material consideration in any decision for temporary planning permission. This Council is currently unable to demonstrate an up to date five year land supply of deliverable gypsy and traveller sites

It also states that local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally and when assessing the suitability of sites in rural or semi-rural areas such sites should not dominate the nearest settled community. However, the PPTS states local planning authorities should strictly limit new traveller site development in the open countryside that is away from existing settlements.

When dealing with applications for traveller sites, the PPTS also considers matters needing to be taken in to account including the existing level of local provision and need for sites, the availability (or lack) of alternative accommodation, the applicant's personal circumstances and that sites from any travellers should be considered. Weight should be attached to whether a site makes effective use of brownfield, untidy or derelict land that can be well planned or soft landscaped to positively enhance the environment and increase.

Policy CS1 steers development to the most sustainable locations within Rugby Borough, namely the town centre and urban area of Rugby. A sequential approach to new development means that as the site lies within the Green Belt this is the least preferred location for new development. Policy CS22 which specifically focuses on sites for gypsies, travellers and travelling showpeople also adopts a sequential approach to the provision of such sites with land within the Green Belt being the least preferred location. Both policies CS1 and CS22 state that new development, including sites for gypsies, travellers and travelling showpeople, will be resisted in such areas unless the national policy on Green Belts would permit such development.

Section 9 of the National Planning Policy Framework (NPPF) refers to the protecting of Green Belt land and states that the essential characteristic of them is their openness and their permanence. Policy E of the PPTS states that such sites whether temporary or permanent are inappropriate development in the Green Belt. The PPTS states inappropriate

development is harmful to the Green Belt and should not be approved, except in very special circumstances. It goes on to say that traveller sites whether temporary or permanent in the Green Belt are inappropriate development. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The document considers that any local planning authority wishing to make an exceptional limited alteration to the defined Green Belt boundary to meet a specific need should only be done through the plan making process and not in response to a planning application.

The Planning Inspector in his decision of November 2006 for the site considered that the development was inappropriate and harmful to the Green Belt and that substantial weight needed to be apportioned to that harm. He also considered that the development was obtrusive in a substantially undeveloped part of the countryside, which would erode its character, have a detrimental impact on the local area and reduce the openness of the appeal site to a significant extent. Since that decision the applicant has constructed a bund along the south-eastern boundary which does assist in providing a certain level of screening of the site from the A423, but only when travelling in a north-westerly direction. However, the widening of the access road into the adjacent Woodside Park Caravan Site does partially increase the visibility of the site from the A423 at that point.

When the Local Planning Authority considered the application in 2010 to renew the planning permission at Greenbanks Caravan Park it maintained that the harm to the Green Belt through inappropriateness remained significant and the proposed continued use of land as a gypsy site would still adversely impact upon the character and appearance of the countryside causing substantial visual injury to the landscape. In November 2006 the Inspector considered that the lack of alternative sites at that time for the appellant and his family was a significant factor, but he held that such material considerations even when added together with other points did not outweigh the considerable harm on the Green Belt and local area and therefore, a permanent permission was not appropriate.

These factors plus the sites location in close proximity to the main rural settlement of Ryton Upon Dunsmore and very special circumstances put forward resulted in the 2014 application on the site being granted permanent planning permission to replace the temporary permissions that had previously been granted on the site.

This current submission, in its amended form, seeks permission for the provision of an additional 2 pitches on-site for private purposes with each pitch providing both a static caravan and a touring caravan alongside parking provision. Both of these pitches would be within the curtilage approved for the existing 2 pitches on the site. The proposal as amended following dialogue with officers has seen the total number on-site reduced by 1 from 5 pitches to 4 as well as the area covered by the proposed development reduced from the entire site to that contained within the existing curtilage.

The agent has, as part of the submission, provided a Design And Access Statement which sets out the applicants case and puts forward their case and special circumstance. It details that over the period since the original temporary permission was granted followed by other renewals and the permanent permission, the applicants family has grown in age to a point whereby the 2 existing static mobile homes on-site are not of sufficient size to accommodate the family. In order to allow the family to stay together as a unit it is proposed to provide the additional units which would facilitate this.

The development is not included within the acceptable list of developments in the Green Belt and is therefore by definition inappropriate development. Following a period of temporary permissions for the use of the site by gipsies and travellers personal to the applicant and his family a permanent permission was granted in 2014 for their occupation and use of the site

based on the very special circumstances that had been put forward and were found to be very special circumstances of a level to justify the permanent permission. In this instance the provision of the 2 additional mobile homes and the 2 touring caravans would still be inappropriate development. However, the bulk of the case put forward in support of the scheme is as was previously accepted in 2014 to be very special circumstance with the increased age of the children being the new element of the argument. Furthermore, within the LPA area there is a shortfall in the provision of such sites below what is required and while the proposed units would be occupied by the dependants of the applicant they would still count toward meeting this provision.

Given that there is a desire to allow the family unit to remain together and given the amendments provided containing the additional elements within the approved curtilage of the site along with the very special circumstances already accepted in 2014 with the proposal providing 2 additional pitches of the current shortfall, officers are of the opinion that very special circumstances exist such that the proposal complies with the provisions of the NPPF and therefore Core Strategy policies CS1 and CS22.

Impact on the qualities, character and amenity of the area including neighbouring amenity:

Policy CS16 states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated. This policy also seeks to ensure amenities of neighbouring and surrounding are protected. Similarly, the Sustainable Design and Construction Supplementary Planning Document states that the siting, size and design of an extension must not dominate the existing building and should be sympathetic with and appear subservient to the original dwelling. Paragraphs 56 and 57 of the NPPF require all development proposals to be of a high quality design.

The design, appearance, scale, massing and proportions of the proposed mobile homes and touring caravans are dictated through their means of manufacture so are not readily able to be altered. They will be read in the context of the existing mobile homes and touring caravans on-site so would fit in with the character and appearance of the site where they will be located.

A bund exists around an element of the site such that there is a screening effect reducing the impact on the openness of the area. Further to this an indicative landscaping scheme has been provided showing how the site could have further landscaping provided that would provide additional screening thus further minimising their visual appearance within the immediate and wider area thus ensuring any impact is of such a low level as to not justify a refusal.

The sites lies within the countryside and the closest properties to the actual part of the site where the caravans are located are those at Woodside Caravan Park. Whilst the boundary of the site is approximately only 6 metres away from the private pitches on the edge of Woodside Caravan Park there is a substantial landscaped bund separating the two sites. This bund provides a significant level of screening between the two sites and is judged to be an acceptable relationship. In addition, the former Bull & Butcher Public House which is currently vacant lies approximately 60 metres away and Sunrise Park lies approximately 100 metres away. Based on these distances of separation it is not considered that the scale and bulk of the proposed development would result in a loss of privacy or overshadow the surrounding properties to such a level to justify a reason for refusal. Therefore the proposal complies with policy CS16 in this respect.

### Impact on protected species

Saved Local Plan Policy E6 states that the Borough Council will seek to safeguard, maintain and enhance features of ecological and geological importance. Paragraph 118 of the NPPF requires local authorities to have regard to the conservation and preservation of protected species and their habitats.

Natural England and Warwickshire County Council Ecology Unit have raised no objection to the proposal as they do not consider that the scheme would have an adverse effect on the Ryton Wood Site of Special Scientific Interest (SSSI). WCC Ecology have requested a condition and informative be attached to any approval which are acceptable. Therefore, the proposal would accord with saved policy E6 and the NPPF

### Impact on parking and highway safety

Saved Local Plan Policy T5 details planning permission will only be granted for development that incorporates satisfactory parking facilities. Furthermore, the Planning Obligations SPD details parking standards which should be provided for various types of development. Paragraph 39 of the NPPF requires development proposals to have regard to the safety of all highway users.

In respect of highway safety, WCC Highway Authority has assessed the proposal and commented with no objections to the proposal as they are satisfied the proposal would not impact upon highway safety.

In respect of parking provision there is space available within the site to enable parking provision to be in accordance with the levels contained within the Planning Obligations SPD. As such the provisions of the Planning Obligations SPD and Saved policy T5 have been complied with.

### Conclusion

The development remains inappropriate within the Green Belt that results in harm to the character and appearance of the area and would have a significant impact on the openness of the Green Belt, especially on the basis of a permanent permission. However, whilst this level of significance is reduced in this particular case because of the adjacent large permanent gypsy and traveller pitches, it is still considered that the significance of the harm to the Green Belt is great enough to warrant the application to be referred to the National Planning Casework Unit for assessment if approved. The material considerations including the personal circumstances of the applicant and his family do, on balance, support the proposal for a permanent basis. It is therefore considered that the planning permission be approved subject to consultation with the National Planning Casework Unit.

### **Recommendation:**

The recommendation is for approval subject to the referral of the application to the National Planning Casework Unit, as the proposal by reason of its scale, nature and location, would have a significant impact upon the openness of the Green Belt, the Head of Planning & Culture be granted delegated powers to grant planning permission subject to conditions and informatives.

Report prepared by: Richard Redford

27<sup>th</sup> August 2015

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R14/1266

### **DATE VALID**

11/11/2014

### **ADDRESS OF DEVELOPMENT**

GREENBANKS CARAVAN PARK  
OXFORD ROAD  
RYTON ON DUNSMORE  
COVENTRY  
CV8 3JY

### **APPLICANT/AGENT**

Jo Gregson  
South West Law Limited  
2nd Floor  
48-54 West Street  
St Phillips  
Bristol  
BS2 0BL  
On behalf of Mr S Kerry

### **APPLICATION DESCRIPTION**

Proposed change of use of land for for use as a 4 private pitch Gypsy site with childrens play area and associated ancillary development

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

#### CONDITION 1:

The use hereby permitted shall be carried on only by Mr Stephen Kerry and/or Mrs Marina Kerry and their dependent children unless otherwise agreed in writing by the Local Planning Authority. Should their use of the site cease, all caravans, structures, materials and equipment brought on to the land in connection with the use shall be removed and the land laid out in accordance with a scheme of works and associated timeframes that have been submitted to and approved in writing by the Local Planning Authority prior to the cessation of their use of the site and thereafter retained.

#### REASON:

The site lies within the Green Belt where planning permission is not normally granted except where there are very special circumstances and in the interests of the amenities of the locality.

#### CONDITION 2:

The development shall not be carried out other than in accordance with the:

Application form, Design and Access Statement dated 5th November 2015, and drawings numbered 1451/03 dated September 2014 and 0528/01B dated April 2003; submitted to and received by the Local Planning Authority on 11th November 2015; and

Amended drawing numbered 1451/03 dated March 2015 submitted to and received by the Local Planning Authority on 24th March 2015.

REASON:

For the avoidance of doubt.

CONDITION 3:

The use hereby permitted shall be for the stationing and residential occupation of 8 caravans, of which no more than 4 shall be single unit static caravans.

REASON:

The site lies within the Green Belt where planning permission is not normally granted except where there are very special circumstances and in the interests of the amenities of the locality.

CONDITION 4:

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

REASON:

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

CONDITION 5:

There shall be no parking, stationing or storage on the site of any vehicles in excess of 3.5 tonnes.

REASON:

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

CONDITION 6:

No external generators shall be used unless they are enclosed and sited in accordance with details submitted to and approved by in writing with the Local Planning Authority.

REASON:

In the interests of the amenities of the locality.

CONDITION 7:

Unless otherwise agreed in writing with the Local Planning Authority, within 3 months of the date of this decision notice a comprehensive landscaping scheme, including additional soft landscaping to the bund to the south east and north-eastern and north-western boundaries, shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented in full no later than the end of the planting season 2015/2016. 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 and assist in the site's assimilation into the surrounding landscape in this Green Belt location.

CONDITION 8;

The development hereby permitted shall not commence until a protected species method statement for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

REASON;

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

CONDITION 9;

Each plot shall comprise no more than one static mobile home and one touring caravan.

REASON;

To ensure development is carried out in accordance with the approved details.

CONDITION 10;

Any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

REASON;

In the interests of visual amenities.

CONDITION 11;

Prior to the development commencing full details of the existing and / or proposed septic tank shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

REASON;

To ensure the waste disposal measures for the site are of a satisfactory level.

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.

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;

The site will require a caravan site licence as required under the Caravan Site and Control of Development Act 1960. This licence will include conditions such as the distance between units and the boundary, number of facilities, electricity provisions etc. Further details and an application form for a caravan site licence can be found on the Council's website or from the Public Health and Licencing Team on (01788) 533 882.

## INFORMATIVE 2;

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

**Reference number: R15/0564**

**Site address: 8 Belgrave Drive, Rugby**

**Description: Retention of conversion of integral garage to study and utility area.**

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

**The Proposal;**

Retrospective planning permission is sought for the conversion of an integral garage to a study and utility area for use in association with the main dwelling. The garage door has been removed and replaced with brickwork matching the dwelling and a window facing toward the road. Parking spaces are provided on hard standing to the front of what was the garage.

**Site History;**

While the site itself has no relevant planning history, when the estate was developed a condition was attached the approval preventing garages being converted without planning permission.

**Consultee Correspondence;**

WCC Highway Authority      No objections

**Third Party Correspondence;**

Neighbours (1)	Object	On the grounds of errors on the application forms; the application description is incorrect; the property being in joint names whilst only one appears on the application forms; answers to questions 5 and 8 on application form being incorrect; other works having taken place without permission; if the Highway Authority have been consulted regarding dropped kerbs; a garage in the rear garden not having permission or forming part of the application; and a vehicular access way through the site boundary having been formed.
Neighbours (1)	Comment	That the proposal does not affect the surrounding area or feel to the street with no extra noise or traffic.

**Other Relevant Information;**

The application is brought before the Planning Committee for determination as the applicant is a Council employee.

Located within the Rugby Urban Area, the site is occupied by a detached two-storey residential dwelling and is surrounded by other two-storey detached dwellings. Ground levels fall along Belgrave Road toward number 10. 2 on-site parking spaces already existing to the front of what was the garage with an area also being an area for a further car to the rear of the dwelling.

**Relevant Policies;**

RBCS Policy CS16                      Complies              Design And Appearance of Development

Planning Obligations SPD

Sustainable Design & Construction SPD Inc Residential Design Guide

NPPF

**Consideration;**

The main issues for consideration relate to parking provision on the site as well as design and appearance of the alterations in the area.

Within the Planning Obligations SPD details relating to parking requirements for developments are provided with, in this instance, there being a need for 2 on-site spaces given that the dwelling has 3 bedrooms. Currently there are 2 spaces on an area of hard standing to the front of what was the garage with a third available to the rear of the dwelling. While the third space to the rear of the property is not ideal it is still a parking space nonetheless. With 3 spaces provided and available on-site the proposal complies with the provisions of this SPD.

The proposal has resulted in the provision of a study and a utility room in the area previously used as the garage. To the front of the building the garage door has been removed and replaced by brickwork matching the dwelling with a centrally positioned window that is similar in its design, appearance and proportions to other windows in the dwelling so allowing it to fit in without raising any adverse or detrimental impacts on the building itself or area. Visually the alterations made are in-keeping with the building and area. There will not be any adverse or detrimental impacts on neighbouring amenity. On this basis the proposal complies with the provisions of policy CS16 as well as the Sustainable Design and Construction SPD.

**Recommendation;**

Recommend approval subject to conditions.

Report prepared by: Richard Redford                      18<sup>th</sup> August 2015

**DRAFT DECISION**

**APPLICATION NUMBER**

R15/0564

**DATE VALID**

13/03/2015

**ADDRESS OF DEVELOPMENT**

8 Belgrave Drive  
Rugby  
CV21 1TJ

**APPLICANT/AGENT**

Mr Phillip Short  
8 Belgrave Drive  
Rugby  
Warwickshire  
CV21 1TJ

**APPLICATION DESCRIPTION**

Retention of conversion of integral garage to study and utility area.

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

CONDITION 1:

This permission shall be deemed to have taken effect on [specify].

REASON:

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

CONDITION 2;

The current parking spaces available shall remain available in perpetuity for parking in association with the dwelling.

REASON;

To ensure sufficient parking provision is provided, maintained and retained in association with the dwelling.

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	9 September 2015
<b>Report Title</b>	Delegated Decisions – 23 July 2015 to 12 August 2015
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Contact Officer</b>	Dan McGahey 3774
<b>Report Subject to Call-in</b>	Y
<b>Report En-Bloc</b>	N
<b>Forward Plan</b>	N
<b>Corporate Priorities</b>	N/A
<b>Statutory/Policy Background</b>	Planning and Local Government Legislation
<b>Summary</b>	The report lists the decisions taken by the Head of Planning and Recreation under delegated powers.
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	N/A

***Environmental Implications*** N/A

***Legal Implications*** N/A

***Equality and Diversity*** N/A

***Options*** N/A

***Recommendation*** The report be noted.

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

**Rugby Borough Council**

**Planning Committee – 9 September 2015**

**Delegated Decisions – From 23 July 2015 to 12 August 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: 9 September 2015  
Subject Matter: Delegated Decisions – 23.07.2015 to 12.08.2015  
Originating Department: Planning and Recreation

### **LIST OF BACKGROUND PAPERS**

There are no background papers relating to this item.

DECISIONS TAKEN BY THE HEAD OF PLANNING AND RECREATION UNDER  
DELEGATED POWERS FROM 23.07.2015 TO 12.08.2015

**A. APPLICATIONS – DELEGATED**

<b>Applications Refused</b>		
<i>R15/1137 Refused 31.07.2015</i>	Grange Farm Brandon Lane Coventry	Outline application: 5 no. eco-houses; access, layout & scale.
<i>R15/0977 Refused 06.08.2015</i>	1 Top Park Top Road Coventry	Erection of dog kennels.
<i>R14/2264 Refused 10.08.2015</i>	Barnacle House Farm Top Road Barnacle Coventry	Retrospective permission for change of use of agricultural land to running of a car sales business and siting of a portacabin.
<i>R15/0058 Refused 11.08.2015</i>	15 Devonshire Close Cawston Rugby	Conversion of garage to a room within the dwelling.
<b>Applications Approved</b>		
<i>R15/1298 Approved 23.07.2015</i>	276 Rugby Road Binley Woods Coventry	Alterations to front elevation of dwelling house.
<i>R15/1175 Approved 23.07.2015</i>	2 Durrell Drive Cawston Rugby	Erection of two storey rear extension.
<i>R14/1910 Approved 24.07.2015</i>	Land at Draycote Water Entrance Southam Road Kites Hardwick	Demolishing of existing 5 residential properties and associated outbuildings and erection of 6 detached properties together with associated works.
<i>R15/1284 Approved 24.07.2015</i>	47 Broad Street Rugby	Erection of two storey front and side extension (Amendment following approval of R15/0920).

<i>R15/1277 Approved 24.07.2015</i>	Home Farm Pailton Road Harborough Magna	Extensions and alterations to dwelling.
<i>R15/1308 Approved 24.07.2015</i>	The Revel C of E Primary School Brockhurst Lane Monks Kirby	Proposed single storey teaching block, consisting of a classroom, toilets, storage & circulation, incl. associated works.
<i>R15/1289 Approved 27.07.2015</i>	Highfield Farm Frankton Lane Highfield Frankton	Erection of a fodder store.
<i>R15/1360 Approved 28.07.2015</i>	Rugby Model Engineering Rugby Model Engineering Society Onley Lane Rugby	Erection of single storey storage building in association with existing model railway.
<i>R15/0554 Approved 28.07.2015</i>	31 North Road Clifton Upon Dunsmore Rugby	Erection of single storey front and rear extensions and external alterations to fenestration.
<i>R15/1376 Approved 28.07.2015</i>	Rugby Town Junior Football Club Kilsby Lane Hillmorton Rugby	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.
<i>R15/1361 Approved 29.07.2015</i>	Central Park Local Centre Bryant Road Rugby	Extension of existing car park.
<i>R15/1028 Approved 29.07.2015</i>	JLR Property Unit 3, Prologis Park Ryton Imperial Road Ryton on Dunsmore Rugby	Installation of a temporary paint repair booth.
<i>R15/1368 Approved 29.07.2015</i>	The Old Village Hall Pailton Road Harborough Magna	Removal of condition 2 of R05/1097/17223/PLN- Change of use from (B1) offices to mixed use (residential and commercial)- to allow full residential usage.

<i>R15/1176 Approved 29.07.2015</i>	18 Finmere Rugby	Conversion of existing garage to provide further living accommodation and the insertion of a bay window.
<i>R15/1381 Approved 30.07.2015</i>	218 Lawford Road New Bilton Rugby	Conversion of 3 no. apartments to 1no. six bedroom unit of multi-occupancy including further first floor extensions to the rear.
<i>R15/1156 Approved 30.07.2015</i>	Stonemarket Oxford Road Ryton-on-Dunsmore	Planning application to erect and operate a mortar batching plant, ancillary plant and machinery, a portable office and use of existing aggregate bays.
<i>R14/2199 Approved 31.07.2015</i>	Coton House Lutterworth Road Churchover Rugby	Change of use of Coton House to a single dwelling house, erection of associated garaging, gym and spa, re-instatement of former north drive, alterations to the access onto A426 with associated boundary treatments and provision of bat barns.
<i>R15/1391 Approved 31.07.2015</i>	154 Bawnmore Road Rugby	Erection of two storey side/rear extension with associated works to all elevations to include new render, cladding, windows, hipped roof to garage and the erection of a canopy to front.
<i>R15/1421 Approved 03.08.2015</i>	Somers House 25 Somers Road New Bilton Rugby	Removal of landscape area and enlargement of existing car park. (Re-submission of previously approved application R11/0639).
<i>R15/1386 Approved 03.08.2015</i>	34 Lime Tree Avenue Bilton Rugby	Single storey front, side and rear extension.
<i>R15/1430 Approved 04.08.2015</i>	158 Montague Road Bilton Rugby	Resubmission of R15/0590 to include new UPVC window in east elevation.
<i>R15/1296 Approved 04.08.2015</i>	19 Walford Place Rugby	Erection of two storey side extension.
<i>R15/1441 Approved 05.08.2015</i>	58 Grendon Drive Brownsover Rugby	Erection of a conservatory to the rear elevation.

<i>R15/0701 Approved 06.08.2015</i>	4 Lancaster Road Rugby	Erection of detached dwelling house with associated parking (material amendment to approved planning permission R13/1085 dated 13/03/2014).
<i>R15/1282 Approved 06.08.2015</i>	7 Main Street Stretton-under-Fosse	Erection of a two storey side extension to include a double garage and balcony, installation of new windows to first floor and front/side extension.
<i>R15/1444 Approved 07.08.2015</i>	122 Tennyson Avenue Rugby	Proposed 1.5 storey dwelling on land adjacent to 122 Tennyson Avenue.
<i>R15/1262 Approved 10.08.2015</i>	1 Bond End Monks Kirby Rugby	Retrospective application for alterations to planning permission reference R13/0216 (Demolition of a car port and erection of a garage and extension, approved 03/04/13) regarding raising the roof height of the garage and insertion of windows in the garage.
<i>R14/1181 Approved 11.08.2015</i>	The Raven Inn 68 Broad Street Brinklow	Demolition of existing outbuilding.
<i>R15/1458 Approved 11.08.2015</i>	11 Hazelwood Close Rugby	Erection of two storey front extension to include garage and continuation of roof.
<b><i>Prior Approval Applications</i></b>		
<i>R15/1339 Prior Approval Not Required 23.07.2015</i>	22 Oatland Drive Cawston Rugby	Prior approval application for the erection of an extension (a conservatory) projecting 3.5 metres from the rear elevation of the original dwelling, 2.2 metres in height to the eaves and 3 metres in height to the highest point of the extension.
<i>R15/1461 Prior Approval Not Required 23.07.2015</i>	Land North of Marton Road Marton Road Birdingbury	Prior notification of a proposed new agricultural building.
<i>R15/1325 Prior Approval Not Required 23.07.2015</i>	Toft Barn Southam Road Toft Rugby	Erection of an agricultural building.

<i>R15/0929 Prior Approval Required and Granted 30.07.2015</i>	iKon Building 1 Bailey Road Central Park Rugby	Prior notification of intention to convert existing office building to a Free School (resubmission of prior approval application reference R15/0012).
<i>R15/1457 Prior Approval Not Required 07.08.2015</i>	31 Alicia Close Cawston Rugby	Single storey rear extension.
<i>R15/1452 Prior Approval Not Required 11.08.2015</i>	Grange Farm London Road Coventry	Notification for the change of use of three agricultural building to dwelling houses.
<b>Listed Building Consents</b>		
<i>R14/2183 Listed Building Consent 28.07.2015</i>	Coton House Lutterworth Road Churchover Rugby	Listed Building Application for various internal and external alterations to form one dwelling.
<b>Advertisement Consents</b>		
<i>R15/1350 Advertisement Consent 23.07.2015</i>	Rugby Health and Wellbeing Centre Drover Close Rugby	Advertisement consent for 1x fascia sign and 1x projector sign.
<i>R15/1388 Advertisement Consent 29.07.2015</i>	TK MAXX Unit A1 Elliotts Field Retail Park Leicester Road Rugby	Advertisement consent for the installation of 1no. fascia sign, 1no. canopy sign and 2no. projecting signs.
<i>R15/1367 Advertisement Consent 05.08.2015</i>	Next Unit 1 Elliotts Field Shopping Park Leicester Road Rugby	Retrospective advertisement consent for one internally illuminated sign.
<b>Certificate of Lawful Use or Development</b>		
<i>R15/1287 Certificate of Lawful Use or Development 24.07.2015</i>	Barn at Manor Farm Manor Farm Hinckley Road Burton Hastings	Certificate of lawfulness for an existing use for the barn (including the lean to) for operations under use class B8 (Storage).

<b>Approval of Details/ Materials</b>		
<i>R11/1297 Approval of Details 24.07.2015</i>	Elliotts Field Retail Park Leicester Road Rugby	Redevelopment of Retail Park to include the demolition of existing units B1 to C2 and the erection of 12 new (class A1) retail units (with ancillary class A3); replacement structural frame to unit A2, the sub division of unit A2 and the installation of mezzanine floor space; external alterations to unit A1; erection of 2 new cafe (class A3) units; reconfiguration of the car park layout; alterations and improvements to the access including 2 no. new service and delivery access off Old Leicester Road; alterations and enhancements to landscaping and associated works.
<i>R13/0202 Approval of Details 24.07.2015</i>	Horseshoe cottage 9 Smeaton Lane Stretton under Fosse Rugby	Replacement and relocation of an existing equestrian ménage.
<i>R15/0883 Approval of Reserved Matters 23.07.2015</i>	Unit DC7 Prologis Ryton Sites A & B Former Peugeot Site Oxford Road Ryton-on-Dunsmore	Application for Reserved Matters for Unit DC7 relating to appearance, landscaping, layout, and scale, including ancillary car parking, loading areas, gatehouse, sprinkler tanks and pump house (Application K), against outline planning permission R14/0217 (for the use of land for Class B2 (General Industry) & Class B8 (Storage, Warehouse & Distribution) employment purposes together with ancillary offices, gatehouses, car parking and associated road infrastructure and landscaping, including access).
<i>R13/2316 Approval of Details 27.07.2015</i>	Lineside Nursery Church Lawford Lineside Nursery Rugby Road Church Lawford Rugby	Replacement of existing mobile home with agricultural workers dwelling.
<i>R11/1297 Approval of Details 28.07.2015</i>	Elliotts Field Retail Park Leicester Road Rugby	Redevelopment of Retail Park to include the demolition of existing units B1 to C2 and the erection of 12 new (class A1) retail units (with ancillary class A3); replacement structural frame to unit A2, the sub division of unit A2 and the installation of mezzanine floor space; external alterations to unit A1; erection of 2 new cafe (class A3) units; reconfiguration of the car park layout; alterations and improvements to the access including 2 no.

		new service and delivery access off Old Leicester Road; alterations and enhancements to landscaping and associated works.
<i>R11/1297 Approval of Details 28.07.2015</i>	Elliotts Field Retail Park Leicester Road Rugby	Redevelopment of Retail Park to include the demolition of existing units B1 to C2 and the erection of 12 new (class A1) retail units (with ancillary class A3); replacement structural frame to unit A2, the sub division of unit A2 and the installation of mezzanine floor space; external alterations to unit A1; erection of 2 new cafe (class A3) units; reconfiguration of the car park layout; alterations and improvements to the access including 2 no. new service and delivery access off Old Leicester Road; alterations and enhancements to landscaping and associated works.
<i>R14/1703 Approval of Details 12.08.2015</i>	Unit 4 (Plot 4, Unit 1) (Rugby Gateway) Waver Way Rugby	Erection of building for B8 - storage and distribution use, with associated access and other works. (Approval of reserved matters relating to outline planning permission R10/1272).
<b>Approval of non-Material Changes</b>		
<i>R15/0947 Approval of non-material changes 04.08.2015</i>	88 Constable Road Hillmorton Rugby	Single storey side and rear extension and front porch.
<b>Withdrawn/ De-registered</b>		
<i>R15/1348 Withdrawn 22.07.2015</i>	Ivy House Farm Green Lane Lutterworth	Notification for the change of use of an agricultural building to an office use.