

18th September 2015

PLANNING COMMITTEE - 30TH SEPTEMBER 2015

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 30th 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 New Barn Farm, Coventry Road, Cawston

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 9th September 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 – 13th August 2015 – 2nd September 2015.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2015/16 – 7) are attached.

Membership of the Committee:

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

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

*If you wish to attend the meeting and have any special requirements for access please contact the Democratic and Scrutiny Services Officer named above.
The Council operates a public speaking procedure at Planning Committee. Details of the procedure, including how to register to speak, can be found on the Council's website (www.rugby.gov.uk/speakingatplanning).*

Planning Committee – 30th 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

Item	Application Ref Number	Location site and description	Page number
1	R15/1317	New Barn Farm, Coventry Road, Cawston, CV23 9JP Retention of change of use of part of existing B1 unit to retail (A1) use (amended resubmission of R15/0566).	3

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
2	R15/0876	Land adjacent existing cottages, Coton House, Lutterworth Road, Churchover, Rugby The erection of a detached dwelling and double garage.	9

Reference number: R15/1317

Site address: New Barn Farm, Coventry Road, Cawston, CV23 9JP

Description: Retention of change of use of part of existing B1 unit to retail (A1) use (amended resubmission of R15/0566)

Case Officer Name & Number: Ruari McKee – 01788 533489

Site description

The application site sits just to the south west of the Rugby Urban Area, within close proximity to the entrance to the Rugby Western Relief Road at Coventry Road. The site is extensively screened and accessed via a long private drive leading directly off the A4071 Coventry Road.

The property itself is a former agricultural barn of circa 1980s construction. The barn is 36 metres long, 12 metres wide, with a total floor area of 732 square metres.

The building has been subdivided into 5 separate units with a sixth for storage. The front sections of the building- units 1 and 2- have been converted to usage as a retail showroom without planning permission (trading started in September 2014). Units 3 and 4 are being used as storage to serve the showroom, which is permitted development.

The building is currently being used as a furniture retail business.

Proposal Description

This is a retrospective application prompted by an investigation by the Planning Enforcement Team which found that a change of use from B1 to A1 had been undertaken without planning permission.

This application seeks the continuation of use of the existing building as a retail showroom and ancillary retail storage. The application regards 560 square metres in total, of which 272 square metres is a showroom area without planning permission and the rest the associated storage (which has been done under permitted development).

The application is to be considered by members of the planning committee and is subject to a committee site visit at the request of Cllr Garcia.

Relevant Planning History

R04/0500/23550/P Change of use of barn to business use (Class B1) – (retrospective) - Approved

The barn was used for storage since 2001 and then submitted a retrospective planning application. This was approved. Note 1 of the Planning Permission states that:

“This permission does not permit retail use or car sales activity that would need to be the subject of further planning applications.”

The front unit was converted from B1 to A1 without planning permission and a request to submit a planning application was made by RBC Enforcement Team in September 2014. An application was submitted in February 2015:

R15/0566 - Continuation of use of existing building as retail showroom and retail storage – Withdrawn.

This application was recommended for refusal and then called in to Planning Committee. It was subsequently withdrawn before the committee date to allow the agent to gather the required evidence for a change of use.

Technical Consultation Responses

WCC Ecology – No response

WCC Highways – No objection, subject to a Planning Condition relating to widening the existing access to the site

Rugby Borough Council Development Strategy – Objection on the grounds that the proposal is contrary to Saved Policy ED6

Third party responses

Neighbours – No response

Members of the public – Former Ward Cllr Graham Francis (who was a serving Cllr when R15/0566 received)

Comments that ED6 is not appropriate for this application because the change of use has already occurred and that RBC should take a flexible approach to interpreting policy:

“Policy ED6 clearly applies to loss of existing buildings where employment is currently taking place or the change of use which affects current employment. The Furniture Gallery is not replacing existing buildings or employment and therefore cannot be expected to provide solid evidence for something that does not exist. Policy ED6 does not refer to speculative employment for non-existent buildings.”

“I fully understand that you need an employment protection policy for planning but there is no employment under threat from this application. The site is so small that two warehouses is the maximum number which could occupy the gallery site.”

Relevant Planning Policies and Guidance

National Policy

National Planning Policy Framework Paragraph 24

NPPF Part 9

Core Strategy

CS1 Development Strategy

CS16 Sustainable Design

Saved Local Plan Policies

Policy ED6

E6 Biodiversity

T5 Parking Facilities

Determining Considerations

The key considerations for this application will be the Development Strategy objections received with regard to Saved Local Plan Policy's ED6.

National Planning Policy Framework Paragraph 24 and Part 9, Core Strategy Policy CS1 and CS16, Policy T5 and E6 will also be considered.

Assessment of proposals

The application will be determined by whether the weight of evidence provided is sufficient to justify the change of use.

Saved Local Plan Policy ED6 – Retention of other employment uses

As aforementioned, Policy ED6 sets the following criteria for an application for a change of use from use class B usages:

1. The applicant can demonstrate that there is no reasonable prospect of employment use continuing, resuming or being attracted; or
2. Continued use for employment purposes would cause demonstrable harm to the environment or local amenity.

This can be proven through: "...proof of appropriate marketing of the site over a reasonable period of time, at a price that reflects its current use, and that no reasonable offer has been refused."

To comply with Policy ED6, the applicant must demonstrate that there is no reasonable prospect of B1 employment use continuing, resuming or being attracted or that continued employment use would cause demonstrable harm to the environment or local amenity.

RBC Development Strategy have objected as the application does not comply with Policy ED6.

Policy ED6 requires the property to be marketed for a reasonable period and as the unit has not been marketed, in line with RBCs statement of positive engagement it was agreed that a Marketing Assessment could provide a suitable alternative to analyse the units marketability for B1 uses.

Saved Policy ED6 does allow for the circumstance of buildings within employment uses (B class uses) to change use following demonstration that employment uses cannot continue or resume or be attracted. In demonstrating the former, as set out in the supporting text to Saved Policy ED6, this is achieved through the marketing of the premises. No marketing of property has been undertaken however it is acknowledged that the marketing report states that there would be "limited demand and it would be difficult to let or sell".

The marketing report continues to state "If instructed to let the unit and it has not been let within a six month period we would reserve the right to discuss with you a revision of the asking rent in an effort to attract more interest. Alternatively, it may be prudent to seek planning consent for alternative uses such as A1, A2 retail/offices where these are likely to be in higher demand." The approach set out within the marketing report would comply with the policy requirement. The marketing report therefore does not state that employment uses cannot continue or resume or be attracted.

RBC Development Strategy does not consider the evidence provided as sufficient to be compliant with Policy ED6. This is because the marketing assessment identifies no new factors which have not previously been assessed as part of the previous planning application for B1 usage. For example, the marketing assessment identifies a “narrow access and slightly restricted loading bays”. Additionally, as the B8 element of the business and the A1 element already operate from the site, the factors identified are not considered to have significant weight in relation to Policy ED6. Neither does it demonstrate demonstrable harm to the environment or local amenity.

In summary, it is considered that the report fails to identify any factors which would affect B1 employment use continuing, resuming or being attracted, therefore the application is not compliant with Policy ED6.

National Planning Policy Framework Paragraph 24

Paragraph 24 states: “Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan.”

A sequential test has been submitted with this application. The sequential test establishes criteria which the applicant deems essential such as size requirements for their business to operate. The sequential test then analyses units within the town centre, local centres and retail parks that were available during June 2015 in relation to these criteria. The test examines the units size, storage and other factors.

The correct interpretation of the sequential test is defined by Planning Case Law, especially in Tesco Stores Ltd Vs Dundee City Council. This states that the suitability of a unit is defined as

“suitable for the development proposed by the applicant” and therefore a business’s operations cannot be compartmentalised to fit a retail unit.

Therefore, based on the fact that the storage unit is considered ancillary to the retail unit, the combined size of 560 square metres means that the sequential test is passed as there are no units within the town centre or anywhere else in Rugby which could accommodate the business.

Policy CS1

Policy CS1 states: “The location and scale of development must comply with the settlement hierarchy. It must be demonstrated that the most sustainable locations are considered ahead of those further down the hierarchy”.

The proposal is located within the West Midlands green belt. The proposal is considered compliant with Policy CS1 by virtue of passing the sequential test.

NPPF Part 9- Impact on the openness of the green belt

The application includes internal works in support of the change of use, thus does not alter the buildings impact on the openness of the green belt and presents no additional impacts over the original planning permission.

Policy CS16 - Impact on the qualities, character and amenity of the area

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 area.

The main external alteration to the property has been the installation of a glass frontage. This is deemed to not impact the qualities, character or amenity of the area as it is not a significant departure from what was approved in the original planning permission.

Signs advertising the business have been erected without planning permission and RBC Planning Enforcement has requested that they be removed.

Policy CS16 - Impact on the amenity of neighbouring properties

Policy CS16 states that development should ensure the amenities of existing and future neighbouring properties are safeguarded.

The only neighbouring units are within the farm complex itself. However, there are no significant external alterations which would affect the amenity of neighbouring properties.

Policy T5 - Parking facilities

Policy T5 states that "Planning Permission will only be granted for development incorporating satisfactory parking facilities including provision for motor cycles, cycles and for people with disabilities...based on the Borough Councils standards ."

The site is compliant with Rugby Borough Council parking standards. The site provides spaces for 20 cars, 4 light goods vehicles, 4 motorcycles, 4 disability spaces and 10 cycle spaces.

E6- Biodiversity

No response from Warwickshire County Council has been received, thus the proposal is deemed to be compliant with policy E6.

Conclusion

The application represents a departure from planning policy and thus in the opinion of the Local Planning Authority this application is recommended for refusal due to a failure to comply with policy ED6 because there is insufficient marketing evidence to demonstrate that the unit is not viable in B1 usage.

Recommendation:

Refusal, due to non-compliance with Saved Local Policy ED6

DRAFT DECISION

APPLICATION NUMBER

R15/0566

DATE VALID

26/02/2015

ADDRESS OF DEVELOPMENT

New Barn Farm
Coventry Road
Cawston
Rugby
CV23 9JP

APPLICANT/AGENT

Dr Chris Down
C G Down
Manor House
Church Street
Rugby
Warwickshire
CV23 0EW
On behalf of Mr Gary Cole, Furniture Gallery

APPLICATION DESCRIPTION

Continuation of use of existing building as retail showroom and retail storage

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

REASON FOR REFUSAL 1

It is the considered opinion of the Local Planning Authority, having regard to saved policy ED6, that the use would result in the loss of an employment use within class B1 and that the applicant has failed to demonstrate that there is little prospect, in business and marketing terms, of such a use continuing, resuming or being attracted to the site contrary to saved policy ED6.

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: R15/0876

Site address: Land adjacent existing cottages, Coton House, Lutterworth Road, Churchover, Rugby

Description : The erection of a detached dwelling and double garage.

Case Officer Name & Number: Richard Holt 01788 533687

This application is being presented to Planning Committee as it represents a departure from the Development Plan/National Planning Policy.

Description of site

This application relates to a portion of land which is within the south-western section of the Coton House site and lies to the far south west of the Grade II listed Former Stable Block and the Grade II* listed Coton House between the existing residential properties of Topiary Cottage (formerly Gardener's Cottage) and the two pairs of semi-detached cottages. The site is accessed off the long tree lined drive from the Lutterworth Road, A426.

The overall site has been subject to the clearance of a significant number of buildings associated with the Former Royal Mail Training Centre and works are currently ongoing at Coton House, the Former Stable Block, the Old Dairy and Buildings known as H, J & K to convert them into residential units.

This particular section of the site, to which the application relates, measures approximately 0.05 hectares in size and drops by approximately 1 metre from west to east from the existing tarmac driveway to a timber post and rail fence on the boundary. There is currently a mix of oak, sycamore, lime, holly and hawthorn trees of varying heights and condition across this portion of the site.

To the north east lies the first residential phase which has received approval for Plots 1-18 plus the conversion of the Grade II listed stable block into 8 residential properties. To the immediate north is an access road which serves the private sewage treatment works in the southern section of the Coton House complex. Beyond this will be Plot 11 of the first residential phase with Topiary Cottage beyond that. To the south east and north west are open fields and parkland that contribute to the overall setting of the site and include hedgerows and mature trees, whilst to the immediate south west are two pairs of 2-storey semi-detached cottages.

To the far south of the site is the M6 motorway with the urban edge of Rugby beyond, approximately 300m away. To the far north and west is the A426 and Churchover village lies approximately 1 kilometre (0.6 miles) north west of Coton House.

Description of proposals

This is a full application for a two storey 4-bedroom dwellinghouse with a detached double garage. The house will have an eaves height rising to approximately 5 metres and a ridge height of approximately 8.5 metres above ground level. The double garage to the side will have hipped roofs to all sides to reduce its bulk and match the adjacent garage at Plot 11 and have an eaves height of approximately 2.3 metres and overall ridge height of approximately 4.3 metres above ground level.

The property will be of a traditional appearance constructed from red brick with arched brick headers to the windows and doors and stone cills to the windows. The dwelling will have a chimney to the north eastern elevation and the eaves will have exposed rafters.

A mix of closeboarded fencing, post and rail fencing and metal estate railings will demarcate the boundary of the property. Three trees, 2 sycamore and 1 lime, will be removed to facilitate the development.

Four car parking spaces are shown to be provided on site with cycle storage indicated in the rear of the garage.

An arboricultural report, bat assessment and noise assessment have accompanied the application.

Technical consultation responses

WCC Highways	No objection
WCC Ecology	No objection, subject to informatives.
RBC Environmental Services	No objection, subject to conditions & informatives.
RBC Trees	No objection, subject to a condition
WCC Archaeology	Holding comments

Third party comments

Churchover Parish Council

(Original Comments)	Object	Unjustified foot-in-the-door attempt to secure extra dwellings; No enabling development justification provided to Parish; No policy support for residential development in countryside; Increasing concerns re creeping urbanisation on an enabling development argument being kept secret and breaching natural justice; Fully entitled to see all information submitted to justify proposals; & Reference made to previous objection to Hybrid Application, R12/1353, which included unsustainable development, traffic hazards, no guarantee of preserving estate and need for clear enabling development argument.
(Revised Comments)	Support	Following visit to site consider single dwelling has some merit in completing the streetscene near the existing 4 cottages and Topiary Cottage; & As Coton House been approved as 1 dwelling rather than 4 dwellings, proposal would not add to total numbers so can now support scheme.

Cllr L Hunt

(Original Comments)	Object	Not consistent with or necessary for protection of listed building/heritage assets; Will exacerbate dangers that already exist at turning from A426 into Coton Road; & Wish for Committee determination, site visit & to speak.
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(Revised Comments) Support No reason for site visit and withdraw request to speak; & Support application.

Relevant planning history

A Hybrid Planning Application seeking Full Planning Permission for the demolition of redundant buildings, alterations to existing access on to A426, change of use and extension of Coton House to form 4 dwellings, construction of garaging to serve Coton House, change of use of stable buildings and extension to form 8 dwellings, change of use of the old dairy and extension to form 1 dwelling, conversion of buildings H, J & K to form 3 dwellings, engineering works to form a noise bund, below ground installation of private sewage treatment plant; and Outline Planning Permission for the provision of a new estate village comprising of the provision of 60 dwellings together with internal access, road layout, car parking, relocation of electricity sub-station, landscaping and open space and 2 bat barns (access and layout to be considered at this stage) (76 dwellings in total).

R12/1353 Approved 09/05/2014

Application for prior notification of proposed demolition of non-listed curtilage buildings.

R14/0900 Not required 06/06/2014

Application for Reserved Matters for 18 dwellings relating to appearance, landscaping and scale (Phase 1) against hybrid planning application R12/1353 that included outline planning permission for the provision of a new estate village comprising of the provision of 60 dwellings.

R14/1794 Approved 08/04/2015

Application for Reserved Matters for 38 dwellings relating to appearance, landscaping and scale (Phase 2) against hybrid planning application R12/1353 that included outline planning permission for the provision of a new estate village comprising of the provision of 60 dwellings.

R15/0371 Approved 14/07/2015

Relevant planning policies and guidance

Rugby Borough Core Strategy, 2011

CS1 Development Strategy Conflicts*

*when read alongside the National Planning Policy Framework

CS11 Transport & New Development Complies

CS16 Sustainable Design Complies

Rugby Borough Local Plan 2006 – Saved Policies

GP2 Landscaping Complies

E6 Biodiversity Complies

E17 Development affecting parks & gardens and other elements of the historic landscape Complies

T5 Parking Standards

Complies

National Planning Policy Framework, 2012

National Planning Practice Guidance, 2014

Managing Significance in Decision-Taking in the Historic Environment (HEGPAP 2), Historic England 2015

The Setting of Heritage Assets (HEGPAP 3), Historic England 2015

Rugby Borough Council Sustainable Design & Construction Supplementary Planning Document, 2012

Assessment of Proposals:

General Principles:

The application site lies within the countryside and Policy CS1 considers that new development in the countryside will be resisted and only where national policy on countryside locations allows will development be permitted. Para 55 of the National Planning Policy Framework (NPPF) stipulates that planning should avoid isolated new homes in the countryside unless there are special circumstances such as the re-use of redundant or dis-used buildings which lead to an enhancement to the immediate setting.

The principle of the redevelopment of the grounds of Coton House was established by the hybrid permission, R12/1353, which granted full planning permission for the conversion of existing buildings into 16 dwellings and outline planning permission for 60 new build dwellings. Annex 2 of the NPPF states that previously developed land comprises of land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure, but does clarify that it should not be assumed that the whole of the curtilage should be developed.

The application site for the single dwelling lies between Topiary Cottage and the two pairs of semi detached cottages which formed part of the Coton House grounds. A large implement store has recently been demolished to the immediate north of the site and a new dwelling will be constructed in its place as part of the scheme approved under the hybrid application. Although the parcel of land to which the application relates did not form part of the red line site boundary of the hybrid scheme and is outside the residential curtilage of the existing houses on site, the characteristics of this small area of land and its relationship with existing built form, together with existing boundary treatments, clearly give an appearance that it constituted part of the overall Coton House complex. Whilst no structures or buildings occupy the application site, it is judged to be previously developed land.

Paragraphs 47 & 49 of the NPPF refers to Local Planning Authorities significantly boosting the supply of housing and that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF requires that local planning authorities demonstrate a five year housing land supply (plus 5% moved forward from later in the plan period to ensure choice and competition in the market). Where there has been a record of persistent non-delivery of housing, local planning authorities are then required to increase this buffer to 20% (again moved forward from later in the plan period). The Council has undertaken monitoring for 2013/14 and updated its position in November 2014. This shows that the Council can only demonstrate 4.13 years land supply with a shortfall of 558 dwellings.

Where the required land supply cannot be demonstrated by the planning authority the NPPF is specific, at paragraph 49, that relevant local policies for the delivery of housing must then be considered to be out of date and housing applications should be considered in the context of the presumption in favour of sustainable development.

The NPPF identifies three dimensions to sustainable development, economic, social and environmental. Although the site is within a countryside location and the NPPF seeks to safeguard the intrinsic character and beauty of such locations, the specific position of the dwelling would be on previously developed land between existing dwellings and immediately adjacent to the approved scheme to build 60 new dwellings. Therefore, based on the individual characteristics of the site it is not considered that when assessed holistically that the erosion of the countryside would be to such an extent that it would undermine the countryside policies of the Development Plan. However, the new dwelling lies outside the original hybrid planning application site boundary and would be remote from facilities and services with the occupants having a heavy reliance on private vehicles. This in turn does not help the move towards a low carbon economy and would fail to support a strong, vibrant and healthy community with accessible local services that reflect the community's needs and thus the construction of this extra new dwelling would have a very little economic benefit on its own. On this basis, the proposal is considered to represent an unsustainable form of development and therefore has the potential to seriously undermine planning policies designed to create sustainable patterns of development.

Nevertheless, the position of this extra unit on the Coton House complex, as identified above, is considered key to its overall assessment and it is judged that the provision of one extra dwelling, albeit outside the original hybrid application site boundary, is acceptable in principle as a departure from the Development Plan/National Planning Policy. Works to convert Coton House are well advanced and it is not considered that the provision of this extra dwelling is required from an 'enabling development' perspective.

Heritage Assessment/Impact on Listed Buildings:

Policy CS16 states that new development should seek to complement, enhance and utilise where possible, the historic environment and must not have a significant impact on existing designated and non-designated heritage assets and their settings. The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The NPPF considers that where a proposed development will lead to substantial harm to the significance of a heritage asset it should be refused and where a proposal will lead to less than substantial harm this harm should be weighed against the public benefits or the proposal securing its optimum use. Historic England's guidance on decision taking makes reference to understanding the significance of the heritage asset and its sensitivity to change can then unlock viable uses for the asset and secure its long term future. It acknowledges change to heritage assets is inevitable but is only harmful when significance is damaged.

In assessing the nature of significance of the heritage asset known as Coton House and the Former Stable Block, the previously submitted Heritage Assessments for the developments on the site considered Coton House and its grounds as being significant primarily as a result of its survival as an example of a medium sized country house with its associated structures, gardens and parkland. Thus Coton House is of high architectural and historic interest at a national level which is noted by its Grade II* status. The former Stable Block is also a listed building, Grade II, but owing to alterations both internally and externally the level of significance attributed to it is reduced. However, because of its historic association with

Coton House and its contribution to the park and gardens is still considered to be of national importance.

These Heritage Assessments also considered that the surviving walls of the walled garden, which are judged to be curtilage listed and immediately adjacent to the application site, along with the surviving gardens and parkland are of regional archaeological, architectural and historic interest. Therefore, whilst not judged to be as significant as Coton House nonetheless important features and structures within its grounds.

Whilst acknowledging all heritage assets have significance the contribution they make, including their setting, varies. The application site lies over 380 metres from Coton House itself and over 150 metres from the Former Stable Block sandwiched between a proposed new dwelling to the north and existing mid twentieth century dwellings to the south. In addition, the majority of Phase 1 of the new build housing will lie between the application site and both these listed buildings. These factors are key in the test of significance with regards to the setting of Coton House and the Former Stable Block and overall it is considered that the impact of the new dwelling on the setting of the aforementioned heritage assets will be minimal and would not harm their significance.

The dwellinghouse will be located approximately 16 metres from the edge of the walled garden whilst the double garage will lie approximately 8 metres from it. A driveway to the sewage treatment plant lies between the application site and the walled garden. Whilst the new dwelling will clearly be seen in association with the walled garden, based on the consented hybrid application which results in a two storey dwelling being located immediately adjacent to the walled garden and the aforementioned distances, it is not considered that the erection of one dwelling and associated garage would harm its setting.

In the light of the above the proposed development is considered to accord with policy CS16, the NPPF and Historic England guidance.

Archaeology:

An archaeological desk top assessment was submitted for the Coton House site as part of the hybrid application. Whilst this acknowledged building works during the 19th & 20th Century would of resulted in considerable destruction of earlier archaeological remains or historic landscape features there are still undeveloped areas across the site, but it is very unlikely that any archaeological remains survive that warrant statutory protection. Since the approval of the hybrid application further archaeological reports have been submitted to the Local Planning Authority and Warwickshire County Council Archaeological Unit. These included the findings from various trial trenches across the first phase of the residential scheme, closest to the current application, where no archaeological findings of significance were uncovered just evidence primarily of 19th Century activity.

Historic England guidance advises that where a heritage asset is thought to have archaeological interest the potential knowledge which may be unlocked by investigation may occasionally be harmed by even minor disturbance thus damaging the significance of the asset. It advises that expert advice may be needed but that a proportionate approach should be maintained.

It is accepted the area of land to which the application site relates remains relatively undisturbed and whilst any archaeological remains are likely to have been disturbed by surrounding mature trees, it is considered reasonable that further investigative ground works for archaeological purposes are undertaken but that this can be by a pre-commencement condition rather than pre-determinative particularly as no further comments have been received from Warwickshire County Council Archaeological Unit regarding this matter.

In the light of the above the proposed development is considered to accord with policy CS16, the NPPF and Historic England guidance.

Design:

The NPPF states that good design is indivisible from good planning and should contribute positively to making places better for people. However, it also considers that decisions should not attempt to impose architectural styles or particular tastes and not stifle innovation, originality or initiative but also reinforce local distinctiveness.

The property will be of a traditional appearance constructed from red brick with arched brick headers to the windows and doors and stone cills to the windows. The dwelling will have a chimney to the north eastern elevation and the eaves will have exposed rafters. The intended property will complement the existing brick semi-detached properties to the south as well as the proposed dwelling and Topiary Cottage to the north. The double garage will have a hipped roof to all sides to tie-in with other proposed garages in the area and to keep its visual bulk minimal. Specific details in relation to external facing materials for the dwellings, including the windows and doors, will be addressed via pre-commencement conditions to ensure a sympathetic palette of materials are used in keeping with the area.

A mix of closeboarded fencing, post and rail fencing and metal estate railings will demarcate the boundary of the property and are judged to be sympathetic to the surrounding area.

Overall the design and appearance of the dwelling would not unduly harm the setting of the significance of the heritage assets across the Coton House site and would not harm the visual appearance of the surrounding parkland. However, owing to the unique setting of the proposed dwelling in a countryside location within the grounds of Coton House and adjacent to the listed curtilage wall, it is considered that alterations to the property in the future could harm the visual amenity of the area. Conditions are therefore proposed removing some permitted development rights from the property. Therefore, the proposal is considered to accord with this aspect of policy CS16 and the NPPF.

Landscaping, Trees & Visual Impact:

An arboricultural assessment was submitted with the application. This identified 10 individual trees and 1 hedge on or adjacent to the application site which were all considered to be Category C specimens (low quality and low value). Notwithstanding the assessment of the trees and hedge it is intended that only 3 trees will be removed in order to facilitate the implementation of the development. These would be two sycamores and a lime. It also indicates that two hawthorn trees should be coppiced and the boundary hedge laid.

Tall established trees are located to the west and north of the vehicle access which are significantly taller than the trees within the plot and the access into the site off the shared driveway will be flanked by two mature English Oak trees. The arboricultural assessment acknowledges that it would not be possible to develop the plot without incurring some tree removals but that the development would be in keeping with the existing setting and views of the built form could be filtered by retention of those specimens closest to the boundary. The report considers that whilst the loss of the trees would be locally significant they are unlikely to affect long range views, especially as they are set back from the boundary and partially screened by adjacent specimens.

The Council's Arboricultural Officer is content with the findings of the above report subject to the implementation of tree protection measures which can be addressed by condition.

Distance public views of the site will be possible from the public footpath to the west and south, but these will be from approximately 60 & 80 metres respectively. Owing to existing hedgerows and trees adjacent to the site and existing and proposed built form, including the walled garden, public views will be limited. The new dwelling would be read as part of the existing and proposed built form and would not appear as an isolated structure.

The existing landscape and particularly the parkland surrounding Coton House is a key attribute to its setting. This importance and the relationship between the two was identified in the previously submitted Landscape & Visual Assessment that accompanied the hybrid application. In the light of the modern buildings that dominated the site, now demolished, it was judged that the erection of 60 new dwellings within the grounds would produce a more sensitive form of development that would not harm the surrounding visual environment and setting of the heritage assets, gardens and parkland. Based on the position of the proposed dwelling subject of this application, between the existing and proposed built form on the edge of the overall Coton House complex the impact on the current landscape would be minimal. On balance, the proposal is considered to accord with saved policies E17 & GP2, policy CS16 and the NPPF.

Ecology:

The site lies outside the designated Strategic Green Infrastructure Network but does form part of an EcoSite. As part of this application an assessment of bat potential in the existing trees affected by the development was submitted. This concluded that the trees had no features offering suitable potential for roosting bats but that they may offer value to foraging and commuting bats. The report also noted no nesting birds within the trees. Warwickshire County Council Ecology Unit agreed with the findings of the report and recommend that informative notes are added to any decision in order to safeguard any potential impact on protected species.

Overall, subject to appropriate mitigation measures detailed in the reports and informatives, the proposal would comply with saved policy E6 and the NPPF.

Highways & Parking:

Appendix 2 of the Planning Obligations Supplementary Planning Document, 2012 advises that 4-bedroom dwellings should have 3 off street parking spaces. A total of 4 off-street parking spaces are shown on the plan, two in the double garage and two in front of it. A potential third parking space in front of the garage could also be created resulting in a total of 5 off-street parking spaces. Overall, the Coton House site development is low density and this in turn creates larger plots with the potential for more parking even if in a tandem pattern. It is accepted that the development will rely heavily on the private car owing to the lack of alternative modes of transport serving the site and that it would be preferred that both occupants and visitors to the site park in designated areas rather than sporadically throughout the site in order to protect the setting of the listed buildings and surrounding parkland as well as potentially reducing friction between future residents over parking. Overall the parking levels would not be visually detrimental to the character and appearance of the site and plans submitted show that cycle parking will be provided in the garaging which is acceptable.

Access to the site will be via the private existing driveway flanked by lime trees off the A426 and the provision of an extra unit is not considered to adversely impact on the highway network and WCC Highways raise no objection.

Overall the proposal is considered to accord with saved policy T5, policy CS11 and the NPPF.

Noise, Air Quality & Amenity:

The closest residential properties to the new dwelling will be the consented Plot 11 to the north and a pair of existing cottages to the south. Plot 11 will lie approximately 22 metres from the side wall of the new dwelling and its north-eastern side wall gable will be blank. The front door and porch together with a range of first and ground floor habitable room windows will face the south-western, side elevation of the new dwelling. Approximately 14 metres will lie between these habitable room windows on the existing property and the side elevation of the proposed dwelling. A first floor landing window and a ground floor kitchen window is proposed on the south western elevation of the new house. Owing to an existing timber picket fence and hedging/shrubs along the boundary between the two plots, together with the installation of metal estate railings and that both properties are owned by the applicant, it is not considered that this relationship is unacceptable in this particular instance. In addition, as the new property will lie to the north east of the existing semi-detached cottage and based on the distance between the two units it is not judged that the new development would have an overbearing relationship with or overshadow this existing property.

The updated noise assessment approved under the hybrid application accompanied this current application for one extra unit. This report proposed various mitigation measures, such as bunding, boundary treatments and acoustic glazing. Whilst elements of these measures are covered by the hybrid application, such as the bunding, the Council's Environmental Services Section wish for this report to be also linked to this current application. This is considered reasonable. The Council's Environmental Services Section has also requested conditions relating to contaminated land and demolition/construction dust.

Subject to the imposition of these conditions, the proposed development would accord with policy CS16 and the NPPF.

Other Matters:

Policy CS16 states that sustainable urban drainage systems (SUDS) should be used and development should meet specified water conservation levels. Opportunities for utilising SUDS are also referred to in saved policy GP2. The applicant's agent has stated that SUDS will be used to dispose of surface water whilst foul drainage will be managed via a private sewage treatment plant on site. The need to meet Code Level 4 water conservation standards will no longer be applicable following the Deregulation Act 2015 and this matter will be addressed by Building Regulations. Overall the proposal is considered to comply with Policy CS16.

The recommendation of approval of the proposal should not be taken to represent a relaxation of policy generally towards residential development in the countryside but that the decision is taken in the light of all material considerations in respect of specific merits of this particular case as detailed above and on balance all factors that cumulatively justify distinct circumstances to warrant a departure from the Development Plan/National Planning Policy.

If Members are minded to approve the application it would be treated as a departure from the Development Plan/National Planning Policy and in such instances a press notice will be required to be placed in the local newspaper. Based on the finalisation of the recommendation and in order to expedite matters this press notice has been placed in order to inform any interest parties of the proposal who were otherwise unaware of it and will expire on 8th October 2015. Should any comments raising new issues be received by the

Local Planning Authority within the timeframe stated the application would be reported back to Planning Committee for further consideration.

Recommendation

Subject to the receipt of no new issues being received resulting from the advertised press notice by 8th October 2015, approve, subject to conditions and informatives.

DRAFT DECISION

APPLICATION NUMBER

R15/0876

DATE VALID

06/05/2015

ADDRESS OF DEVELOPMENT

LAND ADJACENT EXISTING COTTAGES
AT COTON HOUSE
LUTTERWORTH ROAD
CHURCHOVER
RUGBY
CV23 0AA

APPLICANT/AGENT

Mr Peter Frampton
Framptons
Oriol House
42 North Bar
Banbury
Oxfordshire
OX16 0TH
On behalf of Investin Coton House Jersey Ltd

APPLICATION DESCRIPTION

The erection of a detached dwelling and double garage.

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:

352A02 130 Rev B, 352A02 131 B & 352A02 132 Rev C all received by the Local Planning Authority on 6th May 2015;

Noise Assessment Technical Report ref 190030 Issue 4 dated 29th November 2013 by Innovate Acoustics & Arboricultural Summary Report ref 5340 FE NC ASR 01 Rev A dated April 2015 by First Environmental Limited both received by the Local Planning Authority on 21st April 2015; &

Assessment of Bat Potential within Trees ref 2015-05(8) dated 17th June 2015 by Ecolocation received by the Local Planning Authority on 18th June 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:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking or re-enacting that order, no development shall be carried out which comes within Classes A-F of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

REASON:

In the interest of local amenities, including the setting of adjacent heritage assets and impact on surrounding trees.

CONDITION 4:

Notwithstanding the plans approved above under Condition 2, no development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, including details of windows, doors, headers, cills and reveal depths, together with samples of the facing bricks and roof tiles, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

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

CONDITION 5:

In accordance with the approved plans detailed in Condition 2 above, full details of the fencing, railings and gates (including elevations and acoustic fencing details) and drive way surface treatments, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall not be carried out other than in accordance with the approved details and the dwelling shall not be first occupied until the boundary treatments have been installed, unless otherwise agreed in writing with the Local Planning Authority.

REASON:

To ensure a satisfactory external appearance and in the interests of the visual amenities of the locality and character, appearance and integrity of the setting of the adjacent historic assets.

CONDITION 6:

All tree protection measures and tree works identified within the Arboricultural Summary Report as detailed in Condition 2 above, relating to the approved design details (including the erection of protective fencing to create construction exclusion zones and manual excavation within root protection areas) shall be implemented prior to the construction phase and to the satisfaction and written approval of the Local Planning Authority. Protective measures shall remain in place until the completion of all construction works. Construction

exclusion zones shall be treated as sacrosanct with no building activity, ground disturbance or storage of building materials taking place within them. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority.

REASON:

To ensure retained trees are successfully incorporated into the design and are suitably protected from damage during the construction phase.

CONDITION 7:

In accordance with Condition 2 above, the single dwelling, hereby approved, shall have full regard to the previously approved Technical Noise Report ref 190030 Issue 4 dated November 2013 by Innovate Acoustics received by the Local Planning Authority on 11th December 2013 & 21st April 2015 associated with hybrid planning permission R12/1353.

REASON:

In the interests of residential amenity.

CONDITION 8:

No development shall take place in conjunction with the intended development, subject of this application, until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON:

To ensure the preservation of important archaeological remains and that any archaeological history of the site is recorded.

CONDITION 9:

Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until points (a) to (d) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (d) has been complied with in relation to that contamination.

(a) An investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining

land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

(b) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (b), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (c).

REASON:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

CONDITION 10:

No development shall commence unless and until details of Dust Mitigation Measures, including all construction and site preparatory works and how dust will be managed to prevent impacting on adjacent residential and environmental receptors and the local highway network, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

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

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 by seeking amended plans, in accordance with paragraphs 186 and 187 of the NPPF.

INFORMATIVE 1:

In accordance with Condition 6 above, the applicant/developer is advised that a site meeting should be arranged with the applicant/developer, Council Tree Officer and designated arboricultural consultant responsible for the site to inspect the tree protection measures associated with this application.

INFORMATIVE 2:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings. Nesting birds are protected under the 1981 Wildlife and Countryside Act (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. N.B birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE 3:

Lighting can have a harmful effect on bats impacting on their use of a roost and also their commuting routes and foraging areas. Light falling on retained trees and hedging can have a negative impact on the behaviour of bats, and can be especially damaging around dusk as that is when there is a peak in the number of insects, so lighting should avoid these areas. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended), the latter of which deems them a European Protected Species. Bats, birds and other nocturnal animals should always be taken into account when lighting is being considered. It is advised that lighting is kept to a minimum around mature trees, hedgerows, woodland and bat boxes/barns and is limited to illuminating the ground and not any possible access points or foraging corridor. For further advice on this please contact the Warwickshire County Council Ecological Services on 01926 418060.

INFORMATIVE 4:

Care should be taken when clearing the ground prior to development and when storing materials on site. If evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while Warwickshire County Council Ecological Services (01926 418060) or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2010.

INFORMATIVE 5:

The applicant/developer is advised that compliance with planning conditions does not necessarily prevent action from being taken by the Council or members of the public to secure abatement, restriction or prohibition of statutory nuisance's actionable under the Environmental Protection Act 1990 or any other statutory provisions.

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	30 September 2015
Report Title	Delegated Decisions – 13 August 2015 to 02 September 2015
Portfolio	N/A
Ward Relevance	All
Prior Consultation	None
Contact Officer	Dan McGahey 3774
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	N/A
Statutory/Policy Background	Planning and Local Government Legislation
Summary	The report lists the decisions taken by the Head of Planning and Recreation under delegated powers.
Risk Management Implications	N/A
Financial Implications	N/A

Environmental Implications N/A

Legal Implications N/A

Equality and Diversity N/A

Options N/A

Recommendation The report be noted.

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

Rugby Borough Council

Planning Committee – 30 September 2015

Delegated Decisions – From 13 August 2015 to 02 September 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: 30 September 2015
Subject Matter: Delegated Decisions – 13.08.2015 to 02.09.2015
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 13.08.2015 TO 02.09.2015

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R15/1300 Refused 20.08.2015</i>	24 Coventry Road Brinklow Rugby	Demolition of existing garage and erection of 1 No. two- storey detached dwelling and 1 No. detached bungalow
<i>R15/1447 Refused 25.08.2015</i>	21 Mill Road Rugby	Erection of a building providing 11 self-contained apartments (five x one-bed and six x two-bed) with associated works (Re-submission of R14/1631 refused on 28th November 2014).
Applications Approved		
<i>R15/1302 Approved 13.08.2015</i>	23 Spottiswood Close Cawston Rugby	Erection of a single storey rear extension
<i>R15/1139 Approved 13.08.2015</i>	46 Hillmorton Road Rugby	Erection of garage to rear of No. 46 Hillmorton Road
<i>R14/2027 Approved 14.08.2015</i>	Newton Manor Newton Manor Lane Brownsover Rugby	Conversion of first floor of stables and barn building to a dwelling
<i>R15/1011 Approved 14.08.2015</i>	Highwood Farm Coventry Road Brinklow Rugby	Provision of 5 No. dormers to the northern roof slope and conversion of the loft space to habitable living area and the erection of a double garage.
<i>R15/1484 Approved 17.08.2015</i>	Bath Farm Moor Lane Willoughby	Demolition of existing conservatory and erection of new classic style orangery
<i>R15/1515 Approved 17.08.2015</i>	Copston Barn Copston Lane Rugby	Erection of single storey front extension

<i>R15/1258 Approved 17.08.2015</i>	16 Dyson Close Hillmorton Rugby	Erection of a single storey side extension
<i>R14/2095 Approved 18.08.2015</i>	Land at Junction One Retail Park Leicester Road Rugby	Variation of Conditions 2 and 11 of approval R13/2074 (The erection of a terrace of 5 units providing 5,670sqm non-food Class A1 retail floorspace together with car parking, landscaping and associated works) to allow the occupation by B&M Bargins.
<i>R15/1531 Approved 19.08.2015</i>	22 Cornflower Drive Brownsover Rugby	Erection of a boundary fence (retrospective)
<i>R15/1365 Approved 19.08.2015</i>	24 Chicory Drive Brownsover Rugby	Erection of a two storey side extension
<i>R15/1535 Approved 19.08.2015</i>	Marks & Spencer Unit A3 Elliotts Field Shopping Park Leicester Road Rugby	Installation of new duct work to the rear elevation with associated cladding
<i>R15/1267 Approved 19.08.2015</i>	Greenway Farm 41 Rugby Road Pailton Rugby	Retention of 6 No. stable units
<i>R15/1514 Approved 19.08.2015</i>	66 Main Street Newbold Rugby	Removal and replacement of existing fence to the front of the property, to include the installation of a new gate.
<i>R15/1371 Approved 20.08.2015</i>	88 Heather Road Binley Woods Coventry	Erection of a single storey rear extension
<i>R15/0261 Approved 20.08.2015</i>	The Acre Lawford Heath Lane Long Lawford Rugby	Variation of condition 1 of R12/0057 to extend temporary permission for a further 3 years
<i>R15/1460 Approved 21.08.2015</i>	Henry Hinde Infant School Grenville Close Bilton	Installation of a biomass boiler (retrospective).

	Rugby	
<i>R15/0988 Approved 21.08.2015</i>	East Pendle Main Street Easenhall Rugby	Erection of a single storey rear extension
<i>R15/0262 Approved 21.08.2015</i>	The Acre Lawford Heath Lane Rugby	Erection of Use Class B1 office building in place of implemented permission R12/1094 dated 30 August 2012
<i>R15/1319 Approved 21.08.2015</i>	16 Ruskin Close Rugby	Change of use of garage for use as a dog grooming business including minor alterations
<i>R15/1470 Approved 21.08.2015</i>	The Heathfield 10 Bilton Lane Dunchurch	Demolition of existing dwelling and erection of a 4 bedroom detached dwelling with integral garage (Variation of Condition 2 of planning permission R15/0480 dated 21/05/2015 to include amended plans showing an additional rear dormer window).
<i>R12/1128 Approved 24.08.2015</i>	Former Goji Restaurant 424 London Road Stretton on Dunsmore Rugby	Outline application with layout, scale and an element of landscaping being considered for the demolition of the fire damaged former restaurant and replacement with the development of 7 residential dwellings with associated access and landscaping.
<i>R15/0301 Approved 24.08.2015</i>	2 Greens Close Lutterworth Road Churchover Rugby	Erection of a detached workshop.
<i>R15/0916 Approved 24.08.2015</i>	Land adjacent to 25 Brookside Stretton-on-Dunsmore	Erection of dwelling (Variation of Condition 8 of planning permission R13/0192 approved on 21 March 2013)
<i>R15/0777 Approved 25.08.2015</i>	1 Lawford Lodge Farm Cottage Coronation Road Rugby	Erection of an agricultural building for housing cattle, machinery and feed store.
<i>R15/1537 Approved 25.08.2015</i>	15 School Street Dunchurch Rugby	Erection of single storey side extension
<i>R15/1483</i>	36 Longrood Road	New balcony to second floor.

<i>Approved</i> 25.08.2015	Bilton Rugby	
<i>R15/1294</i> <i>Approved</i> 25.08.2015	9 Pope Street New Bilton Rugby	Erection of a two storey side and rear extension
<i>R15/1508</i> <i>Approved</i> 25.08.2015	9 Cavendish Close Cawston Rugby	Erection of a single storey side and rear extension
<i>R15/1387</i> <i>Approved</i> 25.08.2015	Feldon Forest Farm Fishpools Lane Frankton Rugby	Erection of a manure storage building.
<i>R15/0802</i> <i>Approved</i> 25.08.2015	2 Dalkeith Avenue Bilton Rugby	Erection of one new dwelling
<i>R15/1194</i> <i>Approved</i> 25.08.2015	Land South of Lutterworth Road Field number 7684 Bramcote	Retention of stables, a tack room and a barn, access road and hardstanding (resubmission of R05/0086/23656/P, dated 23 March 2005).
<i>R15/0671</i> <i>Approved</i> 25.08.3025	Ashgrove Paddock Frankton Lane Frankton Rugby	Erection of a general purpose storage building for use in relation to an existing garden centre business and for the accommodation of horses. Demolition of existing dilapidated buildings on the site.
<i>R15/1344</i> <i>Approved</i> 26.08.2015	The Cart Barn Wolvey House Barns Wolds Lane Hinckley	Erection of a garden shed and extension to existing driveway.
<i>R15/1324</i> <i>Approved</i> 26.08.2015	222 Hillmorton Road Rugby	Extensions and alterations to dwelling
<i>R15/1442</i> <i>Approved</i> 26.08.2015	52 Hillmorton Road Rugby	Erection of garage to the rear and formation of vehicular access to Hillmorton Road including pavement crossing
<i>R15/1518</i> <i>Approved</i> 26.08.2015	Shepherds Hay 24A Bond End Monks Kirby	Erection of stables and machinery store

<i>R15/1504 Approved 27.08.2015</i>	Forrabury Main Street Willoughby Rugby	Erection of single storey front and rear extensions and installation of new windows to front elevation
<i>R15/1372 Approved 27.08.2015</i>	12 Faraday Road Rugby	Erection of a two storey side extension.
<i>R15/1573 Approved 27.08.2015</i>	Hill Farm Draycote Road Rugby	Conversion of barn to form a dwelling house to include the erection of an associated garage (Resubmission of Planning Permission R12/1323 approved 08th August 2012)
<i>R15/1586 Approved 27.08.2015</i>	27 David Road Bilton Rugby	Erection of first floor side extension
<i>R15/1389 Approved 27.08.2015</i>	243 Bilton Road Bilton Rugby	Alterations to scheme granted at appeal to enable creation of an attached granny annexe to the side of the dwelling.
<i>R15/1254 Approved 27.08.2015</i>	102 School Street Coventry	Installation of 238 (44kW) ground mounted photovoltaic panels.
<i>R15/1164 Approved 27.08.2015</i>	Sports Field Leicester Road Rugby	Alteration to existing vehicular access into sports field
<i>R15/1539 Approved 28.08.2015</i>	National Air Traffic Services Montilo Lane Rugby	Proposed replacement of fuel tank and erection of palisade fence
<i>R15/0247 Approved 28.08.2015</i>	18-28 Charles Street New Bilton Rugby	Installation of external wall insulation to all elevations
<i>R15/1512 Approved 28.08.2015</i>	97A Albert Street Rugby	Change of use of first floor office (B1) to two bedroomed flat (C3).
<i>R15/1569 Approved 28.08.2015</i>	45 Coombe Drive Binley Woods Rugby	Single storey rear and side extension, and alterations to the external appearance of the dwelling, to include the replacement of the flat

		roof above integrated garage with a pitched roof, and garage conversion.
<i>R15/1552 Approved 28.08.2015</i>	45 Coombe Drive Binley Woods Rugby	Change of use of amenity land within residential curtilage to designated garden land, to include the repositioning of boundary fence to enclose the garden in its entirety.
<i>R15/1591 Approved 02.09.2015</i>	Manor Farm Main Street Frankton Rugby	Erection of agricultural dwelling [Amendment to layout of approved planning permission R12/1077]
<i>R15/0972 Approved 02.09.2015</i>	231 Hillmorton Road Rugby	Extensions and alterations to dwelling.
<i>R15/1592 Approved 02.09.2015</i>	35 Portland Road Rugby	Proposed two storey side extension and single storey rear extension.
<i>R15/1614 Approved 02.09.2015</i>	5 Livingstone Avenue Long Lawford Rugby	Replacement of garage and link with single storey side extension.
<i>R15/1596 Approved 02.09.2015</i>	Technology Retail Park Technology Drive Rugby	Advertisement consent for 7x fascia signs.
<i>R15/1305 Approved 02.09.2015</i>	7 Collingwood Avenue Bilton Rugby	Conversion of existing property into two flats.
<i>R15/1619 Approved 02.09.2015</i>	Unit 14 Swan Centre Chapel Street Rugby	Change of use from A1 (Retail) to D2 (Gym) and the installation of air conditioning units.
<i>Prior Approval Applications</i>		
<i>R15/0706 Prior Approval Required and Refused 13.08.2015</i>	Clifton Lakes Farm A5 Watling Street Rugby	Agricultural prior approval for the erection of a building to store grain, straw and fertiliser.
<i>R15/1559 Prior Approval Not</i>	Newman Estate Agents 1 Regent Street	Notification for the change of use of first and second floor offices to dwelling houses.

<i>Required</i> 24.08.2015	Rugby	
<i>R15/1560</i> <i>Prior Approval Not Required</i> 24.08.2015	Fine and Country 5 Regent Street Rugby	Notification for the change of use of first and second floor offices to dwelling houses.
<i>R15/1322</i> <i>Prior Approval Required and Granted</i> 27.08.2015	15 Main Street Clifton on Dunsmore Rugby	Erection of a single storey flat roofed rear extension with a roof lantern.
Prior Notification		
<i>R15/1739</i> <i>Prior Notification of agriculture or forestry development</i> 28.08.2015	Arbury House Farm Withybrook Road Bedworth	Prior notification for the erection of an agricultural building for storage of a grain drier and associated handling facilities.
Listed Building Consents		
<i>R15/0406</i> <i>Listed Building Consent</i> 13.08.2015	18 Bilton Road Rugby	Internal and external alterations to existing dwelling
Advertisement Consents		
<i>R15/1500</i> <i>Advertisement Consent</i> 13.08.2015	41 Newbold Road Rugby	Advertisement consent for 1no. banner on boundary fence to front of property
<i>R15/1529</i> <i>Advertisement Consent</i> 18.08.2015	90 Newbold Road Rugby	Advertisement consent for three fascia signs and one vinyl graphic signs to the elevations.
<i>R15/1473</i> <i>Advertisement Consent</i> 19.08.2015	Bensons for Beds Technology Retail Park Leicester Road	Erection of one illuminated advertisement and three non-illuminated advertisements.
<i>R15/1534</i> <i>Advertisement Consent</i>	Marks & Spencer Unit A3 Elliotts Field Shopping Park	Advertisement Consent for the installation of 2no. Internally illuminated fascia signs.

19.08.2015	Leicester Road Rugby	
<i>R15/1534 Advertisement Consent 19.08.2015</i>	Elliotts Field Shopping Park Leicester Road Rugby	Advertisement Consent for the installation of 2no. Internally illuminated fascia signs.
<i>R15/1426 Advertisement Consent 25.08.2015</i>	Connell's Residential 25 Regent Street Rugby	Display of replacement fascia and projecting signs (both to be internally illuminated).
<i>R15/1476 Advertisement Consent 25.08.2015</i>	Unit 2 Castle Mound Way Rugby	Erection of one fascia sign.
<i>R15/1420 Advertisement Consent 25.08.2015</i>	Pets at Home Unit 2, Technology Retail Park Technology Drive Rugby	Display of signage scheme comprising 3no.illuminated fascia signs and 4no.poster display units on the front elevation, 1no.internally illuminated fascia sign on the side elevation, and 1no.internally illuminated fascia sign on the rear elevation.
<i>Certificate of Lawful Use or Development</i>		
<i>R15/0955 Certificate of Lawful Use or Development 10.08.2015</i>	Home Farm Birdingbury Road Bourton on Dunsmore Rugby	Certificate of Lawful Proposed Development for change of use of the agricultural building to form 2no.dwellinghouses, in accordance with details submitted under Prior Approval reference number R15/0152.
<i>R15/1513 Certificate of Lawful Use or Development 19.08.2015</i>	Beechwood Draycote Road Draycote	Certificate of proposed development for the erection of a detached garage.
<i>R15/1502 Certificate of Lawful Use or Development 24.08.2015</i>	Newbury 14 Brudenell Close Cawston Rugby	Certificate of proposed development to create 3 pitched room dormers and velux to the rear and a velux to the front.
<i>Approval of Details/ Materials</i>		
<i>R13/1455 Approval of Details 13.08.2015</i>	It's a Gift LTD 20 Sheep Street Rugby	Change of use of existing ground floor of premises to mixed A1 / A3 of The Town and Country Planning [Use Classes]Order1987 [As

		amended], change of use of upper floors and basement to B1[a] Offices of The Town and Country Planning [Use Classes] Order 1987 [as amended],alterations to elevations including new shop front and replacement windows and doors and new balcony arrangements , glazing over to form internal atrium and new extension on first floor rear elevation, and new roof terrace on 2nd floor rear elevation and re-roofing and installation of velux windows
<i>R13/1612 Approval of Details 17.08.2015</i>	Land North of Technology Drive Technology Drive Rugby	Outline planning application with means of access for consideration (all other matters reserved for subsequent approval) for up to 9,964sq.m (gross internal area) including mezzanines of non-food, bulky goods retail with associated car parking, service areas and landscaping.
<i>R11/2294 Approval of Details 18.08.2015</i>	Abbotsbury Pettiver Crescent Hillmorton Rugby	Demolition of existing buildings and erection of three-storey buildings with 61 extra care units (Class C2) and associated communal areas, landscaping, parking, access and sub-station
<i>R14/2014 Approval of Details 20.08.2015</i>	H M Prison Service H M Prison Service College Newbold Revel Road Stretton-Under-Fosse Rugby	Extension to existing car parking area, to provide additional car parking, include new hardstanding, line marking, lighting and surface water drainage.
<i>R13/2044 Approval of Reserved Matters 21.08.2015</i>	Land Rear of Cromwell House Fosse Way Princethorpe Rugby	Outline planning permission for the erection of 4 no. dwellings (all matters reserved except access)
<i>R06/1419/MAJP Approval of Details 25.08.2015</i>	Churchover Compressor Station Churchover Lane Harborough Magna Rugby	Erection of new vent stack structure including 3 no new vents, new vent to existing vent stack, new electricity substation and operators facilities building.
<i>R14/1910 Approval of Details 28.08.2015</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>R13/1612 Approval of Details</i>	Land North of Technology Drive	Outline planning application with means of access for consideration (all other matters

02.09.2015	Technology Drive Rugby	reserved for subsequent approval) for up to 9,964sq.m (gross internal area) including mezzanines of non-food, bulky goods retail with associated car parking, service areas and landscaping.
Approval of non-Material Changes		
R15/0030 Approval of non-material changes 14.08.2015	13-15 High Street Rugby	Erection of 3 Mews Dwellings to the rear together with alteration and extensions of 13-15 High Street
R11/1297 Approval of non-material changes 26.08.2015	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.
R14/1253 Approval of non-material changes 02.09.2015	Land North of Technology Drive Technology Drive Rugby	Approval of reserved matters for non-food bulky goods retail, relating to appearance, design, layout, scale and landscaping against outline application (R13/1612) for up to 9,964sq.m (gross internal area) including mezzanines of non-food, bulky goods retail with associated car parking, service areas and landscaping.
Withdrawn/ De-registered		
R14/1303 Withdrawn 25/08/2015	Land at 94 Main Street Long Lawford Rugby	Outline planning application for the Erection of a detached bungalow garage and associated works with all matters reserved