

11<sup>th</sup> May 2016

## **PLANNING COMMITTEE - 23<sup>RD</sup> MAY 2016**

A meeting of the Planning Committee will be held at 5.30pm on Monday 23<sup>rd</sup> May 2016 in the Council Chamber, Town Hall, Rugby.

### **Site visit**

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

4.30pm      5 Helmdon Close, Rugby

Adam Norburn  
Executive Director

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

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

## **A G E N D A**

### **PART 1 – PUBLIC BUSINESS**

1. Minutes.

To confirm the minutes of the meetings held on 20<sup>th</sup> April and 19<sup>th</sup> May 2016.

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. Planning Appeals Update.
6. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.
7. Delegated Decisions – 24<sup>th</sup> March – 20<sup>th</sup> April 2016.

## **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 2016/17 – 2) are attached.

### **Membership of the Committee:**

To be confirmed at Annual Council on 19<sup>th</sup> May 2016.

***If you have any general queries with regard to this agenda please contact Claire Waleczek, Senior Democratic 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 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 – 23<sup>rd</sup> May 2016**

**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

There are no applications recommended for refusal to be considered.

### Recommendations for approval

| <b>Item</b> | <b>Application Ref Number</b> | <b>Location site and description</b>   | <b>Page number</b> |
|-------------|-------------------------------|--|--------------------|
| 1           | R16/0081                      | Hillmorton Wharf, Crick Road, Rugby, CV21 4PW<br>Use of land for siting of 23 mobile timber holiday lodges, with associated works. | 3                  |
| 2           | R16/0409                      | 5 Helmdon Close, Rugby, CV21 1RS<br>Conversion of existing residential dwelling to five flats.                                     | 19                 |
| 3           | R16/0848                      | 155D Bilton Road, Rugby, CV22 7DS<br>Change of use from A1 (retail) to Sui Generis (Aesthetics/Beauty Salon).                      | 28                 |

**Reference number: R16/0081**

**Site address: Hillmorton Wharf, Crick Road, Rugby, CV21 4PW**

**Description: Use of land for siting of 23 mobile timber holiday lodges, with associated works**

**Case Officer Name & Number: Karen McCulloch, 01788 533623**

### **Description of site**

The application site comprises a large field to the south of the existing Bluehaven Marina, which is located immediately south of the Royal Oak PH, on the south side of Crick Road (A428), adjacent to a road bridge over the Oxford Canal. The marina has access directly onto the Oxford Canal and currently has around 25 berths for canal boats as well as repair/workshop facilities in two adjoining buildings.

The application site is relatively flat and is separated from the existing marina by a grassed bank and a hedgerow.

### **Description of proposals**

This application is for the use of the site for siting 23 mobile timber lodges on land to the south of the existing marina. These will use the existing access from Crick Road which is shared with the adjacent public house. There is an existing access from Kilsby Lane from the south of the site, however, this is to be used as an emergency and maintenance access only.

The lodges will be mobile units which will be transported to the site in 2 sections using low loaders. These will measure around 6m by 12m and will be single storey and around 4.2m high. These will predominantly contain 3 bedrooms, however 2 bedroom units can be provided with the same external dimensions. The units will retain their wheels and be anchored to the ground, however these will be concealed by decking and cladding. The lodges will have cladding to the exterior and a tile effect roof.

Parking areas will be provided adjacent to each lodge. Existing hedgerows to the field boundaries will be retained and landscaping will be carried out between the cabins.

The agent has confirmed that the applicant will retain ownership of the lodges and that these will be let to holiday makers.

### **Relevant planning history**

Planning permission was granted in 2009 for an extension to the existing marina to provide a further 123 berths (R08/1844) this permission was renewed in 2012.

However, following these approvals applicant commented that other large marinas had been approved in the area, including 200 berths at Barby and 550 at Onley. They therefore considered that there will not be sufficient demand for the approved 123 berth marina extension.

Planning permission was granted in 2013 for 23 timber holiday lodges (R12/2182.) This permission remains extant and could be implemented until November 2016. This existing consent is for permanent lodges constructed with foundations, rather than mobile lodges as currently proposed.

### Technical consultation responses

|                      |              |   |
|----------------------|--------------|---|
| Natural England      | No objection |   |
| Environment Agency   | No objection | Subject to informative  |
| Environmental Health | No objection | Subject to conditions and informative   |
| Severn Trent         | No objection | Subject to informative  |
| WCC Highways         | No objection |   |
| WCC Archaeology      | No objection | Subject to condition  |
| WCC Ecology          | Comment      | Request biodiversity improvements   |
| Warks Fire Service   | No objection | Subject to condition  |
| Inland Waterways     | Comment      | Would like to see lower density development; could appear cluttered when seen with existing buildings |
| Canal & Rivers Trust | Comment      | Require additional information regarding standoff from canal, request conditions and informatives     |

### Third party comments

|                |           |   |
|----------------|-----------|---|
| Neighbours (1) | Objection |   |
|                |           | <ul style="list-style-type: none"><li>- Increased traffic will use Crick Road which is already busy,</li><li>- Cannot access properties,</li><li>- Increased noise and pollution,</li><li>- Will increase accidents,</li><li>- No street lighting after midnight.</li></ul> |

### Planning Policy Guidance

#### Rugby Borough Core Strategy, 2011

|      |          |  |
|------|----------|--|
| CS1  | Complies | Development Strategy                                 |
| CS11 | Complies | Transport and New Development                        |
| CS14 | Complies | Enhancing the Strategic Green Infrastructure network |
| CS16 | Complies | Sustainable Design                                   |

#### Rugby Borough Local Plan, 2006 – Saved Policies

|      |          |  |
|------|----------|--|
| GP2  | Complies | Landscaping                                    |
| E6   | Complies | Biodiversity                                   |
| T5   | Complies | Parking facilities                             |
| LR10 | Complies | Tourism and visitor facilities and attractions |

Planning Obligations SPD 2012

National Planning Policy Framework, 2012

### **Determining Considerations**

The site lies adjacent to an existing marina which is located just outside of the defined urban edge of Rugby in a countryside location.

The main issues regarding the acceptability of this proposal relate to; the principle using the site for the siting of mobile holiday lodges in this countryside location, appearance and design, landscape impact, highways and parking, impact on the canal, ecology, flood risk and archaeology.

#### Principle of Development.

The site is located outside of the urban area in the countryside.

Planning permission was granted in 2009 and 2012 for a marina complex to provide an additional 123 berths which would bring the total berths on site to 148. However, in relation to the previous application for holiday lodges the applicant stated that the marina was not being pursued as there had been a number of approvals of marina developments in the locality. Therefore they were seeking an alternative form of development which would complement the existing marina.

The previous application for 23 permanent holiday lodges was approved in 2013, this remains extant and could be implemented.

Policy CS1 sets out the development strategy for the Borough with new development within the countryside being resisted with the exception of where national policy permits development. The NPPF supports economic growth in rural areas in order to create jobs and prosperity. The NPPF also supports the sustainable growth and expansion of all types of business and enterprise of all types, through well designed new buildings. Support is also given to sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, which respect the character of the countryside. This should also include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

The proposal will compliment an existing rural business that was unable to pursue their previous planning permission for the expansion of the marina due to a number of competing sites that have also expanded. As with the previous approval the proposal will support the existing business by allowing current users of the marina who do not always wish to reside within their boats to stay in the lodges. The lodges can also be utilised by users who are undertaking repairs to their boats in the winter months. The lodges can also have no link to the existing business but may offer the opportunity to combine a stay in the lodges with hiring a canal boat.

Saved Local Plan policy LR10 states that where there is a need for tourist facilities which cannot be met within the Town Centre a sequential assessment to sites should be applied. The policy also requires that proposals should be appropriate to their location, not have an impact on the vitality and viability of the town centre and be on previously developed land, unless such sites are unsuitable.

There are currently no holiday lodges within the locality and this form of tourist accommodation would not be capable of being sited within the Town Centre or urban location. The proposal is located within a sustainable location as it abuts the urban area and the holiday lodges will support the existing marina. Whilst the site is not located near to a rural village the proposals will help support the nearby local centre within the urban area.

It is therefore considered that the proposal accords with policy CS1, saved policy LR10 and the NPPF and the principle of the development is acceptable.

Holiday accommodation is a type of dwelling. As new residential dwellings are not appropriate in the countryside a condition is necessary to ensure that the lodges are not used as primary residential accommodation.

#### Appearance and Design/Landscape Impact.

In terms of appearance, design and landscape impact, the proposals will introduce built development into this countryside location.

The proposed lodges will be a similar design to those previously approved and will be single storey with shallow pitched roofs. These will be around 4.5m high which will reduce the impact of the lodges in terms of visual amenity.

The lodges will be visible from nearby land outside of the site, however they will be low level and will not be prominent. They may be visible to users of the canal although the lodges will be screened by landscaping and will be seen in association with the existing marina and buildings.

The impact on visual amenity is therefore considered acceptable in accordance with policy CS16.

The Inland Waterways Association has raised concern regarding the density of the development and commented that additional planting should be provided. However, the number of units has not increased since the previous approval and a suitable planting scheme can be secured by condition.

Existing trees and hedgerows will be retained around the perimeter of the site.

Additional tree and hedgerow planting and other landscaping is proposed across the site and a condition can be used to ensure the details of this are agreed. This landscaping will help to soften the edge of the development and provide a better landscape structure. It is therefore considered that the proposal complies with saved policy GP2.

#### Highways & Parking.

The access to the site will remain unchanged, using an existing right of way from the marina across the Royal Oak car park to an existing access/egress onto Crick Road. No modifications to the access are proposed. Information provided by the applicant in relation to the previous application indicated that approximately 7 vehicle movements per hour would be expected during peak visiting times on a Sunday morning.

Warwickshire County Council Highways has been consulted and have raised no objections to this proposal.

The proposal is therefore considered to be acceptable on highway grounds in relation to policy CS11.

The Council's Parking Standards, contained within the Planning Obligations SPD do not include a specific requirement holiday accommodation. In this location the parking standards for dwellings require 1.5 spaces for 2 bedroom units and 2 spaces for 3 bedroom units. Parking spaces are proposed adjacent to the lodges and on the access roads and it is considered that this requirement can be met.

Details of cycle parking have not been provided. However, this can be controlled by condition and there is sufficient land available to provide suitable cycle parking.

The parking provision is considered acceptable in accordance with the Parking Standards and the proposal complies with saved policy T5

### Ecology

WCC Ecology commented on the application and requested an updated ecological survey, this was submitted.

Following receipt of this survey WCC Ecology did not raise any objections in terms of the impact of the proposals on protected species.

However, they commented that the proposals will lead to a loss of biodiversity as semi-improved grassland will be lost and suggested that a Biodiversity Impact Assessment (BIA) be required to allow the impact to be assessed.

A BIA was not required in relation to the previous applications on the site and this was queried with WCC Ecology. They comment that the site was previously classified as arable land which has a lower ecological value for biodiversity. Although biodiversity enhancements could be secured through landscaping WCC Ecology advise this may not provide sufficient mitigation and that a financial contribution towards biodiversity off-setting may be required.

However, consideration must be given to the extant permission for permanent holiday lodges which can be implemented without a requirement for a biodiversity off-setting contribution. A landscaping scheme has been provided and the applicant has advised they will provide additional planting to the site boundaries and land they own to the south of the site to increase the biodiversity value of the site and have requested this be secured by condition. The previous approval did not require landscaping of the land to the south and this will lead to an improvement when compared with the extant permission. It is therefore not considered reasonable to require a BIA or an off-site contribution.

Conditions attached to the extant permission require additional surveys, and mitigation information, to be agreed prior to the commencement of the development. It is therefore considered reasonable to impose similar conditions on the current applications to ensure there is no adverse impact on protected species.

Natural England made no comments on the application

Subject to these conditions the proposals are considered acceptable in accordance with saved policy E6.

Due to the location adjacent to the canal the site falls within the strategic green infrastructure network as identified by policy CS14. This policy states the GI network should be protected and where possible enhanced.

As detailed above the trees and hedgerows around the site perimeter will be retained providing linkages to the GI network. Additional landscaping is also proposed across the site, this considered acceptable in accordance with policy CS14.

### Archaeology

There may be some deposits of archaeological interest on this site. Warwickshire County Council Archaeology have commented that although they would not object to the proposed development, a programme of archaeological evaluation should be undertaken prior to the development of the site via the imposition of a planning condition.

### Residential Amenity.

Residential properties on Crick Road are a significant distance from the site. The nearest property to the site is Wharf Farm. This property will be around 40m from the closest lodge and it is not considered there will be an adverse impact on the amenity of this property. The proposal is therefore considered to comply with the relevant part of policy CS16.

### Flood Risk & Drainage

A flood risk assessment was submitted with the application. The Environment Agency and Severn Trent Water raised no objections subject to informatives. No comments were received from WCC Flooding and Drainage. The proposal is therefore considered to comply with guidance contained in the NPPF.

Policy CS16 states that where possible sustainable drainage systems should be used. The application form states that surface water will drain to existing watercourses and this is considered acceptable.

Foul drainage is proposed to drain to a septic tank. Environmental Health, the Environment Agency and Severn Trent have raised no objection to this, subject to a condition requiring details to be agreed.

Policy CS16 states that new buildings should comply with the water conservation standards contained within the Level 4 of the Code for Sustainable Homes, however this Code has been revoked by the Government so it is not considered reasonable to impose this requirement.

### **Recommendation**

Approval

Report prepared by: Karen McCulloch, 04/05/2016

### **DRAFT DECISION**

|                                      |                               |
|--------------------------------------|-------------------------------|
| <b><u>APPLICATION NUMBER</u></b>     | <b><u>DATE VALID</u></b>      |
| R16/0081                             | 08/01/2016                    |
| <b><u>ADDRESS OF DEVELOPMENT</u></b> | <b><u>APPLICANT/AGENT</u></b> |
| HILLMORTON WHARF LIMITED             | John Roy                      |
| HILLMORTON WHARF                     | JJR Leisure Consulting Ltd    |
| CRICK ROAD                           | Moulton Park Business Centre  |
| HILLMORTON                           | Redhouse Road                 |
| RUGBY                                | Northampton                   |
| CV21 4PW                             | NN3 6AQ                       |

On behalf of Hillmorton Wharf Limited

## **APPLICATION DESCRIPTION**

Use of land for siting of 23 mobile timber holiday lodges, with associated works.

## **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 Site Location Plan - XL03117/1.2, Omar Lodge Plan and Construction Requirements e-mail received by the Local Planning Authority on 22/12/2015, the Omar Lodge Elevations, Omar Lodge Cross Section - 99-10-0160 and Lodge Specification received by the Local Planning Authority on 08/01/2016 and the amended Site Layout Plan received by the Local Planning Authority on 08/04/2016.

#### REASON:

For the avoidance of doubt.

### CONDITION: 3

The lodges hereby approved shall be occupied for holiday purposes only and shall not be occupied as a person's sole, or main place of residence.

The operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual lodges on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

#### REASON:

To ensure the development provides holiday accommodation only in order to protect the character and appearance of the countryside.

### CONDITION: 4

The lodges hereby approved shall not be occupied during the month of February in any year.

#### REASON:

To ensure the development provides holiday accommodation only in order to protect the character and appearance of the countryside.

### CONDITION: 5

The facing materials to be used on the external walls and roof shall be as specified on the Lodge Specification, received by the Local Planning Authority on 8th January 2016.

REASON:

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

CONDITION: 6

No walls, fences or gates shall be erected unless and until full details 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 interest of visual amenity.

CONDITION: 7

No development shall commence unless and until full details of finished floor levels of all buildings and ground levels of all access roads, parking areas and footways have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

REASON:

To ensure the proper development of the site.

CONDITION: 8

No development shall commence unless and until full details of the siting, design and materials of the proposed bin and cycle stores have been submitted to and approved in writing by the Local Planning Authority. The bin and cycle stores shall be provided, in accordance with the approved details before the first occupation of any lodge.

REASON:

In the interest of visual amenity.

CONDITION: 9

The accommodation for car parking and access roads shall be provided before the occupation of the development hereby permitted and shall be retained permanently.

REASON:

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

CONDITION: 10

The access from the site to Kilsby Lane shall be used by emergency and maintenance vehicles only.

REASON:

In the interest of highway safety.

CONDITION: 11

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

REASON:

To ensure the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating a flooding problem and to minimize the risk of pollution and protect the water quality in the Oxford Canal.

CONDITION: 12

No development shall commence unless and until full details of the sewage treatment plant have been submitted to and approved in writing by the Local Planning Authority.

Development shall not be carried out other than in accordance with the approved details.

REASON:

To prevent pollution and to ensure a satisfactory means of drainage.

CONDITION: 13

The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to, and approved in writing by, the Local Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority.

REASON:

In the interests of fire safety.

CONDITION: 14

A 2 metre wide stand- off area from the top of the adjacent Oxford Canal cutting shall be established along the western site boundary prior to the commencement of development, and no excavations or earthmoving shall take place within this area and no holiday lodges shall encroach onto the stand- off area. There shall be no use of heavy plant or machinery within the stand- off area during development.

REASON:

In the interests of minimising the risk of any adverse impacts upon the structural integrity of the adjacent Oxford Canal and canal cutting.

CONDITION: 15

No development shall commence unless and until a scheme to demonstrate how vehicles will be prevented from entering the Oxford Canal has submitted to and approved in writing by the Local Planning Authority.

The agreed scheme shall be implemented prior to the first occupation of the development and shall be retained in perpetuity.

REASON:

In the interest of health and safety and to protect the canal.

CONDITION: 16

No development shall commence unless and until an updated reptile and Great Crested Newt survey carried out at the appropriate time of year and during appropriate weather conditions, by a suitably qualified ecologist and appropriate mitigation measures have been submitted to and agreed by Local Planning Authority.

Development shall not be carried out other than in accordance with the approved details.

REASON:

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

CONDITION: 17

No development shall commence unless and until an updated otter and water vole survey carried out at the appropriate time of year and during appropriate weather conditions, by a suitably qualified ecologist and appropriate mitigation measures have been submitted to and agreed by Local Planning Authority.

Development shall not be carried out other than in accordance with the approved details.

REASON:

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

CONDITION: 18

No development shall commence unless and until an updated bat survey carried out at the appropriate time of year and during appropriate weather conditions, by a suitably qualified ecologist and appropriate mitigation measures have been submitted to and agreed by Local Planning Authority.

Development shall not be carried out other than in accordance with the approved details.

REASON:

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

CONDITION: 19

No works, including site clearance, shall commence unless and until an ecological and landscaping scheme, including planting to the site boundaries and land owned by the applicant to the south of the site, has been submitted to and approved in writing by the Local Planning Authority.

The scheme must include all aspects of; landscaping including size, species (which shall be native species) and spacing of plants, the retention of trees and hedges on the western boundary, details of marginal planting and creation of provisions for roosting bats.

The landscaping scheme shall be implemented no later than the first planting season following first occupation of the development. 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:

In the interest of visual amenity and biodiversity and to ensure the development contributes to the character, distinctiveness and biodiversity of the Oxford Canal corridor.

CONDITION: 20

No development shall take place until a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas, has been submitted to and approved in writing by the Local Planning Authority.

The plan shall incorporate the recommendations detailed in the ecological surveys. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

REASON:

To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site.

CONDITION: 21

No works shall be carried out to the mature oak tree and dead oak tree stump in the eastern boundary hedgerow unless and until a bat survey and mitigation measures have been submitted to and approved in writing by the Local Planning Authority.

Works shall not be carried out other than in accordance with the approved details.

REASON:

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

CONDITION: 22

The existing trees and hedgerows along the boundaries of the site identified on the approved plans for retention, shall be retained and suitably protected from damage in accordance with the requirements of BS5827:2012 (Trees in relation to design, demolition and construction - recommendations) to the satisfaction of the Local Planning Authority during the period that development takes place. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998:2010 (Recommendations for Tree Work).

REASON:

In the interests of the visual amenities of the locality and in the interests of the future health and amenity value of the trees.

CONDITION: 23

No development shall take place until a method statement/construction environmental management plan, has been submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out in accordance with the approved method statement.

REASON:

To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site.

CONDITION: 24

No development shall commence unless and until details of Dust and Debris Mitigation Measures have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

REASON:

In the interest of health and safety.

CONDITION: 25

No development shall take place until the applicant, or their agents 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: 26

No external lighting shall be erected unless and until full details of the type, design and location have been submitted to and approved in writing by the Local Planning Authority. Any lighting shall only be erected in accordance with the approved details.

REASON:

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

CONDITION: 27

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: 28

During the construction period, adequate measures shall be taken to prevent deleterious matter being carried onto all nearby highways.

REASON:

In the interest of highway safety.

## 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

Badgers and their setts (communal place of rest) are protected, making it illegal to carry out work that may disturb badgers without a Natural England licence. Particular care should be taken when clearing ground prior to development, and if evidence of badger activity is found, (such as foraging routes, snuffle holes, latrines or established setts), then work must stop immediately while Warwickshire Museum Ecology Unit or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches that can be hazardous to badgers. Sloping boards or steps should be provided to allow badgers to escape from such ditches should they become trapped. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 01733 455136.

### 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, 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

The applicant/developer is advised to contact Shomsur Khan (01827 252073) in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust 'Code of Practice for Works affecting the Canal & River Trust.'

### INFORMATIVE: 4

Any proposed discharge of foul or surface water to the adjacent Oxford Canal will require the prior consent of the Canal & River Trust. Please be aware that the Trust is not a land drainage authority and such discharge is not granted as of right, and where it is granted it will usually be subject to a commercial agreement; please contact the Utilities Team at the Hatton Office on 01926 626100 for further advice.

### INFORMATIVE: 5

The Landscape Management Plan required by condition 20 shall include the following:

- details of maintenance regimes
- details of any new habitat created on site and how it will be managed
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities

#### INFORMATIVE: 6

All works should be undertaken in accordance with best practice, e.g. the Environment Agency's Pollution Prevention Guidelines, to ensure that the waterbodies and watercourses within the survey area are not adversely impacted by the proposed works.

#### INFORMATIVE: 7

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

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

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

No work on Sundays & Bank Holidays.

#### INFORMATIVE: 8

If wood burning stoves are to be installed please note that the area is within an smoke control zone created under the Clean Air Acts, therefore appliances must be installed that are exempt from the legislation or burn an authorised approved fuel source.

Further information can be found on the Councils web site, HETAS website and the DEFRA website.

#### INFORMATIVE: 9

The proposed lodges may fall within the definition of caravans/mobiles homes and will require a site licence under the Caravan site and Control of Development Act 1960.

The following are relevant to meet minimum welfare standards:

- 1) There must be a 6 metre minimum separation distance between each unit and 4 metres from any site boundary units.
- 2) Each unit must have a potable drinking water supply supplied internally.
- 3) The sewerage system should be suitable and have the capacity for the development and approved by the local licensing authority.
- 4) If the units are to be used all year round a suitable means of heating each is required.
- 5) A risk assessment with regard to fire will be required and further advice can be obtained from Warwickshire Fire and Rescue. Units which do not come under the definition of a caravan may need Building Regulation approval.
- 6) The site will require a caravan site licence. Further advice can be obtained from public health and licensing section at the Council on 01788 533882.

#### INFORMATIVE: 10

The method statement required by condition 25 shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. Such a scheme shall include details of the following:

- The timing of the works

- The measures to be used during the development in order to minimise environmental impact of the works (considering both potential disturbance and pollution)For example, this may include the appointment of an Ecological Clerk of Works who can offer ecological advice to the appointed contractor, provide a toolkit talk about protected and invasive species, carry out ecological inspections if works are carried out during breeding seasons for protected wildlife and advising on methods to deal with invasive species found on site including biosecurity measures.
- The ecological enhancements as mitigation for the loss of habitat resulting from the development
- A map or plan showing habitat areas to be specifically protected (identified in the ecological report) during the works
- Any necessary mitigation for protected species detailed within the Middlemarch Extended Phase 1 survey, section 6 'Recommendations' and subsequent protected species surveys for great crested newt, water voles, otters, reptiles and bats.
- Construction methods
- Any necessary pollution protection methods
- Information on the persons/bodies responsible for particular activities associated with the method statement that demonstrate they are qualified for the activity they are undertaking.

#### INFORMATIVE: 11

Should your development require a new address or an amendment to an existing address please complete an application form for Postal Naming and Numbering.

This can be downloaded at:

[http://www.rugby.gov.uk/site/scripts/documents\\_info.php?documentID=223&categoryID=200295](http://www.rugby.gov.uk/site/scripts/documents_info.php?documentID=223&categoryID=200295) .

Alternatively, you can contact the Street Naming and Numbering Team for an application form at: [SpecialistSupport@rugby.gov.uk](mailto:SpecialistSupport@rugby.gov.uk) or by ringing 01788 533885

#### INFORMATIVE: 12

Due to the size of the development it is likely that the applicant will need to apply to the Environment Agency for a discharge consent.

#### INFORMATIVE: 13

If heating oil is to be used as a form of heating the Environment Agency's guidance regarding bunding storage tanks to prevent pollution incidents should be referred to.

**Reference number: R16/0409**

**Site address: 5 Helmdon Close, Rugby, CV21 1RS**

**Description: Conversion of existing residential dwelling to five flats.**

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

The application has been brought before the Planning Committee for consideration at the request of Councillor Helen Taylor. In addition, the LPA has received letters of objection representing the views of more than 15 households in the locality of the application site.

### **Site Description**

No.5 Helmdon Close is a detached brick built dwelling which is located within the Rugby Urban Area. It has a large paved area of hardstanding to its frontage and an integral double garage. The dwelling occupies a prominent plot fronting onto both Helmdon Close and Belgrave Drive.

The site is currently used as a six person House of Multiple Occupation (HMO). This is considered acceptable under Schedule 2 Part 3 Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015, which permits a change of use from a small HMO to a dwelling house (and vice versa). A small HMO is classified as a house of multiple occupation by 3-6 residents.

### **Proposal Description**

This proposal has been significantly amended from what was originally submitted. The original application was for five flats, a single storey rear extension and the conversion of both garages.

The amended proposal seeks permission for the change of use from a six bedroom HMO (use class C4) to three apartments and one studio apartment. This will result in two units on the ground floor and two units on the first floor. The proposal to convert the original dwelling into three apartments and one studio apartment would be realised by utilising various access points in and around the dwelling. The development will also include the conversion of one of the two existing garages to be used as additional living accommodation. The other garage will be retained and allocated for use by apartment number two.

In accordance with the Rugby Borough Council Adopted Parking Standards, three apartments and one studio apartment triggers the need for 5½ parking spaces. It is common practice to round this figure up; the required parking for this proposal is therefore six parking spaces. In consultation with Warwickshire County Council Highways, the parking arrangement to provide six parking spaces has been agreed. This includes one parking space in the remaining garage. In addition to this, a bicycle store will be located within the rear garden, which will accommodate six bicycles

To the front of the dwelling is a large area of hardstanding, which was installed under Permitted Development. The proposal includes a landscaping scheme that incorporates dwarf conifers, thuja and shrubs (all of which will reach a maximum height of 900mm). These will line the northern and western boundaries of the driveway.

Each of the apartments will provide living accommodation comprising a kitchen, living area, double bedroom and bathroom. The studio apartment will comprise an open plan kitchen with living space and bedroom, and a separate bathroom. The studio apartment (unit one),

located on the ground floor, will be accessed from the existing main entrance to the dwelling. Unit two, also located on the ground floor, will be accessed from a side door in the southern elevation of the dwelling. Units three and four, both located on the first floor, will be accessed via the existing main entrance to the dwelling, via the existing staircase. Each unit will therefore have their own front door.

### Relevant Planning History

|                              |   |           |
|------------------------------|---|-----------|
| R03/0035/23077/P<br>1.4.2003 | Erection of two storey side extension   | Approved  |
| R14/0391<br>02.07.2014       | Change of use of dwelling to a house in<br>multiple occupation and extension of hard<br>surfacing to front (part-retrospective) | Refused   |
| R14/0391<br>23.10.2014       | Appeal APP/E3715/A/14/2222650   | Dismissed |

### Technical Consultation Responses

|                          |                                      |
|--------------------------|--------------------------------------|
| RBC Environmental Health | No objection subject to informatives |
| WCC Ecology              | No objection subject to informatives |
| WCC Highways             | No objection                         |
| WDC Building Control     | No objection                         |

### Third Party Responses

Councillors – one received and called into Planning Committee on the grounds of over occupation, increased parking, impact on the local area and overdevelopment of a site.

Neighbours – 35 letters of objection have been received from 26 households raising the following points:

- Unacceptable change in the purpose and character of local housing
- Out of character with the area
- Concerned about the precedent that an approval would set
- Lack of parking and associated highway safety issues
  - cars being parked on pavements and coming and going at all hours,
  - number of cars has made passing a problem and has blocked drives and compromised access,
  - harmful to safety of road users and pedestrians,
  - interfere with visibility splays,
  - kerb would need to be dropped to provide additional parking within site,
  - no visitor spaces provided, and
  - blocked access to green open space for emergency vehicles
- The number of cars make the street look like a car park and have changed the area from what was a very quiet safe place, to a transient, unsafe area
- Cars have been jacked up and repaired on the public highway
- Do not want a block of flats and its attendant issues at the end of the cul-de-sac
- Increased noise and disturbance – violation of quiet and peaceful community
- The front of the dwelling has become unsightly and totally out of character with surrounding properties
- Adverse impact on value of neighbouring properties

### Relevant Planning Policies and Guidance

#### Core Strategy

|      |                      |
|------|----------------------|
| CS1  | Development Strategy |
| CS16 | Sustainable Design   |

### Saved Local Plan Policies

|     |                    |
|-----|--------------------|
| E6  | Biodiversity       |
| T5  | Parking Facilities |
| GP2 | Landscaping        |

### Other Documents

Planning Obligations SPD  
Sustainable Design and Construction SPD

### National Policy

National Planning Policy Framework (NPPF)

### **Assessment of Proposals**

In the assessment of this application, the determining factors are the principle of the proposed development, its impact on the qualities, character and amenity of the area, amenity of neighbouring properties, impact on protected species and impact on highway safety/parking provision.

### Principle of development

Paragraph 50 of the NPPF states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, Local Planning Authorities should plan for a mixture of housing types and styles.

Policy CS1 of the Core Strategy provides a settlement hierarchy so as to ensure that it can be demonstrated that the most sustainable locations for new development are considered ahead of those deemed to be less sustainable. This policy states that the urban area of Rugby (outside of the Town Centre) is the primary focus for new residential and employment development. This is owing to its inherently sustainable location close to existing services and facilities, both within and on the outskirts of the Rugby Town Centre.

The proposed development seeks permission for the change of use of the existing dwelling, which is currently used as a six bed HMO, to three apartments and one studio apartment. As the site is located within the Rugby Urban Area – (an inherently sustainable location of the Borough) – the use as proposed is considered to be suitable in this location in accordance with Policy CS1 of the Core Strategy and the NPPF. It is therefore considered that the principle of the proposed use in this location is acceptable in planning terms.

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

Part 7 of the NPPF (Requiring Good Design) emphasises the importance of good 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.

With the exception of one garage door being changed to a window, the proposed change of use has not resulted in any material external alterations to the building itself. As such, it is not considered that this element of the proposal causes any harm to the qualities, character and amenities of the area, in accordance with Part 7 of the NPPF and Policy CS16 of the Core Strategy. It should be noted that although the property has no permitted development rights for the conversion of garages, a number of properties in the immediate vicinity have already converted garages for ancillary residential purposes. It is therefore considered that this element of the proposal will not be out of keeping with surrounding properties, particularly as one garage will be retained.

It is important to note that the retention of one garage is the result of an amendment to the original proposal; the original scheme included the conversion of both garages. The retention of the garage was dual purpose; 1) to ensure the visual appearance of the property was not jeopardised, and 2) to provide a designated parking space for unit two. Upon receipt of the amended plan, and following consultation, it was noted that there would be no way of ensuring the remaining garage would be used for parking. It is therefore considered appropriate to condition any permission given that the garage should only be used to provide an allocated parking space for unit two.

Including the remaining garage, the amended parking layout subsequently provides provision for six vehicles, which complies with the Rugby Borough Council Adopted Parking Standards. As the property is currently being used as a six person HMO, it is considered that there will therefore (theoretically) be no material increase in the number of vehicles parked within the site. WCC Highways have been consulted on the amended parking layout and have raised no objections.

In a previous application (which was a retrospective proposal to permit the use of an eight person HMO), the proposal to replace a large section of soft landscaping to the front of the dwelling with hard surfacing was deemed unacceptable as it was considered that it would erode the landscaped characteristics of the area. It was also considered at that time that the additional hard surfacing to the front of the dwelling would disrupt the continuity of soft landscaped frontages within this area of the estate. This would have been in conflict with the contents of Saved Local Plan Policy GP2, which seeks the retention of the landscaped character of an area. It was concluded that the provision of additional hard surfacing to the front of the dwelling would have a detrimental impact on the landscape characteristics of the area, and would result in an unsympathetic form of development within the street scene. These comments were supported by the Planning Inspector when the application was referred to the Planning Inspectorate for consideration following the LPA refusal.

Following the refusal of the eight bed HMO scheme, the property was returned to a 6 bed HMO. Therefore the permitted development rights were reinstated. As a result, the owners of the property proceeded to install hardstanding to the frontage in its entirety. As the Permitted Development Rights were reinstated, this would not have required planning permission and therefore could not have been controlled by the LPA. Given the comments in both the previous officer's report and in the Inspector's appeal decision, it is considered necessary to ensure that an element of landscaping is reinstated in the proposal to re-establish the landscape characteristics of the area. This will also ensure that the proposal accords with Saved Local Plan Policy GP2, which states that "The landscape aspects of a development proposal will be required to form an integral part of the overall design and that all proposals should ensure that the landscape character of the area is retained and, where possible, enhanced, and there is sufficient provision for planting within and around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside." In light of this, a landscaping scheme was submitted which included the provision of low level planting along the northern and western boundaries. As the retained garage will be allocated for unit two, there is still enough capacity within the existing driveway to accommodate 5 cars as well as planting. Following an assessment of the landscaping scheme proposed, it is considered that the landscape character and the continuity of the soft landscaped frontages within this area will be satisfactorily reinstated and subsequently complies with Saved Local Plan Policy GP2.

It is therefore considered that the proposed development complies with the NPPF, the Saved Local Plan and the relevant section of Policy CS16 which seeks to protect the qualities, character and amenity of the area.

#### Impact upon the amenity of neighbouring properties

Paragraph 17 of the NPPF states that planning should always seek to achieve a good standard of amenity for all existing and future occupants of land and buildings. Policy CS16 states that development should ensure that the amenities of existing and future neighbouring occupiers are safeguarded.

As the property will not be extended in any way to facilitate the change of use, it is not considered that the undertaking of such a proposal would result in a detrimental loss of amenity to neighbouring properties whether by way of overbearing or overshadowing. In addition, with exception to the window that will be installed to replace the garage door, (which is not considered to have a negative impact on the amenity of neighbouring residents) no additional windows will be installed into the dwelling. As such it is not considered that the change of use will lead to any additional impact to neighbouring amenity through loss of privacy.

The Council's Environmental Health department have been consulted on the application, and have raised no objection subject to a number of informatives which relate to specific standards that the accommodation should adhere to so as to comply with the relevant parts of the Housing Act 2004. No specific concerns have been raised in relation to levels of noise and disturbance and, whilst a number of letters have been received from neighbouring properties which state that increased traffic to and from the property has given rise to increased noise and disturbance, it is not considered that the change of use of the existing dwelling to three apartments and one studio apartment will have a significantly adverse impact upon neighbouring amenity so as to justify a refusal of planning permission.

It is therefore considered that the proposed development complies with the NPPF and the relevant section of Policy CS16 which seeks to protect neighbouring amenity.

#### Impact on protected species

Part 11 of the NPPF (Conserving and Enhancing the Natural Environment) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, among other things. In addition, Saved Local Plan Policy E6 states that the Borough Council will seek to safeguard, maintain and enhance features of ecological and geological importance. The County Ecologist has no objection to the proposal subject to the inclusion of advisory notes that relate to the protected status of nesting birds. As such, it is considered that the proposed development will not have an adverse impact on biodiversity.

#### Impact on parking and highway safety

Saved Local Plan Policy T5 states that 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.

The parking requirement for an apartment is 1.5 spaces and for a studio apartment is 1 space. Given the proposal, this calculates as the need for 6 parking spaces when rounded up.

Throughout the application stage, a number of amendments have been made to the parking provision and layout. One proposal included installing hardstanding on the grassed area to the side of the property. As this area is designated as amenity land and therefore outside of the residential curtilage, it was not considered acceptable to install hardstanding to allow for an additional parking space. This proposal also included moving the boundary wall further into the garden to provide additional parking spaces. As a condition was placed on the

original application for the construction of the dwelling that the boundary wall must remain in place in perpetuity, this amendment was considered unacceptable. In light of this, the number of units that the application proposed was reduced in order to reduce the requirement for parking provision.

Following consultation with WCC Highways, the parking arrangement for three apartments and one studio, which requires six parking spaces, is considered acceptable. It should be noted that the provision of six parking spaces is, in theory, no greater impact that what is currently generated from the six person HMO. It is therefore considered that an acceptable level of parking is provided within the site and that, as such, the proposed change of use will not have an adverse impact on highway safety in accordance with the NPPF, Core Strategy Policy CS16, Saved Local Plan Policy T5 and the Planning Obligations SPD.

Recommendation

Approve subject to appropriate conditions.

Report prepared by Lizzie Beresford.

**DRAFT DECISION**

**APPLICATION NUMBER**

R16/0409

**DATE VALID**

22/02/2016

**ADDRESS OF DEVELOPMENT**

5 Helmdon Close  
Rugby  
CV21 1RS

**APPLICANT/AGENT**

Mrs Beverley Bates  
Beverley Bates  
25 Main Road Kilsby  
Rugby  
Northamptonshire  
CV23 8XR  
On behalf of Mr Randhir Chahal

**APPLICATION DESCRIPTION**

Change of use from a 6 bedroom House in Multiple Occupation (use class C4) to 3 apartments and 1 studio apartment.

**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 91 of the Town & Country Planning Act 1990 as amended by 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
- Site location plan

received by the Local Planning Authority on 23/02/16

- 4/32/16/A
- 5/32/16/A
- 7/32/16/A

received by the Local Planning Authority on 27/04/16

REASON:

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

**CONDITION 3:**

The garage shown on plan no. 7/32/16/A shall be retained in perpetuity for the use of the occupants of Unit 2 for the parking and storage of vehicles only and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interest of residential amenity.

**CONDITION 4:**

The parking arrangement detailed on plan 7/32/16/A shall be retained and used for the sole purpose of parking for the occupants of Units 1, 3 and 4 and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interest of residential amenity.

**CONDITION 5:**

The approved landscaping scheme as shown on plan 7/32/16/A shall be implemented prior to the first occupation of Units 1, 2, 3 and 4.

REASON:

In the interest of residential amenity.

**CONDITION 6:**

If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

**REASON:**

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

**CONDITION 7:**

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

**REASON:**

In the interest of residential amenity.

**INFORMATIVE 1**

The applicant should comply with the Council's Standards of Amenities. For this purpose, the proposed bedrooms should be a minimum room size of 7m<sup>2</sup> for a single room and 10.5m<sup>2</sup> for a double room.

**INFORMATIVE 2:**

The total habitable floor area for a one person, one bedroom, self-contained flat should be 21.5m<sup>2</sup> and 31.5m<sup>2</sup> for a two person, one bedroom, self-contained flat.

**INFORMATIVE 3:**

If the proposed development is to be used to provide rented accommodation the applicant will be required to comply with Parts 1 and 7 of the Housing Act 2004, as applicable.

**INFORMATIVE 4:**

The proposed bedrooms are inner rooms, i.e. where the only way out is through another room, and the outer room (through which the inner rooms are accessed) is a kitchen/living room, the applicant should reconsider the layout of the proposed development or its means of ingress/egress to either ensure the bedroom is not an inner room or the means of ingress/egress is relocated away from the high risk kitchen area.

**INFORMATIVE 5:**

It is expected Building Control will ensure appropriate fire safety measures are installed to the building/accommodation, including suitable interlinked fire detection systems and ensuring adequate fire separation between the proposed units of accommodation.

**INFORMATIVE 6:**

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. 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.

**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: R16/0848**

**Site address: 155D Bilton Road, Rugby, CV22 7DS**

**Description: Change of use from A1 (retail) to Sui Generis (Aesthetics/Beauty Salon).**

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

This application is being presented to Planning Committee as the applicant is an elected member of Rugby Borough Council.

### **Proposal Description**

Planning permission is sought for the change of use of unit 155D Bilton Road from Class A1 (retail) to a Sui Generis use as an aesthetics/beauty salon.

The proposal does not involve any physical alterations to the existing unit other than an internal refit to make it fit for purpose. Frosted laminate will be applied to the inside of the main windows to provide privacy. Signage in the form of a small plaque will be erected to identify the nature of the business. Such additions do not require planning permission or advertisement consent.

As detailed in the supporting information submitted with the planning application, it is proposed that the salon will cater for one client at a time on an appointment only basis. The hours of opening will be Tuesday to Friday 10am-6pm and the occasional Saturday 9am-1pm. The supporting information also details that the business will run training courses; however this will only take place two to three times per year. In light of this it is considered that the use of the building as a training facility is considered de minimus and therefore does not require planning permission.

### **Site Description**

The site is located in a prominent position on the corner of Bilton Road and Buchanan Road, within the Rugby Urban Area. Unit 155D is a recent addition to the existing building. The extension formed part of planning application R09/0261/PLN, which was for an extension to the existing retail shop to provide one Class A1 (retail) unit and one class A5 hot food take away unit. To date the unit has never been occupied and/or used as such.

The unit has its own entrance, which is accessed off Buchanan Road. There is no parking allocation=directly relating to the unit. However, there are a number of opportunities to park within the both the immediate and wider surroundings by means of two small car parks that serve the existing parade of shops on Bilton Road and Rugby Fishing Tackle. As the site is in an area with good access to public transport, and is also easily accessible by foot or cycle, it is considered to be sustainable.

### **Relevant Planning History**

|                        |  |                  |
|------------------------|--|------------------|
| R06/0490/PLN           | Change of use of existing premises from Class A1 (post office and shop) to Class A5 (takeaway) of the Town and Country Planning (Use Classes) Order 1987                               | Refused 28/04/06 |
| APP/E3715/A/06/2021474 | Appeal against planning app R06/0490/PLN Change of use of existing premises from Class A1 (post office and shop) to Class A5 (takeaway) of the Town and Country Planning (Use Classes) |                  |

Order 1987 dated 28/04/06

Appeal allowed 06/02/07

|              |   |                    |
|--------------|---|--------------------|
| R08/1720/PLN | Extension to existing retail shop   | Withdrawn 23/12/08 |
| R09/0261/PLN | Extension to existing retail shop with associated parking and subdivision to provide one class A1 retail unit and one class A5 hot food take away unit. (re-submission of withdrawn application R08/1720/PLN) | Approved 08/05/09  |

### **Technical Consultation Responses**

|                            |               |
|----------------------------|---------------|
| WCC Ecology                | No comments.  |
| WCC Highways               | No objection. |
| RBC Environmental Services | No comments.  |

### **Third Party Responses**

|                                |  |
|--------------------------------|--|
| Ward Councillor arrangements.. | No objection however comments regarding access |
| Neighbours                     | No comments.                                   |

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

#### National Planning Policy Framework (NPPF)

Part 7          Requiring Good Design

#### Core Strategy

|      |                      |
|------|----------------------|
| CS1  | Development Strategy |
| CS16 | Sustainable Design   |

#### Saved Local Plan Policies

|    |                    |
|----|--------------------|
| E6 | Biodiversity       |
| T5 | Parking Facilities |

### **Determining Considerations**

The main issues concerning this application are the principle of development, the impacts of the proposal upon the visual and residential amenities of the area, biodiversity and the impact on highway safety.

Policy CS1 of the Rugby Borough Council Core Strategy sets out a hierarchy for development, whereby development is focused in or around the town centre. As 'sui generis' is not a 'town centre use', it has more flexibility on its location. This means that the applicant does not need to justify by means of a sequential assessment why the location of the business is not within the town centre. When assessing this application with a presumption in favour of sustainable development, and given the above, it is considered that the principle of development is acceptable. It is, however, considered necessary to apply a condition to any permission granted to ensure the use of the unit returns back to retail (use class A1) if the beauty salon ceases to operate.

Policy CS16 states that all development will demonstrate high quality, inclusive and sustainable design and will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity in

which they are situated. Furthermore, development will ensure that the amenities of existing and future neighbouring occupiers are safeguarded.

The proposed aesthetics/beauty salon is a single employee operation, which will remain contained within the designated unit. The business will operate an appointment only system which will see clients arrive either by foot, car or bicycle. There will be only ever be 1 or 2 clients at the premises at any one time.

In light of this, it is considered that any potential impact the business will have on both the immediate and wider residential amenity will be minimal. Environmental Health have raised no concerns in relation to potential for addition noise generation, which would accord with the LPA Officer's assessment.

Externally the unit will remain largely unchanged, other than the installation of frosted laminate across the windows to ensure privacy for the beauty salon. All internal changes do not require planning permission, and are therefore not material planning considerations.

The unit is clearly visible from adjacent public highways (primarily Buchanan Road, but also Bilton Road). As the unit is currently vacant, any potential use within this building would ensure that the vitality of the area is enhanced, creating an active frontage. It is therefore considered that the change of use would enhance the quality and character of the immediate and wider surroundings.

It is therefore considered that the proposal accords with policy CS16 of the Rugby Borough Core Strategy 2011 in relation to the impacts of the proposal upon the visual and residential amenities of the area.

WCC Highways have raised no concerns regarding highway safety. Due to the number of clients who will be present at the site at any one time, it is considered that the potential number of vehicles associated with the new use will be minimal and therefore not have a negative impact on highway safety.

Although the unit does not have a designated parking area to be used solely by users of the business, there are two small parking areas fronting the adjacent parade of shops on Bilton Road that could be used by any users associated with the business.

No comments were received from WCC Ecology in relation to this application.

### **Conclusion**

With regard to the above, it is considered that the overall proposal will comply with the NPPF, Policy CS16 of the Rugby Borough Core Strategy, and polices Policy E6 and T5 of the Saved Local Plan.

### **Recommendation:**

Approve subject to appropriate conditions.

Report prepared by: Lizzie Beresford

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R16/0848

### **DATE VALID**

18/04/2016

### **ADDRESS OF DEVELOPMENT**

155D Bilton Road  
Bilton  
Rugby  
CV22 7DS

### **APPLICANT/AGENT**

Ms Helen Taylor  
7 Swift Avenue  
Rugby  
CV21 1RQ

### **APPLICATION DESCRIPTION**

Change of use from A1 (retail) to Sui Generis (Aesthetics/Beauty Salon).

### **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 91 of the Town & Country Planning Act 1990 as amended by 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
- Site location plan
- Supporting information - parking

received by the Local Planning Authority on 18/04/16

- Supporting information - business details

received by the Local Planning Authority on 19/04/16

#### **REASON:**

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

**CONDITION 3:**

Unless otherwise agreed in writing the premises shall not be opened for business other than between the hours of 10am-6pm Tuesday to Friday and 9am-1pm Saturday.

**REASON:**

To protect the amenity of nearby properties.

**INFORMATIVE 1:**

Separate advertisement consent may be required for any signage.

**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.

**AGENDA MANAGEMENT SHEET**

|                                    |   |
|------------------------------------|---|
| <b>Name of Meeting</b>             | Planning Committee  |
| <b>Date of Meeting</b>             | 23 <sup>rd</sup> May 2016   |
| <b>Report Title</b>                | Planning Appeals Update   |
| <b>Portfolio</b>                   |   |
| <b>Ward Relevance</b>              | All   |
| <b>Prior Consultation</b>          | None  |
| <b>Reporting Director</b>          | Head of Planning and Recreation   |
| <b>Contact Officer</b>             | Greg Vigars Tel: Ext.3621   |
| <b>Report Subject to Call-in</b>   | N/A   |
| <b>Report En-Bloc</b>              | N/A   |
| <b>Forward Plan</b>                | N/A   |
| <b>Corporate Priorities</b>        | <p>This report relates to the following priority(ies):</p> <p>Ensure all the Borough's residents are aware of our services and can access and influence them. Enable the delivery of excellent Value for Money services in line with our corporate plans.</p> |
| <b>Statutory/Policy Background</b> | The Planning Appeals procedure which came into effect on 6 <sup>th</sup> April 2009.  |
| <b>Summary</b>                     | This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 01/01/2015 to 31/03/2015.  |

|  |  |
|--|--|
| <b><i>Risk Management Implications</i></b> | There are no risk management implications arising from this report.  |
| <b><i>Financial Implications</i></b>       | Increases the scope for related costs claims within the Planning Appeals process.  |
| <b><i>Environmental Implications</i></b>   | There are no environmental implications arising from this report.  |
| <b><i>Legal Implications</i></b>           | Advice/support with regard to Cost Claims and any subsequent Costs awards.   |
| <b><i>Equality and Diversity</i></b>       | No new or existing policy or procedure has been recommended.   |
| <b><i>Options</i></b>                      | N/A  |
| <b><i>Recommendation</i></b>               | The report be noted.   |
| <b><i>Reasons for Recommendation</i></b>   | To keep Members of the Planning Committee updated on a quarterly basis with regard to the current position in respect of Planning Appeals. |

**Planning Committee – 23<sup>rd</sup> May 2016**

**Planning Appeals Update**

**Report of the Head of Planning and Recreation**

**Recommendation**

The report be noted.

This report provides information to update the Planning Committee on the position with regard to planning appeals. It is intended that this will continue to be produced on a quarterly basis.

**1.1 Appeals determined**

During the last quarter from 1<sup>st</sup> January to 31<sup>st</sup> March a total of 12 planning appeals were determined, of which 4 were allowed, 8 were dismissed and 0 was withdrawn. A schedule of the appeal cases determined for this period is attached for information (see Appendix A).

**1.2 Appeals outstanding/in progress**

As at 31<sup>st</sup> March 2016 there were 10 planning appeals and 2 enforcement appeals still in progress. A schedule of these appeal cases is attached for information (see Appendix B).

Name of Meeting: Planning Committee  
Date of Meeting: 23<sup>rd</sup> May 2016  
Subject Matter: Planning Appeals  
Originating Department: Head of Planning and Recreation

**LIST OF BACKGROUND PAPERS**

\* There are no background papers relating to this item.

(\*Delete if not applicable)

**APPENDIX A**

**PLANNING APPEALS DETERMINED FOR THE PERIOD: 1<sup>st</sup> Jan 2016 - 31<sup>st</sup> March 2016**

| <b>Appeal Site Location</b>   | <b>Description of Development</b>   | <b>Case Officer<br/>Planning Ref No.<br/>Planning Inspectorate<br/>Ref No.</b> | <b>Date of Refusal<br/>and Type of Appeal</b> | <b>Appeal<br/>Outcome</b>       |
|---|---|--|---|---------------------------------|
| Carma<br>Rugby Road<br>Coventry<br>CV8 3GJ                                | Erection of a single storey front extension   | Paul Varnish<br>R15/1123<br>APP/E3715/D/15/3135443                             | Refusal<br>01/07/2015                         | <b>Dismissed<br/>11/01/2016</b> |
| Site Rear of Glenfern<br>Glenfern Gardens<br>Ryton on Dunsmore<br>CV8 3EA | Erection of a detached bungalow with integrated garage  | Nathan Lowde<br>R15/0756<br>APP/E3715/W/15/3130623                             | Refusal<br>12/05/2015                         | <b>Dismissed<br/>12/01/2016</b> |
| Marvin House Farm<br>Green Lane<br>Lutterworth<br>LE17 5BB                | FULL: Change of Use from Agricultural to storage of 12 Caravans   | Lizzie Beresford<br>R15/0697<br>APP/E3715/W/15/3129359                         | Refusal<br>11/05/2015                         | <b>Dismissed<br/>12/01/2016</b> |
| Land at<br>Cestersover Farm<br>Lutterworth Road<br>Churchover<br>CV23 0QP | A wind farm comprising 4 no. wind turbines of up to 126.5m tip height. The proposed development also includes a single, permanent free-standing meteorological mast (80m), a temporary communications mast (10m), a sub-station compound containing a control building, electricity transformers, underground cabling, drainage improvements, channel crossings associated with a series of on-site tracks and turning heads, two site entrances with site access upgrades, 2 no. temporary | Nathan Lowde<br>R12/2009<br>APP/E3715/A/14/2227479                             | Refusal<br>23/04/2014                         | <b>Dismissed<br/>18/01/2016</b> |

| Appeal Site Location  | Description of Development   | Case Officer<br>Planning Ref No.<br>Planning Inspectorate<br>Ref No.   | Date of Refusal<br>and Type of Appeal | Appeal<br>Outcome  |
|---|--|--|---------------------------------------|--|
|   | construction compound, assist crane hard standings, and two temporary guyed meteorological/power performance masts (80m), with each wind turbine having a micro-siting tolerance of up to 50m. |  |                                       |  |
| Spinney Farm<br>Main Street<br>Withybrook<br>Coventry<br>CV7 9LX            | Erection of a new 6 bay stable with associated feed and tack rooms and creation of a menage (amendment to previously approved application R13/2310)  | Richard Redford<br>R14/0618<br>APP/E3715/C/15/3132713<br>APP/E3715/C/15/3132714                                  | Approval<br>24/04/2015                | <b>The Appeals are Dismissed and the Enforcement Notice is Upheld 19/02/2016</b> |
| The Chalet<br>Hinckley Road<br>Wolvey<br>Hinckley<br>LE10 3HQ               | Retrospective application for retention of new stables, including access road and hardstanding   | Richard Redford<br>R15/0175<br>APP/E3715/W/15/3131299  | Refusal<br>14/05/2015                 | <b>Allowed and Planning Permission Granted 19/02/2016</b>                        |
| Land Adjacent The Chalet<br>Hinckley Road<br>Wolvey<br>Hinckley<br>LE10 3HQ | Retrospective application for retention of new stables, including access road and hardstanding   | Richard Redford<br>Enforcement Notice<br>Appeal for R13/0007<br>APP/E3715/C/15/3132547<br>APP/E3715/C/15/3132548 | Approval<br>28/01/2013                | <b>Allowed 19/02/2016</b>  |
| Land Adjacent The Chalet<br>Hinckley Road<br>Wolvey<br>Hinckley<br>LE10 3HQ | Retrospective application for retention of new stables, including access road and hardstanding   | Richard Redford<br>Enforcement Notice<br>ENF/2015/0296<br>APP/E3715/C/15/3132617                                 | Approval<br>06/07/2015                | <b>Allowed 19/02/2016</b>  |

| Appeal Site Location  | Description of Development  | Case Officer<br>Planning Ref No.<br>Planning Inspectorate<br>Ref No.  | Date of Refusal<br>and Type of Appeal | Appeal<br>Outcome  |
|---|---|---|---------------------------------------|--|
| Land at Gipsy Lane<br>Gipsy Lane<br>Hinckley  | Retrospective application for retention of new stables and menage, including hardstanding (alterations to Approved R13/0497)  | Richard Redford<br>R15/0334<br>APP/E3715/W/15/3130827   | Refusal<br>14/05/2015                 | <b>Dismissed<br/>19/02/2016</b>  |
| Land at Gipsy Lane<br>Gipsy Lane<br>Hinckley  | Retrospective application for retention of new stables and menage, including hardstanding (alterations to Approved R13/0497)  | Richard Redford<br>Enforcement Notice<br>Appeal for R13/0497<br>ENF/2015/0295<br>APP/E3715/C/15/3132197<br>APP/E3715/C/15/3132198 | Approval<br>01/05/2013                | <b>The Appeals<br/>are<br/>Dismissed<br/>and the<br/>Enforcement<br/>Notice is<br/>Upheld<br/>19/02/2016</b> |
| Church Cottage<br>1 Oxford Road<br>Princethorpe<br>Rugby<br>CV23 9PS                        | Provision of a dropped kerb   | Paul Varnish<br>R15/1079<br>APP/E3715/W/15/3130818  | Refusal<br>20/07/2015                 | <b>Allowed<br/>09/03/2016</b>  |
| Land to the North-West<br>of the junction of<br>Newbold Road and<br>Avon Mill Lane<br>Rugby | Retention of a double-sided, pole mounted, non-illuminated sign at the entrance to Avon Mill Lane (resubmission of planning application reference R14/2371, refused on 13/03/15). | Chris Davies<br>R15/2077<br>APP/E3715/Z/16/3141717  | Refusal<br>09/11/2015                 | <b>Dismissed<br/>16/03/2016</b>  |

## APPENDIX B

PLANNING APPEALS OUTSTANDING/IN PROGRESS as at 31.03.2016

| Appeal Site Location   | Description of Development  | Case Officer<br>Planning Ref No.<br>Planning Inspectorate Ref No.                    | Date of Refusal                 | Type of Appeal      |
|--|---|--|---------------------------------|---------------------|
| Springfield<br>Cawston Lane<br>Dunchurch<br>Rugby<br>CV22 7RX          | Erection of a new detached dwelling adjacent to the existing dwelling   | Owain Williams<br>R15/0684<br>APP/E3715/W/15/3135872                                 | Delegated Refusal<br>11/05/2015 | <b>Written Reps</b> |
| The Furniture Gallery<br>Coventry Road<br>CV23 9JP                     | Retention of change of use of B1 unit and associated storage to retail (A1) use (resubmission of R15/0566)  | Ruari McKee<br>R15/1317<br>APP/E3715/C/15/3139060                                    | Committee Refusal<br>30/09/2015 | <b>Written Reps</b> |
| Glebe Farm Barn<br>Birdingbury Road<br>Bourton-on-Dunsmore<br>CV23 9RA | Erection of single storey extension   | Jo Orton<br>R15/1357<br>APP/E3715/D/15/3139899                                       | Committee Refusal<br>20/08/2015 | <b>Written Reps</b> |
| The Yard<br>Kings Newnham Lane<br>Bretford<br>CV23 0JU                 | Erection of two detached dwellings and formation of a new access.   | Lizzie Beresford<br>R15/1662<br>APP/E3715/W/15/3139960                               | Delegated Refusal<br>14/12/2015 | <b>Written Reps</b> |
| 4 Livingstone Avenue<br>Long Lawford<br>Rugby<br>CV23 9BA              | Erection of five dwellings (existing dwelling to be demolished) (outline application to include access with appearance, landscaping, layout and scale reserved) | Chris Kingham<br>R15/0775<br>APP/E3715/W/15/3137402                                  | Delegated Refusal<br>25/09/2015 | <b>Written Reps</b> |
| Glebe Farm Barn<br>Birdingbury Road<br>Bourton-on-Dunsmore<br>CV23 9RA | Erection of a single storey extension.  | Jo Orton<br>R15/2536<br>APP/E3715/D/16/3142423                                       | Delegated Refusal<br>13/01/2016 | <b>Written Reps</b> |
| Fosse Cottage Farm<br>Rugby Road<br>Street Ashton<br>CV23 0PL          | Retention of an outbuilding and lean-to extension to shed (retrospective)   | Paul Varnish<br>Enforcement Notice Appeal against R15/2056<br>APP/E3715/C/16/3142842 | Delegated Refusal<br>27/11/2015 | <b>Written Reps</b> |

| <b>Appeal Site Location</b>   | <b>Description of Development</b>  | <b>Case Officer<br/>Planning Ref No.<br/>Planning Inspectorate Ref No.</b>     | <b>Date of Refusal</b>             | <b>Type of Appeal</b>                      |
|---|--|--|------------------------------------|--|
| Grange Farm<br>Brandon Lane<br>Coventry<br>CV3 3GU  | Outline Application: 5 no. eco-houses;<br>Access, Layout & Scale.  | Karen McCulloch<br>R15/1137<br>APP/E3715/W/16/3143182                          | Delegated<br>Refusal<br>31/07/2015 | <b>Written Reps</b>                        |
| Lodge Farm<br>301 Easenhall Road<br>Harborough Magna<br>CV23 0HX                                      | Erection of detached garage  | Nisar Mogul<br>R15/2205<br>APP/E3715/D/16/3143227                              | Delegated<br>Refusal<br>02/12/2015 | <b>Householder<br/>Appeals<br/>Service</b> |
| Land at Clifton Lakes<br>Farm<br>Clifton Lakes<br>Watling Street<br>Clifton Upon Dunsmore<br>CV23 0AQ | Retention of alterations and change of<br>use forming access way and<br>landscaping and provision of fencing,<br>hardstanding, further landscaping and<br>other associated works to create a<br>sheep and cattle holding area. | Richard Redford<br>ENF/2015/0494 against<br>R14/1141<br>APP/E3715/C/16/3144362 | Delegated<br>Refusal<br>30/01/2015 | <b>Written Reps</b>                        |
| Willow House<br>33 Haswell Close<br>Rugby<br>CV22 5LU   | Retention of new vehicular access and<br>2m high wall inc railings.  | Richard Redford<br>R15/1844<br>APP/E3715/D/16/3146166                          | Delegated<br>Refusal<br>08/02/2016 | <b>Householder<br/>Appeals<br/>Service</b> |
| Land at Nelsons Wharf<br>Rugby Road<br>Stockton<br>CV47 8AA   | Erection of workers' dwelling.   | Karen McCulloch<br>R15/2389<br>APP/E3715/W/16/3146581                          | Delegated<br>Refusal<br>02/02/2016 | <b>Written Reps</b>                        |

**AGENDA MANAGEMENT SHEET**

|                                     |  |
|-------------------------------------|--|
| <b>Name of Meeting</b>              | Planning Committee   |
| <b>Date of Meeting</b>              | 23 <sup>rd</sup> May 2016  |
| <b>Report Title</b>                 | Delegated Decisions – 24 <sup>th</sup> March 2016 to 20 <sup>th</sup> April 2016                   |
| <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>    | N/A  |
| <b>Report En-Bloc</b>               | N/A  |
| <b>Forward Plan</b>                 | N/A  |
| <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 – 23<sup>rd</sup> May 2016**

**Delegated Decisions – 24<sup>th</sup> March 2016 to 20<sup>th</sup> April 2016**

**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 him during the above period are set out in the Appendix attached.

Name of Meeting: Planning Committee  
Date Of Meeting: 23<sup>rd</sup> May 2016  
Subject Matter: Delegated Decisions – 24<sup>th</sup> March 2016 to 20<sup>th</sup> April 2016  
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 24.03.2016 TO 20.04.2016

**A. APPLICATIONS – DELEGATED**

|   |   |  |
|---|---|--|
| <b>Applications Refused</b>                 |   |  |
| <i>R16/0444<br/>Refused<br/>30.03.2016</i>  | 16 Dyson Close<br>Hillmorton<br>Rugby                   | Erection of a two-storey side extension  |
| <i>R16/0543<br/>Refused<br/>04.04.2016</i>  | 12 Poplar Grove<br>Coventry                             | Erection of a first floor side extension above the existing garage, single storey rear extension and new entrance porch                                |
| <i>R15/2537<br/>Refused<br/>07.04.2016</i>  | 19 Hillmorton Road<br>Rugby                             | Erection of two storey rear extension, two storey coach house and associated works   |
| <i>R15/1737<br/>Refused<br/>20.04.2016</i>  | 218 Lawford Road<br>New Bilton<br>Rugby                 | Use of part of existing ground floor of premises for community use.  |
| <b>Applications Approved</b>                |   |  |
| <i>R16/0423<br/>Approved<br/>24.03.2016</i> | 50 Percival Road<br>Rugby                               | Erection of two storey side and rear extensions and single storey rear extension   |
| <i>R16/0149<br/>Approved<br/>24.03.2016</i> | 15 Main Street<br>Newbold<br>Rugby                      | Erection of an extension to upper floors and rear to form 4 one-bedroom apartments.  |
| <i>R16/0223<br/>Approved<br/>24.03.2016</i> | Newnham Fields Farm<br>Coal Pit Lane<br>Willey<br>Rugby | Demolition of existing portal framed building and replacement with a portal steel framed building for use as a grain and agricultural machinery store. |
| <i>R16/0263<br/>Approved<br/>24.03.2016</i> | Rose Cottage Farm<br>Burnthurst Lane<br>Rugby           | Erection of barn for mixed agricultural and forestry purposes including wood storage.  |
| <i>R16/0474<br/>Approved</i>                | 77 Heather Road<br>Coventry                             | Two storey front extension with porch  |

|   |  |   |
|---|--|---|
| 24.03.2016                                  |  |   |
| <i>R16/0249<br/>Approved<br/>24.03.2016</i> | Hill House Stables<br>Birdingbury Road<br>Hill<br>Leamington Hastings<br>Rugby | Erection of replacement stable block.   |
| <i>R16/0467<br/>Approved<br/>29.03.2016</i> | 75 Bawnmore Road<br>Rugby  | Erection of two storey side extension.  |
| <i>R16/0305<br/>Approved<br/>29.03.2016</i> | 75 Fareham Avenue<br>Hillmorton<br>Rugby                                       | Erection of a single and two storey rear extension including the re-siting of the conservatory.   |
| <i>R16/0391<br/>Approved<br/>29.03.2016</i> | Barn Off<br>Frankton Lane<br>Highfield<br>Rugby                                | Submission of details to vary condition 2 (drawings related to elevational details and floor plans) pursuant to planning permission reference R13/2275, for the proposed conversion of barns to a dwelling, granted on 15/10/2014 |
| <i>R16/0152<br/>Approved<br/>29.03.2016</i> | 5 Ambrose Close<br>Rugby   | Erection of a single storey rear extension (conservatory).  |
| <i>R16/0403<br/>Approved<br/>29.03.2016</i> | 1 Denyer Court<br>Broad Street<br>Brinklow<br>Rugby                            | Change of use of ground floor flat from Use Class (A2) Financial Services to Use Class (C3) Residential   |
| <i>R16/0500<br/>Approved<br/>29.03.2016</i> | 12 Leamington Road<br>Ryton on Dunsmore<br>Rugby                               | Resubmission of planning application R15/2055 for the erection of a two storey side extension and single storey rear extension.   |
| <i>R16/0476<br/>Approved<br/>30.03.2016</i> | Former Stables<br>Rear of Hunter Street<br>Rugby                               | Erection of 3 one bedroom terraced properties   |
| <i>R16/0539<br/>Approved<br/>30.03.2016</i> | Church Lawford Garden<br>Centre<br>Kings Newnham Road<br>Church Lawford        | Erection of a garden shed to plot numbers 3 & 9.  |
| <i>R16/0492<br/>Approved<br/>30.03.2016</i> | Willow Wren Training<br>Nelsons Wharf<br>Rugby Road                            | Widening of access behind existing dropped kerb and retention of existing access track (parts of site within Rugby Borough)   |

|   |   |  |
|---|---|--|
|   | Southam   |  |
| <i>R16/0396<br/>Approved<br/>30.03.2016</i> | Land to the rear of<br>149 Railway Terrace<br>Rugby | Change of use from B8 to D2 to be used as a personal training suite.   |
| <i>R16/0506<br/>Approved<br/>30.03.2016</i> | 8 Okement Grove<br>Long Lawford<br>Rugby            | Conversion of garage to habitable room and erection of single storey rear extension  |
| <i>R16/0540<br/>Approved<br/>31.03.2016</i> | 14 Poplar Grove<br>Ryton on Dunsmore<br>Coventry    | Erection of a first floor side extension above the existing garage and new entrance porch.   |
| <i>R16/0507<br/>Approved<br/>31.03.2016</i> | 20 Bond End<br>Monks Kirby                          | Erection of two storey rear extension and new dormer to front elevation (Amendment to R15/1975)  |
| <i>R16/0555<br/>Approved<br/>31.03.2016</i> | 28 Rugby Lane<br>Stretton on Dunsmore<br>Rugby      | Erection of two storey side extension and front porch  |
| <i>R16/0362<br/>Approved<br/>31.03.2016</i> | 2 Church Hill<br>Rugby                              | Proposed loft conversion, alterations to roof and formation of new windows to front and rear elevations  |
| <i>R16/0300<br/>Approved<br/>04.04.2016</i> | Bracken House<br>3 Fernhill Way<br>Wolvey           | Erection of a first floor extension over existing attached garage.   |
| <i>R16/0421<br/>Approved<br/>04.04.2016</i> | Hall Farm<br>Brownsover Lane<br>Brownsover<br>Rugby | Use of land for the storage of motor vehicles, together with valeting and sales (by appointment only) (variation of condition 2 of R13/0317 dated 24/04/2013 to extended the use of the land for the storage of motor vehicles, together with valeting and sales (by appointment only) for a further 3 year period). |
| <i>R16/0584<br/>Approved<br/>04.04.2016</i> | Peri Limited<br>Market Harborough Road<br>Newton    | Erection of a 9m x 12m modular building for a temporary period of five years.  |
| <i>R16/0168<br/>Approved<br/>05.04.2016</i> | 18 St Margarets Avenue<br>Wolston<br>Coventry       | Erection of a pergola and tree house and provision of decking area.  |
| <i>R16/0512</i>                             | Police Training Centre                              | Change of use of existing sports hall to   |

|  |  |   |
|--|--|---|
| <i>Approved</i><br>05.04.2016                    | Leamington Road<br>Ryton-on-Dunsmore   | offices/training accommodation, creation of first floor and additional openings, provision of screened plant area to side.  |
| <i>R16/0601</i><br><i>Approved</i><br>06.04.2016 | The White House<br>Main Street<br>Willoughby   | Erection of a two storey side and single storey rear extension with entrance canopy and a 2m high brick wall and close-board fencing to south boundary.                             |
| <i>R16/0427</i><br><i>Approved</i><br>07.04.2016 | G A Spencer and Son<br>Magpie Lodge Farmyard<br>Lilbourne Road<br>Clifton-Upon-Dunsmore<br>Rugby | Erection of an extension to an existing agricultural building   |
| <i>R16/0499</i><br><i>Approved</i><br>07.04.2016 | Rugby School<br>Springhill Farm<br>Barby Road<br>Rugby   | Removal of existing outbuilding and erection of three temporary outbuildings for use as changing rooms, refreshments, storage and toilet block in connection with the sports field. |
| <i>R16/0360</i><br><i>Approved</i><br>07.04.2016 | Bilton Grange<br>Rugby Montessori School<br>Bilton Grange<br>Rugby Road<br>Dunchurch<br>Rugby    | Demolition of the existing grounds man's hanger building and provision of staff and visitors car parking area including access, amenity lighting and landscaping.                   |
| <i>R16/0546</i><br><i>Approved</i><br>07.04.2016 | 28 Adkinson Avenue<br>Dunchurch<br>Rugby   | Demolition of existing dwelling and erection of two flats.  |
| <i>R16/0443</i><br><i>Approved</i><br>07.04.2016 | Rawburn Grounds Farm<br>Sawbridge Road<br>Sawbridge<br>Rugby                                     | Erection of an agricultural worker's dwelling (amended design of dwelling to that approved under extant planning permission R14/1357).  |
| <i>R15/0540</i><br><i>Approved</i><br>08.04.2016 | Land at Williams Fields<br>Coventry Road<br>Cawston<br>Rugby                                     | Erection of 113 dwellings including new vehicular access to Coventry Road   |
| <i>R16/0558</i><br><i>Approved</i><br>08.04.2016 | Willow Wren Training<br>Nelsons Wharf<br>Rugby Road<br>Southam                                   | Provision of concrete pad and erection of outbuilding to be used for the storage of equipment.  |
| <i>R16/0361</i><br><i>Approved</i><br>11.04.2016 | Rugby Grange<br>Rugby Montessori School<br>Bilton Grange   | Outline Planning Permission for the replacement groundsman's hanger building with all matters reserved other than access and  |

|   |   |   |
|---|---|---|
|   | Rugby Road<br>Dunchurch<br>Rugby                                      | scale   |
| <i>R16/0649<br/>Approved<br/>12.04.2016</i> | 44 Leamington Road<br>Ryton-on-Dunsmore                               | Erection of a single storey rear extension.   |
| <i>R16/0244<br/>Approved<br/>12.04.2016</i> | 33 Main Street<br>Long Lawford<br>Rugby                               | Erection of a single storey rear extension and other external alterations to the Listed Building to include a first floor window to the existing bedroom area, reinstatement of a front door and a central chimney. |
| <i>R16/0241<br/>Approved<br/>12.04.2016</i> | Blooms Garden Centre<br>Straight Mile<br>Bourton-on-Dunsmore          | Relocation of timber shed for sale of fruit & veg.  |
| <i>R16/0532<br/>Approved<br/>13.04.2016</i> | Camden<br>Biggin Hall Lane<br>Thurlaston                              | Extensions and alterations to dwelling.   |
| <i>R16/0550<br/>Approved<br/>13.04.2016</i> | Garden Cottage<br>Leicester Road<br>Wolvey Heath<br>Rugby             | Retention of brick boundary wall and gates to the front boundary of the property.   |
| <i>R16/0295<br/>Approved<br/>13.04.2016</i> | The Green Nettle Hill<br>Conference Centre<br>Nettle Hill<br>Coventry | Erection of two storey annex  |
| <i>R16/0650<br/>Approved<br/>14.04.2016</i> | Valley Fields Farm<br>Hill Road<br>Grandborough<br>Rugby              | Provision of a ménage for private use   |
| <i>R16/0673<br/>Approved<br/>14.04.2016</i> | 13 Grange Road<br>Newbold<br>Rugby                                    | Erection of a single storey extension to the front and side of the existing dwelling.   |
| <i>R16/0617<br/>Approved<br/>14.04.2016</i> | 15 Anderson Avenue<br>Rugby   | Erection of a single storey side and rear extension.  |
| <i>R16/0237<br/>Approved<br/>14.04.2016</i> | 10 Cawston Lane<br>Dunchurch<br>Rugby                                 | Demolition of existing garage and erection of two storey side extension, single storey rear extension, raise height of existing roof and  |

|   |   |   |
|---|---|---|
|   |   | installation of rear dormer windows and decking.  |
| <i>R16/0570<br/>Approved<br/>14.04.2016</i> | 51 Spicer Place<br>Bilton<br>Rugby  | Erection of single storey front extension and enlargement of garden wall  |
| <i>R16/0064<br/>Approved<br/>15.04.2016</i> | Radio Station Rugby<br>Key Phase 1 (part)<br>East of Dollman Farm<br>North of A428<br>Crick Road<br>Hillmorton<br>Rugby | Change of use and conversion of the two-storey brick farmhouse (known as Dollman Farmhouse) from residential (C3) use to office use with associated marketing suite (B1(a)), including construction of a two-storey extension to the eastern elevation, and change of use and conversion of a single storey brick barn from agricultural use to flexible office use and associated meeting space (B1(a)) and ancillary facilities together with temporary access and vehicle and cycle parking provision and surface treatments with any necessary groundworks. |
| <i>R16/0672<br/>Approved<br/>15.04.2016</i> | 81 The Kent<br>Hillmorton<br>Rugby  | Erection of single storey side extension and new pavement crossing and formation of driveway  |
| <i>R16/0425<br/>Approved<br/>18.04.2016</i> | 92 Eastlands Road<br>Rugby  | Erection of a single storey side and rear extension   |
| <i>R16/0469<br/>Approved<br/>18.04.2016</i> | 5 Sedlescombe Park<br>Rugby   | Erection of a summer house in the rear garden and a porch to the front elevation of the existing dwelling.  |
| <i>R16/0603<br/>Approved<br/>19.04.2016</i> | 28A Hillmorton Road<br>Rugby  | Demolition of existing dwelling and garages and erection of a pair of semi-detached dwellings to provide masters' houses for Rugby School - Variation of Condition 2 of planning permission Ref R14/1465 dated 8th July 2015 for part substitution of drawings comprising slight repositioning of dwellings, improved pedestrian access to rear gardens, updated internal layout to the properties and minor changes to elevations details.   |
| <i>R16/0647<br/>Approved<br/>19.04.2016</i> | Tudor House<br>31 The Crescent<br>Brinklow<br>Rugby   | Erection of an oak framed car port  |
| <b><i>Prior Approval Applications</i></b>   |   |   |

|   |   |   |
|---|---|---|
| <i>R16/0501<br/>Prior Approval<br/>Required and Refused<br/>06.04.2016</i>  | Fosse Farm<br>Fosse Way<br>Withybrook<br>Rugby                        | Prior notification for the change of use of 2 agricultural buildings to 2 residential dwellings (Use Class C3) with associated building operations (re-submission of R15/0498 refused 25th January 2016)  |
| <i>R16/0607<br/>Prior Approval Not<br/>Required<br/>08.04.2016</i>  | Keepers Cottage<br>Newnham Paddox<br>Coal Pit Lane<br>Willey<br>Rugby | Prior approval for the erection of a single storey rear extension.  |
| <b>Prior Notification</b>   |   |   |
| <i>R16/0827<br/>Prior Notification of<br/>agriculture or forestry<br/>development not<br/>required<br/>19.04.2016</i> | Lawford Heath Farm<br>Lawford Heath Lane<br>Rugby                     | Prior notification for the erection of an extension to an existing agricultural building to serve as a fodder store   |
| <b>Listed Building<br/>Consents</b>   |   |   |
| <i>R16/0439<br/>Listed Building<br/>Consent<br/>30.03.2016</i>  | Manor House<br>Main Street<br>Harborough Magna<br>Rugby               | Listed Building Consent for the erection of a rear conservatory (Amendment to a previously approved Listed Building Consent reference number R15/2159 for the erection of a rear conservatory granted 26th November 2015)                           |
| <i>R16/0436<br/>Listed Building<br/>Consent<br/>30.03.2016</i>  | 14 Murray Road<br>Rugby   | Certificate of Lawful Existing Use for the use of the building as a single residential unit.  |
| <i>R16/0538<br/>Listed Building<br/>Consent<br/>11.04.2016</i>  | 30 Bilton Road<br>Rugby   | Listed Building Consent for internal alterations to include formation of new opening, infilling previous opening and repositioning of door  |
| <i>R16/0245<br/>Listed Building<br/>Consent<br/>12.04.2016</i>  | 33 Main Street<br>Long Lawford<br>Rugby                               | Listed Building Consent for the erection of a single storey rear extension and other external alterations to the Listed Building to include a first floor window to the existing bedroom area, reinstatement of a front door and a central chimney. |
| <b>Advertisement<br/>Consents</b>   |   |   |
|   |   |   |

|   |  |   |
|---|--|---|
| <i>R16/0306<br/>Advertisement<br/>Consent<br/>01.04.2016</i>                    | The Royal Bank of<br>Scotland Plc<br>17 Church Street<br>Rugby   | Erection of two fascia signs; one illuminated hanging sign; one ATM surround and two wall mounted signs.  |
| <i>R16/0414<br/>Advertisement<br/>Consent<br/>11.04.2016</i>                    | Great Central Service<br>Station<br>89 Hillmorton Road<br>Rugby  | Advertisement consent for the erection of 2x fascia signs and 7 additional signs within the site.   |
| <i>R16/0286<br/>Temporary<br/>Advertisement<br/>Consent<br/>12.04.2016</i>      | Coton House<br>Lutterworth Road<br>Churchover<br>Rugby   | Retention of the installation of two non-illuminated free standing signs.   |
| <i>R16/0609<br/>Advertisement<br/>Consent<br/>14.04.2016</i>                    | Faro Technologies<br>UK Limited<br>Unit 1A<br>Great Central Way<br>Industrial Estate<br>Great Central Way<br>Butlers Leap<br>Rugby | Advertisement consent for the erection of 1x totem sign and 2x signs on the side elevation of the building.   |
| <b><i>Certificate of Lawful<br/>Use or Development</i></b>                      |  |   |
| <i>R16/0541<br/>Certificate of Lawful<br/>Use or Development<br/>30.03.2016</i> | Keepers Cottage<br>Newnham Paddock<br>Coal Pit Lane<br>Willey<br>Rugby   | Certificate of Lawfulness for Proposed Development - Erection of 4no.single storey side extensions and erection of 2no.outbuildings ancillary to the dwelling.  |
| <i>R16/0612<br/>Certificate of Lawful<br/>Use or Development<br/>14.04.2016</i> | Popehill Cottage<br>Draycote Road<br>Draycote<br>Rugby   | Certificate of Lawfulness for the existing use of Popehill Cottage and associated curtilage as a single dwelling house.   |
| <b><i>Approval of Details/<br/>Materials</i></b>                                |  |   |
| <i>R16/0303<br/>Approval of Details<br/>24.03.2016</i>                          | Rugby Radio Station<br>(Key Phase 2)<br>Crick Road<br>Hillmorton<br>Rugby  | Urban extension to Rugby under ref. no R11/0699 approved on 21 May 2014 - Application for reserved matters approval outside of a key phase for approval of appearance, landscape, layout and scale in respect of advanced strategic green infrastructure and associated works for the future Key Phase 2 of the Radio Station Rugby development comprising: areas of common or strategic green infrastructure including |

|  |  |   |
|--|--|---|
|  |  | structural landscaping, great crested newt habitats, hibernacula and crossings/tunnels, productive landscape, sustainable drainage features, engineered drainage works, footways, planting, lighting, any necessary ground remodelling and demolition, connections to existing ditch courses and areas for temporary stockpiling, haul routes and construction purposes. ( GREEN INFRASTRUCTURE - Conditions 14 and 15 in part of the Outline Planning Permission - R11/0699)   |
| <i>R11/0699<br/>Approval of Details<br/>24.03.2016</i> | Rugby Radio Station<br>A5 Watling Street<br>Clifton Upon Dunsmore<br>Rugby | Outline application for an urban extension to Rugby for up to 6,200 dwellings together with up to 12,000sq.m retail (A1), up to 3,500sq.m financial services (A2) and restaurants (A3 - A5), up to 3,500sq.m for a hotel (C1), up to 2,900sq.m of community uses (D1), up to 3,100sq.m assembly and leisure uses (D2), 31 hectares (up to 106,000sq.m) of commercial and employment space (B1, B2 and B8), and ancillary facilities; a mixed use district centre and 3 subsidiary local centres including retention and re-use of the existing buildings known as 'C' Station (Grade II listed), 'A' Station and some existing agricultural buildings; a secondary school and 3 primary schools; public art; green infrastructure including formal and informal open space and amenity space; retention of existing hedgerows, areas of ridge and furrow and grassland; new woodland areas, allotments and areas for food production, wildlife corridors; supporting infrastructure (comprising utilities including gas, electricity, water, sewerage, telecommunications, and diversions as necessary); sustainable drainage systems including ponds, lakes and water courses; a link road connecting the development to Butlers Leap, estate roads and connections to the surrounding highway, cycleway and pedestrian network; ground remodelling; any necessary demolition and any ground works associated with the removal of any residual copper matting, with all matters reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane. |
| <i>R15/1773<br/>Approval of Details<br/>31.03.2016</i> | Manor House<br>Oxford Road<br>Princethorpe<br>Rugby                        | Variation to design of approved garage under Ref R13/0024 dated 19/2/2013   |
| <i>R14/0440</i>  | Stepnell Limited   | Outline planning application for redevelopment  |

|  |  |  |
|--|--|--|
| <p><i>Approval of Details</i><br/>05.04.2016</p>                     | <p>Lawford Road/Paynes Lane<br/>Rugby</p>  | <p>of the site including erection of replacement buildings to be used for purposes within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 as amended, a replacement office building, access and highway works, landscaping and associated works.</p>   |
| <p><i>R12/1353</i><br/><i>Approval of Details</i><br/>06.04.2016</p> | <p>Plots 21-56 Phase 2<br/>Land at Coton House<br/>Lutterworth Road<br/>Churchover<br/>Rugby</p> | <p>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 &amp; 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).</p> |
| <p><i>R12/2360</i><br/><i>Approval of Details</i><br/>08.04.2016</p> | <p>The Old Hall<br/>Lilbourne Road<br/>Clifton upon Dunsmore<br/>Rugby</p>                       | <p>Provision of a new vehicular access off Hillmorton Lane, including demolition of part of the existing boundary wall and installation of 1.9m high double solid timber gates and 2no. 2.3m high brick pillars.</p>   |
| <p><i>R14/0440</i><br/><i>Approval of Details</i><br/>13.04.2016</p> | <p>Stepnell Limited<br/>Lawford Road/Paynes Lane<br/>Rugby</p>                                   | <p>Outline planning application for redevelopment of the site including erection of replacement buildings to be used for purposes within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 as amended, a replacement office building, access and highway works, landscaping and associated works.</p>  |
| <p><i>R14/0440</i><br/><i>Approval of Details</i><br/>14.04.2016</p> | <p>Stepnell Limited<br/>Lawford Road/Paynes Lane<br/>Rugby</p>                                   | <p>Outline planning application for redevelopment of the site including erection of replacement buildings to be used for purposes within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 as amended, a replacement office building, access and highway works, landscaping and associated works.</p>  |
|  |  |  |

|  |   |  |
|--|---|--|
| <p>R11/0699<br/>Approval of Details<br/>14.04.2016</p> | <p>Rugby Radio Station<br/>A5 Watling Street<br/>Clifton Upon Dunsmore<br/>Rugby</p>                            | <p>Outline application for an urban extension to Rugby for up to 6,200 dwellings together with up to 12,000sq.m retail (A1), up to 3,500sq.m financial services (A2) and restaurants (A3 - A5), up to 3,500sq.m for a hotel (C1), up to 2,900sq.m of community uses (D1), up to 3,100sq.m assembly and leisure uses (D2), 31 hectares (up to 106,000sq.m) of commercial and employment space (B1, B2 and B8), and ancillary facilities; a mixed use district centre and 3 subsidiary local centres including retention and re-use of the existing buildings known as 'C' Station (Grade II listed), 'A' Station and some existing agricultural buildings; a secondary school and 3 primary schools; public art; green infrastructure including formal and informal open space and amenity space; retention of existing hedgerows, areas of ridge and furrow and grassland; new woodland areas, allotments and areas for food production, wildlife corridors; supporting infrastructure (comprising utilities including gas, electricity, water, sewerage, telecommunications, and diversions as necessary); sustainable drainage systems including ponds, lakes and water courses; a link road connecting the development to Butlers Leap, estate roads and connections to the surrounding highway, cycleway and pedestrian network; ground remodelling; any necessary demolition and any ground works associated with the removal of any residual copper matting, with all matters reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane.</p> |
| <p>R10/1708<br/>Approval of Details<br/>14.04.2016</p> | <p>Land off Long Hassocks<br/>Long Hassocks<br/>Coton Park East<br/>Rugby</p>                                   | <p>Use of land for residential development comprising a maximum of 40 dwellings and associated open space and infrastructure.</p>  |
| <p>R14/2356<br/>Approval of Details<br/>14.04.2016</p> | <p>Radio Station Rugby<br/>Land fronting and including part of A428<br/>Crick Road<br/>Hillmorton<br/>Rugby</p> | <p>Construction of a junction on A428 to provide additional access into Key Phase 1 of the Rugby Radio Station development (Ref:R11/0699): including carriageway, verge, footway / cycleway and crossing, east bound and west bound bus stops, drainage and associated works.</p>  |
| <p>R13/1242<br/>Approval of Details<br/>14.04.2016</p> | <p>Makins Fishery<br/>Bazzard Road<br/>Wolvey<br/>Rugby</p>   | <p>Erection of 2 fishing holiday lodges to compliment fishery</p>  |

|   |  |  |
|---|--|--|
| <p><i>R15/1924</i><br/> <i>Approval of Reserved Matters</i><br/> 14.04.2016</p>       | <p>Radio Station Rugby<br/> Key Phase 1 (part)<br/> East of Dollman Farm<br/> North of A428<br/> Crick Road<br/> Hillmorton<br/> Rugby</p> | <p>Urban extension to Rugby under ref. no R11/0699 approved on 21st May 2014 - Application for reserved matters approval of appearance, access, landscape, layout and scale in respect of strategic informal green infrastructure and associated works within Key Phase 1 comprising: 1) areas of common or strategic green infrastructure, including new planting and possible translocation of trees, productive landscape, fencing, construction of a pond and associated boardwalk, footways / cycleways, lighting, provision of an informal natural area for play and informal meeting place; 2) construction of an internal tertiary street with associated utilities provision from an approved junction on the primary street network (ref R14/1070); 3) pedestrian access to Dolman Farmhouse; 4) construction of an electricity substation and associated temporary access; and any necessary ground remodelling and demolition.</p> |
| <p><i>R10/0905</i><br/> <i>Approval of Details</i><br/> 18.04.2016</p>                | <p>Land off Snellsdale Road<br/> Snellsdale Road<br/> Coton Park East<br/> Rugby</p>   | <p>Use of land for residential development comprising a maximum of 110 dwellings and associated open space and infrastructure.</p>   |
| <p><i>R12/1353 &amp; R14/1794</i><br/> <i>Approval of Details</i><br/> 19.04.2016</p> | <p>Plots 1-18 Phase 1<br/> Land at Coton House<br/> Lutterworth Road<br/> Churchover<br/> Rugby</p>  | <p>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 &amp; 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 substation, landscaping and open space and 2 bat barns (access and layout to be considered at this stage) (76 dwellings in total).</p>                    |
| <p><i>R14/2192</i><br/> <i>Approval of Details</i><br/> 19.04.2016</p>                | <p>Bungalow Farm<br/> Smeaton Lane<br/> Stretton under Fosse<br/> Rugby</p>  | <p>Erection of a free range egg laying unit with associated feed bins, hardstandings and access track.</p>   |

|   |   |   |
|---|---|---|
| <b>Approval of non-Material Changes</b>                             |   |   |
| <i>R15/1453<br/>Approval of non-Material Changes<br/>11.04.2016</i> | Unit 1 (Plot 5) Hermes<br>Rugby Gateway<br>Employment<br>Over View Way<br>Rugby | Erection of building for Class B8 - storage, warehouse and distribution use, with associated access and other works. (Approval of reserved matters relating to outline planning permission R10/1272.) |
| <b>Withdrawn/<br/>De-registered</b>                                 |   |   |
| <i>R16/0491<br/>Withdrawn<br/>18.04.2016</i>                        | Heathcote Farm<br>Mill Lane<br>Wolvey Heath<br>Hinckley                         | Demolition of existing dormer bungalow and erection of new replacement dwelling   |