

24th June 2016

PLANNING COMMITTEE - 6TH JULY 2016

A meeting of the Planning Committee will be held at 5.30pm on Monday 6th July 2016 in the Council Chamber, Town Hall, Rugby.

Site visit

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

4.30pm 9 Studland Avenue, Rugby

Adam Norburn
Executive Director

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

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

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Minutes.

To confirm the minutes of the meeting held on 15th June 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. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.

6. Delegated Decisions – 12th May to 8th June 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 – 4) are attached.

Membership of the Committee:

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Brown, Butlin, Cranham, Ellis, Gillias, Lewis, Sandison, Srivastava and Helen Taylor.

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). 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).

Planning Committee – 6th July 2016

Report of the Head of Growth and Investment

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

Item	Application Ref Number	Location site and description	Page number
1	R16/0674	9 Studland Avenue, Rugby Erection of two storey side extension to create an integral garage and granny annex.	3
2	R16/0153	11 Millfields Avenue, Rugby Erection of a two storey side extension.	8
3	R10/1860	Gala Site and Cemex House, Evreux Way, Rugby, Outline planning application for redevelopment of site comprising demolition of existing buildings and erection of a retail foodstore (Class A1– max floorspace 6255m ² gea) and additional retail units (Classes A1, A2, A3, A4 & A5– max floorspace 785m ² gea), the provision of new access arrangements together with associated parking and servicing with all matters reserved for future determination except for access.	15

Reference number: R16/0674

Site address: 9 Studland Avenue, Rugby

Description: Erection of two storey side extension to create an integral garage and granny annex.

Case Officer Name & Number: Jo Orton – 01788 533549

Introduction

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as a request has been received from a Borough Councillor.

Application Proposal

This application seeks full planning permission for the erection of a two storey side extension to create an integral garage and granny annex along with the removal of the existing conservatory to the rear of the property to create a kitchen dinner and utility room. The proposal projects approximately 3.9 metres off the side elevation of the original dwelling house up to the boundary of the residential curtilage.

The site and Surrounding Area

The application dwelling is a semi-detached property which is sited within a row of properties along Studland Avenue. The property is set back from the main road frontage with access taken off Studland Avenue. The proposal would be constructed from materials to match the existing residential dwelling consisting of red brick, cream render and brown roof tiles.

During the course of the application officers raised concerns over the loss of light and overbearing nature of the proposal on the neighbouring property. Amended plans have been received and consulted on which incorporates a steep pitched roof and dormer to the front elevation along with the 45% line plotted. This application will therefore be determined using these plans.

There is no relevant planning history on this site.

Technical Responses

No objections have been received from:

Warwickshire County Council (Ecology)

Third Party Responses

Consultation Responses – Original Plans

Neighbours notified and one letter of objection has been received raising the following:

- Loss of light into the rear of the property and first floor side bedroom window;
- The brick wall would be built right up to the first floor side window and would change the current use of the room; and
- Building up to the property line will impede access to the boundary wall and fence, for the proposed extension with guttering overhanging the fence.

Consultation Responses – Amended Plans

Neighbours notified and one letter of objection has been received raising the following:

- Proposed two storey wall would reduce light from the early and mid-morning sun to the rear of the property including patio area;
- It would block light out referring to the Ancient Right to Light Law under the Prescription Act 1832; and
- Building up to the property line will impede access to the boundary wall and fence, for the proposed extension with guttering overhanging the fence.

Relevant Planning Policies and Guidance

National Planning Policy Framework - 2012

Core Strategy - 2011

Policy CS1: Development Strategy

Policy CS16: Sustainable Design

Saved Local Plan Policies - 2011

Policy T5: Parking Facilities

Supplementary Planning Documents

Sustainable Design and Construction – 2012

Planning Obligations – 2012

Determining Considerations

The main considerations in respect of this application are the principle of development, character and design and impact the impact on neighbouring properties.

Principle of Development

Policy CS1 states that the location and scale of development must comply with the settlement hierarchy.

The application site is located within the Urban Area of Rugby as defined in Policy CS1 of the Core Strategy; as such there is a principle in favour of development subject to all planning matters being appropriately addressed.

This application is therefore considered to be in accordance with Policy CS1 of the Core Strategy.

Character and Design

Policy CS16 states that development should be of a scale, density and design that would not cause any material harm to the character and amenity of the surrounding area.

The application seeks to remove an existing single storey extension and conservatory to the side and rear of the property in place of the proposal which will result in a significant improvement to the dwelling.

The proposal has been well designed with a setback of at least 4.5 metres from the front elevation ensuring that the extension remains in keeping with the main dwelling and is sympathetic in appearance when viewed from the street scene.

This application is therefore considered to be in accordance with Policy CS16 of the Core Strategy.

Impact on Residential Amenity

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

No. 11 Studland Avenue is located to the east of the application dwelling and is attached. There are windows located to the rear elevation of this property. The proposal would result in a reduction in size of single storey rear extension from approximately 8 metres to 7.2 metres with an overall height of 2.8 metres. Whilst the proposal is breached by the 45 degree guidelines by approximately 5 metres when taking into account the height of the existing boundary treatment, consisting of a 2 metre high boundary fence, and the reduction in extensions already in situ along the boundary, it is considered there will be no materially adverse impact on the occupiers of the neighbouring property than those already experience.

Whilst the 45 degree guidance is breached from the first floor by approximately 1 metre, the two storey element would be set back off the common boundary by approximately 3.1 metres with a small bathroom window located on the side elevation. Given the set back of the first floor extension and the orientation of the sun it is considered there will be limited materially adverse impacts on the occupiers of this property.

No. 7 Studland Avenue is located to the west of the application dwelling and is detached. The neighbouring property benefits from a two storey extension with window, which is set off the common boundary by approximately 1 metre. Whilst the room benefits from an additional window to the front elevation, given the length of the room, it is considered that this side window would also be classed as a primary light source as without the window the room would be significantly darker. Whilst the proposal is to be built up to the boundary, the side elevation has been designed with a steep pitched roof and dormer window to the front, this combined with the fact that the neighbouring property is set at a higher level than the application site reduces any overbearing impact on the occupants of this dwelling. In terms of loss of light to the property and the room, the revised proposal is in accordance with the 45 degree and given the orientation of the sun, will not have any materially adverse impacts on the occupiers of this dwelling.

When taking into consideration the impacts on the ground floor of No.7 Studland Avenue, the room currently serves a kitchen diner with the kitchen situated to the rear of the property and dining area to the front. There are four windows which serve this room three of which are non-obscure glazed with one obscure glazed to the side elevation towards the front. In terms of the 45 degree guidance when taking the central point, whilst not from the centre of the window, from the of the door being the nearest point, the proposed extension would not breach this line. When combined with the fact the room is served by another two windows which are not located near the extension it is considered there will be no materially adverse impacts on this property.

In establishing whether there will be any materially impacts to loss of light from the first floor you would take the 45 degree line from 1 metre in from the corner of the rear extension. As there is no window to the first floor within this distance, there will be no materially adverse impacts on this property at first floor. Regarding the loss of light to the rear garden, the length of the garden (24 metres) and the width of the garden (10 metres) whilst there will be

some impact on loss of light into the garden with 3 metres of the two storey extension projecting further forward of the rear elevation of the neighbouring property. Given the orientation of the sun and the amount of land available which will not be impacted by the development, it is therefore considered that there will be no materially adverse impacts on the occupants of this dwelling.

This application is therefore considered to be in accordance with Policy CS16 of the Core Strategy.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. Accordingly, the application is to be considered to be in accordance with the Core Strategy and is therefore recommended for approval subject to conditions.

Recommendation

Approval subject to conditions and informatives.

DRAFT DECISION

APPLICATION NUMBER

R16/0674

DATE VALID

29/03/2016

ADDRESS OF DEVELOPMENT

9 Studland Avenue
Rugby
CV21 4HW

APPLICANT/AGENT

Mr Richard Palmer
Hb Architects
The Old Telephone Exchange
Albert Street
Rugby
Warwickshire
CV21 2SA
On behalf of Mr Matthew Hutchinson

APPLICATION DESCRIPTION

Erection of two storey side extension to create an integral garage and granny annex.

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: 1

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

The development shall not be carried out other than in accordance with the plan numbers 31:16:LOC01; 31:16:03; 31:16:01 received by the Local Planning Authority on 24 March 2016 and plan number 31:16:02B received by the Local Planning Authority on 19 May 2016.

REASON: 2

For the avoidance of doubt.

CONDITION: 3

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

REASON: 3

In the interest of visual amenity.

CONDITION: 4

The annex and extensions hereby approved shall not be used for any purpose other than ancillary to the residential use of 9 Studland Avenue, Rugby, Warwickshire, CV21 4HW.

REASON: 4

In the interest of residential amenity.

STATEMENT OF POSITIVE ENGAGEMENT:

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

INFORMATIVE: 1

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) making them a European Protected Species. It is a criminal offence to disturb or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 0845 1300 228 for advice on the best way to proceed.

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.

Reference number: R16/0153

Site address: 11 Millfields Avenue, Rugby

Description: Erection of a two storey side extension.

Case Officer Name & Number: Jo Orton – 01788 533549

Introduction

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as a request has been received from a Borough Councillor.

Application Proposal

This application seeks full planning permission for the erection of a two storey side extension and a new pitched roof in place of the existing flat roof to the front elevation of the property. The proposed extension projects 3.8 metres off the side elevation of the original dwelling house and would incorporate two pitched roofs to the front elevation. The proposal seeks to provide an additional bedroom to the current dwelling.

The Site and Surrounding Area

The application dwelling is a semi-detached property which is sited on the corner of Millfields Avenue and Kirkby Road. The property is set back from the main road frontage with access taken from Millfields Avenue. The area is residential in nature with the property being constructed from brown roof tiles with cream rendered walls.

During the course of the application an additional plan was requested which identified the location of the parking spaces. This plan has been submitted and will therefore be determined using this plan.

There is no relevant planning history on this site.

Consultation Responses – Original Plans

Technical Responses

No objections have been received from:

Warwickshire County Council (Ecology)

Warwickshire County Council (Highways)

Third Party Responses

Neighbours notified and sixteen letters of objection has been received raising the following:

- Increase in traffic and vehicles parking on the road;
- Use of the property as a home in multiply occupation;
- Do not feel that a hostel/hotel business would be appropriate for the area;
- Damage caused to the hedge and tree of public footpath;
- Loss of privacy into neighbouring properties;
- The proposal would be out of character with the area;
- Would result in the creation of a block of low rise flats;
- The proposal would block the view of the fields and farmland; and
- Noise and disturbance generated from the proposed development.

Neighbours notified and three letters of observation has been received raising the following:

- A house with four, potentially six bedrooms, is likely to generate parking demand;
- Use of the property at present is not within keeping with the area
- Condition should be imposed ensuring the property is used only as a family home or ensuring that the studies remain as studies; and
- Condition should be placed ensuring at least three off-road parking spaces.

Consultation Responses – Amended Plans

Technical Responses

No objections have been received from:

Warwickshire County Council (Highways)

Rugby Borough Council (Tree Officer)

Third Party Responses

Neighbours notified and eleven letters of objection was received raising the following:

- The proposal allows for up to ten people in occupancy creating the possibility of ten vehicles;
- The destruction of green areas should not be encouraged;
- Development is taking the proportions of a guest house and use as a HMO;
- Will dropped kerbs be allocated as part of the application and how will they be accessed when two cars park opposite the house;
- Parking located on the corner of Millfields and Kirkby Road;
- Parking within the vicinity is congested with inconsiderate parking practices;
- Proposal may result in the tree to the front of the application site being damaged;
- Parking area would result in vehicles having to cross the pedestrian crossing;
- Entrance to the site would cause a hazard on exit and entry in an emergency;
- Amendments would result in an oppressive overbearing appearance;
- Noise and disturbance generated from the proposals;
- Insufficient parking available for a 5 bedrooomed property;
- The proposal would be out of character with the surrounding area;
- Would extend beyond the building line of Kirkby Road
- Over development on the site

An additional comment were received from 1 Kirkby Road on behalf of the owners of No. 9 Millfields Avenue raising concerns over the proposal being out of character with the surrounding area and the use of the property. These however cannot be taken into consideration as they have not been received directly from the owners of the property.

Relevant Planning Policy and Guidance

National Planning Policy Framework – 2012

Core Strategy – 2011

Policy CS1: Development Strategy

Policy CS16: Sustainable Design

Supplementary Planning Document – 2011

Sustainable Design and Construction

Determining Considerations

The main considerations in respect of this application are the principle of development, impacts on the character and design; impact on residential amenity and highway safety.

Principle of Development

Policy CS1 states that the location and scale of development must comply with the settlement hierarchy and that the most sustainable locations should be considered ahead of those further down.

The application site is located in Rugby Urban Area as defined in Policy CS1 of the Core Strategy. As this application proposes extensions and alterations to an existing dwelling within the urban area; therefore there is a principle in favour of development subject to all other planning matters being appropriately addressed.

This application is therefore in accordance with Policy CS1 of the Core Strategy.

Character and Design

Policy CS16 states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the area.

The proposal seeks to extend the property along its side elevation and to replace an existing flat roof with a pitched roof to the front elevation. The property is set at least 6 metres back from the main road frontage and with its reasonable sized plot are not considered to constitute over development, nor would they compromise the street scene.

The proposed front elevation combined with the removal of five windows in place of the two on the side elevation would result in a well-balanced and uniform appearance and thus on design grounds the scheme is considered to be in keeping with the character and appearance of the existing dwelling and will not detract from the visual appearance of the street scene.

This application is therefore considered to be in accordance with Policy CS16 of the Core Strategy.

Impact on Residential Amenity

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

No. 1 Kirkby Road is located to the north of the application site and is detached. There are a number of side windows which face towards the application dwelling however by virtue of the separation distance which exists here of at least 37 metres, combined with the height of the existing boundary treatment consisting of a 2 metre high boundary fence, it is not considered there will be any adverse impacts on the occupiers of this property.

No. 13 Millfields Avenue is located to the east of the application site and is detached. There are windows located on the side elevation of this dwelling with one large window at the first floor. The proposal sees the removal of five non-obscure glazed windows to be replaced with a ground floor window serving the study and a first floor obscure glaze window to the ensuite. The proposed amendments combined with the separation distance of at least 15 metres there will be no materially adverse impacts on the occupiers of this property in terms of overlooking or loss of privacy.

This application is therefore considered to be in accordance with Policy CS16.

Highway Safety

Saved Local Plan Policy T5 along with the SPD on Planning Obligations states that planning permission will only be granted for development incorporating satisfactory parking arrangements.

For a dwelling consisting of 4 bed units a maximum of 3 parking spaces are required. The proposal indicates that 4 parking spaces can be provided to the front of the application site, as such, it is therefore considered that there will not be an adverse impact on parking within the vicinity. A condition will be imposed to any planning approval which ensures that the parking arrangements proposed will be implemented prior to the commencement of the extensions to ensure sufficient parking is provided and retained.

Warwickshire County Council (Highways) were consulted on the application and they have advised that whilst it is likely that the proposal would result in the parking being displaced into the public highway, it is unlikely that the additional vehicle would result in a detrimental impact on public highway safety.

This application is therefore considered to be in accordance with Saved Local Plan Policy T5.

Other Matters

In relation to objections raised during the course of the application regarding the existing use of the property as a Home in Multiple Occupation (HMO), unfortunately this cannot be considered as a material consideration under this application as the applicant is seeking approval under a householder application to extend the property. However, a HMO can be implemented under permitted development provided that no more than 6 non-related people occupy the property; if this number was to be increased an application for a change of use would need to be submitted to the Local Planning Authority for consideration. To elevate concerns raised a condition on any planning approval will be included which restricts the number of occupants at the property in relation to the property being used as a HMO.

The agent has confirmed in an email received by the Local Planning Authority on 20th June 2016 confirming that the dwelling is to be used as a single dwelling and not intended to be used as a HMO.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. Accordingly, the application is to be considered to be in accordance with the policies contained in the NPPF, RBC Core Strategy and the Saved Policies the application is therefore recommended for approval subject to conditions and informatives.

DRAFT DECISION

APPLICATION NUMBER

R16/0153

DATE VALID

17/05/2016

ADDRESS OF DEVELOPMENT

11 MILLFIELDS AVENUE
RUGBY
CV21 4HJ

APPLICANT/AGENT

Mrs Rebecca Walker
Chapman Design
Lelleford House
Coventry Road
Long Lawford
Rugby
Warwickshire
CV23 9DT
On behalf of Mr and Mrs Kotani

APPLICATION DESCRIPTION

Erection of a two storey side extension.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

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

REASON: 1

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

The development shall not be carried out other than in accordance with the plan numbers 2655-LP; 2655-04; 2655-05; 2655-01; and 2655-02 received by the Local Planning Authority on 17 May 2016 and amended plan 2655-03 Rev A received by the Local Planning Authority on 13 June 2016.

REASON: 2

For the avoidance of doubt.

CONDITION: 3

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

REASON: 3

In the interest of visual amenity.

CONDITION: 4

The number of occupiers at the property in connection with any HMO use shall not exceed 6 non-related persons.

REASON: 4

In the interest of protecting residential amenity of local residents from the intensification of use and define the consent for the avoidance of doubt.

CONDITION: 5

The accommodation for car parking, shown on the approved plan 2655-03 Rev A, received by the Local Planning Authority on 13 June 2016, shall be provided before the commencement and occupation of the development hereby permitted and shall be retained permanently thereafter for the accommodation of vehicles of persons residing at 11 Millfields Avenue, Rugby and shall not be used for any other purpose.

REASON: 5

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

CONDITION: 6

The access to the site for vehicles not be used unless a public highway footway/verge crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority.

REASON: 6

In the interest of highway safety.

CONDITION:7

The access to the site for vehicles shall not be used in connection with the development until it has been surfaced with a bound material for its whole length as measured from the near edge of the public highway carriageway.

REASON: 7

In the interest of highway safety.

CONDITION: 8

The access to the site shall not be constructed/widened in such a manner as to reduce the effective capacity of any drain or ditch within the limits of the public highway.

REASON: 8

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

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) making them a European Protected Species. It is a criminal offence to disturb or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 0845 1300 228 for advice on the best way to proceed.

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: 2

Condition numbers 6-8 require works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must serve at least 28 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team.

This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer.

The Area Team may be contacted by telephone: (01926) 412515. In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice.

Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

Reference number: R10/1860

Site address: Gala Site and Cemex House, Evreux Way, Rugby.

Description: Outline planning application for redevelopment of site comprising demolition of existing buildings and erection of a retail foodstore (Class A1– max floorspace 6255m² gea) and additional retail units (Classes A1, A2, A3, A4 & A5– max floorspace 785m² gea), the provision of new access arrangements together with associated parking and servicing with all matters reserved for future determination except for access.

Case Officer Name & Number: Karen McCulloch, 01788 533623

This is a major application and a departure from the development plan.

This application was deferred from Planning Committee on 15 June 2016 to seek additional comments from the Highway Authority, Warwickshire County Council, in relation to highways and the submitted information, further details are given in the section entitled Transport, Highways and Parking below.

Description of site

This application relates to a site located in Rugby Town Centre, opposite the Town Hall.

The site includes the site of the former Gala Bingo building, which is currently used as a car park and the Cemex offices and associated car parking.

The existing Cemex offices are located within a 9 storey concrete and glass tower block, this is flat roofed with telecommunication equipment on the roof and is a design typical of the time when it was built. There is vehicle and pedestrian access to the front of the building which can be accessed from Corporation Street or Evreux Way and this is separated from the roads by a landscaped area which includes trees. To the south of the building is a surfaced car park, this is at a higher level than Evreux Way and can be accessed from both Evreux Way and Corporation Street.

The former Gala Bingo site is currently used as a public car park and has a hard core surface with green solid fencing to the boundaries. This also slopes up away from Evreux Way.

The side elevation of the Clocktowers shopping centre is visible across the site. This is a mostly blank elevation which is a mix of brick and grey cladding that has a range of roof heights and contains plant and equipment.

The side elevation of the existing Clocktowers multi-storey car park is visible from Corporation Street. This is a building that is around three storeys in height that is constructed of grey vertical cladding. This car park is accessed from Corporation Street.

Description of proposals

This is an outline application for the demolition of the existing building and the erection of a retail foodstore with additional units that could be used for a range of uses with associated access, parking and landscaping. As this is an outline application the only matters to be considered at this stage are the principle of the development and the access. If permission is granted reserved matters submissions will be required to agree the layout, scale, appearance and landscaping.

The application is for a range of uses, A1 retail, A2 financial and professional services, A3 restaurants and cafes, A4 drinking establishments and A5 hot food takeaways.

Plans and elevations have been submitted that show how the site could be developed.

These show a three storey building located in the western part of the site. This will have a food store at second floor accessed via long travelators, lifts and stairs with car parking at ground and first floor. The eastern part of the site will contain car parking, including an above ground car park deck.

Smaller units are shown at ground and first floor with 3 small kiosks at ground floor.

The illustrative plans show potential link through to the existing Clocktowers shopping centre and pedestrian access from Evreux Way and North Street. The proposed car park is accessed from Corporation Street with the exit onto Evreux Way. A separate access is proposed from Corporation Street into a service yard.

The proposals are for a total of 7,040 square metres of floorspace with 785 square metres of this to be used for smaller A1, A2, A3, A4 or A5 units.

The submitted elevations show how the site could be developed. These show the building curving around the junction with Evreux Way and Corporation Street and show this part of the building rendered with glazing at second floor level. The elevation to Evreux Way is shown mostly glazed with the travelators within the store visible from outside of the building. Other parts of the building are shown as a mix of brick, glazing and render.

However, as detailed above these plans and elevations are for illustration only and are not to be considered in detail at this stage.

The applicant states that the development is likely to generate jobs in the area, both during construction and once the development is occupied. An estimated 250 jobs would be created by the proposals.

Relevant planning history and applications

R13/1916 Outline application for erection of building for retail (Class A1), office (Class B1) and leisure (Classes D2, A3, A4 and A5) uses, with associated works including demolition of existing buildings. All matters reserved except for access. Approved, 29th January 2014

R14/1582 Outline application for erection of building for retail (Class A1) and leisure (Classes D2 and A3) uses, with associated works including demolition of existing buildings. All matters reserved except for access. Approved, 7th January 2015

Technical consultation responses

Original submission

WCC Ecology	No objection	Subject to condition & informatives
Environmental Health	No objection	Subject to conditions
Environment Agency	No objection	Subject to condition
Landscape Officer	No objection	
Tree Officer	No objection	Subject to condition

Warwickshire Police	No objection	Make suggestions regarding security measures
Warks Fire & Rescue	No objection	Subject to condition
Severn Trent	No objection	Subject to condition
<u>Updated submission</u>		
WCC Highways	No objection	Subject to conditions, informatives and s106
WCC Archaeology	No objection	Subject to condition
WCC Ecology	No objection	Subject to condition & informatives
Warks Fire & Rescue	No objection	Subject to condition
Environment Agency	No additional comments	
Warwickshire Police	No additional comments	
Tree Officer	No objection	Subject to condition
Severn Trent	No objection	Subject to condition & informative
Environmental Health	No objection	Subject to condition

Third party comments

Original submission

Neighbours 2 letters, 1 signed by residents of 5 properties Objection

- Noise and dust during construction and traffic levels should be controlled to reduce nuisance to residents;
- Working hours should be limited;
- Increased noise from deliveries and refuse collection;
- Vehicle access is too close to the roundabout and will cause congestion;
- Exit is a potential hazard;
- Proposals and existing accesses will result in 5 accesses onto Corporation Street, this will cause congestion and confusion;
- Access to the rear of Oliver Street should not be affected;
- Safe pedestrian crossing should be provided at north end of Corporation Street;
- Car park is too small;
- There are vacant small units within the town centre, are more small units needed;
- Plans should be amended to improve access to Iceland's service yard;

Objection on behalf of Sainsbury's

- Application is not valid as it does not include development parameters for layout and scale;
- Application does not include a retail impact assessment required by PPS4;
- Development does not comply with draft Core Strategy as it is for convenience goods;
- Loss of offices;
- Transport documentation is inadequate and does not justify the proposed development;
- Traffic flows are underestimated;

- Unlikely that users will use existing parking, no assessment of capacity or disabled parking;
- Believe at least 150 parking spaces are required;
- Inadequate parking will lead to queues and congestion on the highway;
- Cannot accommodate proposed quantum of development on site;
- Access is close to roundabout which could lead to accidents;
- Left turn only on exit requires a median strip which should be provided;

Objection on behalf of ING Real Estate, owners of Clocktowers

- Currently reviewing proposed retail provision;
- Will write again when this is complete and trust no decision will be made pending this;

Local resident (1) Comment

- Object to current car park, rain and snow will flow onto the pavement, this will be dangerous;
- Name is confusing as there is already a North Street car park;

Rugby Disability Forum Comment

- All shops/offices should be wheelchair accessible;
- S106 funding should be used for drop kerbs and tactile paving at the traffic island;
- During works access for disabled people, people with prams and children should be priority.

Updated submission

No additional comments received

Relevant planning policies and guidance

Rugby Borough Core Strategy 2011

CS1	Complies	Development Strategy
CS6	Complies	Development in Rugby Town Centre
CS7	Complies	Retail frontages
CS8	Conflicts	Town Centre Retail Allocations
CS11	Complies	Transport and New Development
CS16	Complies	Sustainable Design
CS17	Complies	Reducing Carbon Emissions

Rugby Borough Local Plan 2006 – Saved Policies

GP2	Complies	Landscaping
E6	Complies	Biodiversity

T5	Complies	Parking facilities
ED6	Conflicts	Retention of other employment land

Sustainable Design and Construction SPD, 2012

Planning Obligations SPD, 2012

National Planning Policy Framework, 2012 (NPPF)

Assessment of proposals

As this is an outline application the key issues to assess at this stage are whether the principle of the development and the proposed access are acceptable.

Principle of development

The site is located within Rugby Town Centre. Guidance contained within the NPPF states that when drawing up plans authorities should recognise town centres as the heart of the community and pursue policies to support their vitality and viability. This goes on to state that authorities should require main town centre uses such as those proposed to be located in town centres. This should be given weight in the determination of the application.

Policy CS1 of the Core Strategy includes a hierarchy for development within the borough and states that the Town Centre is the primary focus for services and facilities, the proposals therefore comply with this policy.

Town Centre sites are also referred to in policy CS7 which states that development within classes A1-A5 will be permitted if it will not harm the character or vitality and viability of the primary shopping area and could not be accommodated within the Primary Shopping Area. As the site is located within the town centre the NPPF does not include a requirement for any impact or sequential assessment. As the site has been allocated for retail development within the Core Strategy it is not considered the proposals will cause harm to the Primary Shopping Area and this policy is complied with.

The site is identified for retail development by policy CS8. This allocates the site for a retail led scheme and states this should include approximately 10,000 square metres of A1 comparison retail floorspace, should include a masterplan and should include the whole allocated site, or if the whole site is not included must not prejudice the development of the whole site.

The proposal does not comply with policy CS8 as this allocates the site for comparison retail only and refers to an approximate provision of 10,000 square metres of comparison floor space. The proposal is for a foodstore, which comprises convenience retail, and the overall floor area proposed is 7,040 square metres.

The applicant has submitted information in support of the proposal. This details that the proposed store, as is the case with many other foodstores, would contain a mix of comparison and convenience floor space and estimates that the main foodstore would contain a 60/40 split of convenience to comparison floorspace. In addition, further comparison floorspace could be provided in smaller units shown on the submitted plans. The applicant therefore estimates that across the scheme as a whole there will be approximately a 50/50 split between comparison and convenience floorspace. The applicant has indicated they would accept a planning condition that limits convenience floorspace to 3,624sqm with

a maximum cap of retail space of 7,040sqm and it is recommended that this condition be attached.

Whilst this proposal will not secure the 10,000sqm of comparison floorspace envisaged within policy CS8, a level of compliance with CS8 is being achieved. It is important to note that the circumstances relevant to retail in the town centre have changed dramatically since the adoption of the Core Strategy in June 2011 and these factors should be given weight in the determination of this application. The approval of the refurbishment and extension of the Elliotts Field Retail Park, Technolgh Retail Park and a small amount of comparison floorspace at Junction One Retail Park results in much of the comparison retail need identified in the evidence base to the Core Strategy being met outside the town centre. The proposed scheme will serve to address some of the remaining comparison need within the town centre.

It is therefore considered, subject to the suggested condition regarding floorspace, that sufficient information has now been submitted to support a departure from CS8 of the Core Strategy.

Policy CS8 also refers to the provision of a masterplan, although a masterplan as such has not been provided the application is accompanied by a Design and Access Statement and detailed plans which show how the proposed development could be accommodated on site. The proposals also relate to the whole of the allocated site, as required by this policy.

This policy also refers to development being in accordance with the Town Centre Area Action Plan DPD, however this has not been produced by the Council.

Part of the site is currently occupied by the Cemex offices, which fall within Use Class B1 and these will be demolished. Saved policy ED6 states that permission will not be granted for development that will result in the loss of buildings in employment use, with the exception of sites that are allocated for development by other policies.

Whilst the applicant argues that there is no reasonable prospect of employment uses continuing or returning to the site, no detailed evidence has been submitted in support of this argument. However, the allocation of the site for development through policy CS8 was based on the fact that the existing employment use would relocate away from this site. In addition Cemex own part of the application site and it is explained within the application that the development of the site for retail purposes will allow them to pursue a relocation. It is therefore considered that a departure from ED6 is acceptable in order to facilitate the redevelopment of the site, as envisaged within the Core Strategy.

In summary, whilst this proposal represents a departure from both CS8 and Saved Policy ED6 it is considered that the principle of the development proposed can be considered to be acceptable for the reasons outlined above.

The principle of the proposed development is therefore considered acceptable in accordance with the NPPF, policies CS1 and CS7 and despite the departure from policy CS8 and saved policy ED6.

Visual amenity

Policy CS16 states that development should demonstrate high quality, inclusive and sustainable design and that the scale, density or design should not harm the quality, character or amenity of the surrounding area. In addition policy CS6 relates to developments within the Town Centre and states developments should demonstrate high quality design that complements and enhances the existing environment and townscape in a way which contributes to local distinctiveness and sense of place.

At present the site does not enhance the character of the area, the removal of the Gala Bingo building exposed the rear and side elevations of the Clocktowers shopping centre allowing views of the rear service yards and associated equipment. In addition the site is now used as a public car park with a temporary hardcore surface and panel fencing. The Cemex building is also very much of its time and does not make a positive contribution to the character of the area, the existing Cemex car park to the rear is screened by large advertising hoardings which do not add to the character of the area.

It is therefore considered that the redevelopment of the site would improve the character and amenity of the area.

Although the appearance of the proposed development is not being considered at this stage elevations and plans have been provided which show how the site could be developed. These show a curved façade adjacent to the Evreux Way and Newbold Road roundabout with windows and changes of materials breaking up the elevation.

Landscaping is proposed between the site and the Clocktowers service yard accessed from North Street and adjacent to the car park access. Trees are also shown within the car park although landscaping would be considered in more detail at the Reserved Matters stage.

The area surrounding the site consists of a wide variety of ages and styles of building, with each of these being typical of the time that it was constructed; this adds interest to the area and adds character. The building as shown on the illustrative plans is a more modern design. It is considered that this will complement the existing buildings in the area.

It is therefore considered that a building could be developed that would not have an adverse impact on the character of the area and would comply with policies CS6 and CS16.

Saved policy GP2 relates to landscaping and states that appropriate site features should be retained and that a high standard of hard and soft landscaping will be required.

At present the majority of the site is hardsurfaced however there are areas of landscaping between the Cemex building and the road and on the Corporation Street frontage. There are trees on the site and the proposal is for these to be removed. The Council's Tree Officer has commented on the application and advised that the trees on the site are reaching maturity, are of variable quality and of limited future potential. Therefore there is no objection to the removal of these trees, subject to a condition requiring suitable replacement planting. In addition the Council's Landscape Officer raised no objection to the application.

Although landscaping is not being considered in detail at this stage it is considered that a suitable scheme could be achieved and that the development would therefore comply with saved policy GP2.

Amenity of the area

The closest residential properties to the site area those located on Oliver Street. These are separated from the development by Corporation Street and the closest house is over 45m from the site with the rear garden being around 25m from the site. It is therefore considered there will not be an adverse impact on this property in terms of loss of light or privacy in accordance with the relevant part of policy CS16.

The application was accompanied by a range of reports including those relating to Air Quality, Noise and Site Investigation.

Colleagues in Environmental Services commented on the application and requested additional information regarding air quality, an updated air quality assessment was submitted by the applicants.

The impact on air quality once the development is operational will largely result from additional traffic and details of the expected traffic generation have been agreed by the Highway Authority, Warwickshire County Council. On this basis the updated assessment concluded that the impact on air quality during the operation phase of the development will be negligible and Environmental Services raised no objection to the development.

There is also the potential for air quality to be impacted during the construction phase, particularly related to the demolition of the existing Cemex building. A condition is suggested requiring the submission of a Construction Environmental Management Plan including details of demolition methods, any road closures, vehicle movements, means of access etc. This will allow the impacts of air quality during construction to be mitigated.

Conditions were also requested relating to site investigation, noise survey, Environmental Management Plan, asbestos survey, construction hours and a range of other issues relating to the operation of the site following construction.

Subject to these conditions it is not considered that the development will have an adverse impact on the character of the area or amenity of neighbouring residents.

Transport, Highways and Parking

Access to the site is to be considered at this stage. The proposals include a car park accessed from Corporation Street with a separate exit to Evreux Way and a separate service yard accessed from Corporation Street.

The Highway Authority, Warwickshire County Council commented on the application and raised no objection subject to conditions requiring the submission of travel plans, a construction phasing plan and HGV routing plan.

The application was deferred from Planning Committee on 15 June 2016 to allow further information to be sought from the Highway Authority, Warwickshire County Council, regarding their comments on the application. The matters raised were:

- Whether the modelling used to calculate traffic movement with regard to the proposal is up to date; and
- Whether the Highways Authority response of 20 November 2015 is the current position given the increase in traffic flow within the town from recent major developments, including Elliott's Field.

These queries were put to the Highway Authority and the following response was received:

"The Highway Authority is satisfied that the Transport Assessment is robust and conforms to Central Government Guidance. When the application was reconsidered the Highway Authority required the Transport Assessment to be updated significantly as accident data and traffic modelling was out of date and various developments had progressed in the area. These therefore needed to be considered as part of the assessment.

The applicants' consultants, Connect Consultants, have worked closely with the Highway Authority to update the document. This included the utilisation of the Trip End Model Presentation Programme (TEMPro) which forecasts future traffic growth based on the National Trip End Model (NTEM) for the future year assessment in 2020. It should be noted that both models mentioned are maintained by the Department for Transport.

The Highway Authority is satisfied with this approach as it confirms to Central Government Guidance provided by the Department for Communities and Local Government and Department for Transport. Therefore the Highway Authority maintains its position as there are no justifiable highway grounds on which an objection can be sustained.”

The development is therefore considered acceptable in accordance with policy CS11.

The comments from the Highway Authority also request a financial contribution and the dedication of land within the site to provide shared pedestrian/cycleways on Corporation Street and North Street and to upgrade the pedestrian crossing on North Street to allow cycles to cross.

In relation to planning obligations, the Community Infrastructure Levy Regulations and the NPPF state that obligations must only be sought where they comply with the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably relation in scale and kind to the development.

As detailed above planning permission has previously been granted for development on the site and this was for larger schemes than currently proposed. The previous permissions did not include these s106 requirements. There have been no significant policy changes since this decision. It is therefore considered that these cannot be justified in this instance and do not comply with the above tests.

The application site is located within the town centre and in close proximity to a range of bus stops and services. The Transport Assessment also details how the site could be accessed by bus and cycle from the surrounding urban area. This is in accordance with the NPPF which seeks to promote sustainable means of transport.

The Council's parking standards, which are contained within the Planning Obligations SPD include maximum car parking standards for the uses proposed. Based on the floorspace detailed on the application form the proposed uses would generate a maximum requirement of 196 car parking spaces and 56 cycle spaces.

Although illustrative the submitted plans show 313 car parking spaces, including 15 disabled spaces. Although this exceeds the maximum parking requirement it show that a suitable level of car parking can be provided on the site. No cycle parking is shown, however as the submitted plans are for illustration only it is considered that cycle parking could be suitably accommodated within the site.

It is therefore considered that a suitable level of parking can be provided in accordance with saved policy T5 and the Planning Obligations SPD.

Sustainable design and construction

Core Strategy policies CS16 and CS17 refer to sustainable design and reducing carbon emissions and these requirements are also contained within the Sustainable Design and Construction SPD.

CS16 states that sustainable drainage systems (SUDS) should be used and that developments should meet specified water conservation levels.

This policy also states that developments should meet the water conservation standards equivalent to the BREEAM very good standard, a condition can be attached to ensure that this requirement is met.

The application was accompanied by a Drainage Strategy Statement, this detailed that due to the confined space within the site there are practical restrictions on the use of SUDS. However, rainwater harvesting could be used to reduce the amount of surface water runoff.

The Environment Agency have raised no objection to the proposals subject to a condition relating to site investigation, Severn Trent have requested a condition that the drainage scheme be agreed. The proposed drainage arrangements are therefore considered acceptable in accordance with CS16.

Policy CS17 states that development must comply with the Building Regulations relevant at the time of construction and that, as a minimum, developments of over 1000 square metres of non-residential floorspace shall include equipment to reduce carbon dioxide emissions by at least 10%. This can be secured through a condition.

Ecology

The submitted ecological survey found no evidence of protected species on the site. The County Ecologist commented on the application and requested informatives relating to bats, nesting birds and biodiversity enhancements. Subject to these informatives it is therefore considered there will not be an adverse impact on protected species in accordance with saved policy E6.

Other issues

WCC Archaeology have no objection to the application, subject to a condition relating to a programme of archaeological works.

Warwickshire Fire and Rescue have no objection subject to a condition and Warwickshire Police made comments regarding measures to include security.

Rugby Disability Forum commented on the application and advised that all shops and offices should be wheelchair accessible. This would be considered at the reserved matters stage and be controlled by Building Regulations. Contributions were also requested for tactile paving to the Evreux Way island, however no details or justification were provided in relation to this request.

Recommendation

Approval, subject to conditions and informatives

DRAFT DECISION

APPLICATION NUMBER

R10/1860

DATE VALID

14/07/2014

ADDRESS OF DEVELOPMENT

LAND AT GALA AND CEMEX HOUSE
EVREUX WAY
RUGBY

APPLICANT/AGENT

Mr Chris Creighton
Peacock & Smith Ltd
9c Josephs Well
Leeds
West Yorkshire
LS3 1AB
On behalf of , JMKA (RUGBY) LTD & CEMEX
UK OPERATIONS LTD

APPLICATION DESCRIPTION

Outline planning application for redevelopment of site comprising demolition of existing buildings and erection of a retail foodstore (Class A1– max floorspace 6255m² gea) and additional retail units (Classes A1, A2, A3, A4 & A5– max floorspace 785m² gea), the provision of new access arrangements together with associated parking and servicing with all matters reserved for future determination except for access.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

Application for approval of the reserved matters specified in Condition 3 below, accompanied by detailed plans and full particulars, must be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON

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

CONDITION: 2

The development hereby permitted must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON:

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

CONDITION: 3

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

- a - Layout,
- b - Scale,
- c - Appearance &
- e - Landscaping

REASON:

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

CONDITION: 4

The development shall be carried out in accordance with the plans and documents detailed below:

Plan/Document Received	Reference	Date
Site Location Plan	10144/PA00	16/03/2011
Archaeological Desk Based Assessment	00021558.00	16/03/2011
Arboricultural Impact Assessment	T41.11	16/03/2011
Ecological Assessment	T41.11	16/03/2011
Drainage Strategy Statement		16/03/2011
Geo-Environmental Desk Study		16/03/2011
Transport Assessment, October 2015		26/10/2015
Air Quality Assessment, Accon UK	A2340/AQ/002	12/05/2016

REASON:

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

CONDITION: 5

The total floorspace hereby approved shall not exceed 7,040 square metres (gross external area). The floorspace to be used for the A1 retail of convenience goods shall not exceed 3,624 square metres (gross external area.)

REASON:

To secure the delivery of comparison retail floorspace, in accordance with policy CS8.

CONDITION: 6

The vehicular access and egress shall be provided in the position as shown on the Tracking of Proposed Access/Egress plan, reference 803-02 contained within the amended Transport Assessment received by the Local Planning Authority on 26/10/2015.

No construction shall commence unless and until detailed access and egress drawings, in accordance with plan 803-02, have been submitted to and approved in writing by the Local Planning Authority.

The access and egress shall be provided in accordance with the approved details before the first occupation of the building.

REASON:

In the interest of highway safety.

CONDITION: 7

No development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples of the facing bricks, render, cladding and roof material have been submitted to and approved in writing by

the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

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

CONDITION: 8

No development shall commence unless and until full details of the siting, design and materials of 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 the development.

REASON:

In the interest of visual amenity and sustainability.

CONDITION: 9

No development shall commence unless and until details of all proposed walls, fences and gates 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: 10

No development shall commence in any phase unless and until full details of finished floor levels of all buildings and ground levels of all access roads, parking and servicing 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: 11

The landscaping scheme, as required by condition 3(e) , shall include a specification of all proposed tree planting detailing the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance.

The approved 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:

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

CONDITION: 12

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.

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 in accordance with the approved details.

REASON:

In the interests of fire safety.

CONDITION: 14

The building hereby permitted shall be constructed to achieve a minimum water efficiency standard equivalent to the BREEAM 'very good' standard.

REASON:

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

CONDITION: 15

The development shall not be first occupied unless and until details of the equipment and technology to be incorporated to achieve carbon emission reductions, including the submission of an Energy Performance Certificate, have been submitted to and approved in writing by the Local Planning Authority. The minimum standards shall comprise a 10% carbon emissions reduction. The approved efficiency measures shall be implemented in accordance with the approved details and shall be retained in working order in perpetuity.

REASON:

To ensure energy efficiency is achieved through sustainable design and construction.

CONDITION: 16

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

REASON:

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

CONDITION: 17

No part of the site, other than within the proposed buildings, shall be used for storage or retail purposes.

REASON:

In the interests of the visual amenities of the locality.

CONDITION: 18

Accommodation for parking and the loading and unloading of vehicles shall be provided before the occupation of the development hereby permitted and shall be retained permanently for the accommodation of vehicles of persons working in or calling at the premises and shall not be used for any other purpose.

REASON:

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

CONDITION: 19

No external lighting shall be erected or installed 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.

CONDITION: 20

No development shall commence unless and until a full Asbestos Survey of buildings to be demolished has 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: 21

No development shall commence unless and until a noise survey and assessment by a competent noise consultant including details of any proposed works, has been submitted to and approved in writing by the Local Planning Authority. This shall take into account predicted noise from any piling operations (if employed), operational noise from loading/unloading activities, fixed plant in the service yard area and air handling plant and an assessment of future traffic noise levels attributable to the proposed development based on the estimated percentage change in vehicles numbers and proposed mitigation.

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

REASON:

In the interest of the amenity of the area and residential amenity.

CONDITION: 22

No development shall commence unless and until full and precise details of the glazing and ventilation schemes have been submitted to and approved in writing by the Local Planning Authority.

The glazing and ventilation shall meet the level of attenuation for each property type detailed in Table 8 of the approved Noise Assessment – LE12069/N002 received by the Local Planning Authority on 23rd October 2013 in order to ensure compliance with the good internal noise standards contained within BS8233:1999 'Sound Insulation and Noise Reduction for Buildings: Code of Practice'.

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

REASON:

In the interest of the amenity of the area and residential amenity.

CONDITION: 23

No development shall commence unless and until a Construction Environmental Management Plan has been submitted to and approved in by, the Local Planning Authority. This shall include details relating to:

- A Construction Phasing Plan and HGV routing plan;
- Details of vehicle movements;
- Any road closures, diversion routes and predicted impacts;
- Details of proposed demolition works;
- The control of noise and vibration emissions from construction activities including groundworks and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the construction phase;
- The control of dust, including arrangements to monitor dust emissions from the development site during the construction phase and details of hoarding boards to prevent dust;
- Measures to reduce mud deposition offsite from vehicles leaving the site.

Development shall be carried out in compliance with the approved Construction Environmental Management Plan.

REASON:

In the interest of the amenity of the area and residential amenity.

CONDITION: 24

Demolition and construction shall not occur outside of the following hours:

Demolition: Monday - Friday 09:00-16:00, Saturday 09:00-13:00.

Construction: Monday - Friday - 07:00 - 19:00, Saturday - 08:30 - 13:00.

No work shall occur on Sundays or Bank Holidays.

REASON:

In the interest of the amenity of the area and residential amenity.

CONDITION: 25

No fixed mechanical ventilation or refrigeration/air conditioning plant shall be installed unless and until full and precise details for each unit have been submitted to and approved in writing by the Local Planning Authority. Plant shall not be installed or thereafter be maintained other than in accordance with the approved scheme.

REASON:

In the interest of the amenity of the area and residential amenity.

CONDITION: 26

All mobile plant operating permanently on the site should be fitted with broadband reversing alarms.

REASON:

In the interest of the amenity of the area and residential amenity.

CONDITION: 27

No unit where the preparation and sale of hot food will be undertaken shall be occupied unless and until full and precise details of a suitable fume extraction system for that unit have been submitted to and approved in writing by the Local Planning Authority.

The system shall installed in accordance with the approved details before the first occupation of the unit and shall thereafter be maintained in accordance with the approved details.

REASON:

In the interest of the amenity of the area and residential amenity.

CONDITION: 28

No unit to be used for uses falling within Class A3, A4 or A5 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) shall be first occupied unless and until details of means to prevent grease, fat and food debris from entering the foul drainage system serving the premises have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to the premises opening and shall thereafter be maintained in accordance with the approved details.

REASON:

To ensure the proper drainage of the site.

CONDITION: 29

No unit shall be first occupied unless and until the refuse storage and collection arrangements including provision for the recycling of waste for that unit have been submitted and approved in writing by the Local Planning Authority.

The approved scheme shall be installed prior to the premises opening and shall thereafter be maintained in accordance with the approved details.

REASON:

In the interest of the amenity of the area and highway safety.

CONDITION: 30

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: 31

No development shall commence unless and until the following components of a scheme to deal with the risks associated with contamination of the site have each been submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON:

To ensure the protection of controlled waters.

CONDITION: 32

No development or demolition shall commence unless and until a comprehensive Dust Mitigation Plan has 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 the amenity of the area.

CONDITION: 33

No unit shall be first occupied unless and until a Travel Plan for that unit has been submitted to and approved in writing by the Local Planning Authority.

The measures included within the approved Travel Plan shall be implemented in accordance with the approved details.

REASON:

To encourage the use of sustainable transport.

CONDITION: 34

No development shall commence unless and until details of a Rodent Management Plan for the construction period, including a systematic baiting programme, 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 plan.

REASON:

In the interest of health and 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

This permission does not convey any approval for the submitted illustrative visuals, elevations or floorplans.

INFORMATIVE: 2

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 .

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

INFORMATIVE: 3

The Environment Agency would be looking for above ground drainage solutions to be utilised wherever possible. Incorporation of SUDS into the final drainage strategy will not only provide a benefit in terms of attenuating surface water but will also allow for water quality improvements and biodiversity enhancements.

It is acknowledged that the majority of surface water runoff from the site will be clean roof runoff; however a second level of water quality treatment would be required for the service yard and could potentially utilise the proposed tree line indicated on the Indicative Surface Water Management Plan on the north western boundary of the site for this purpose.

INFORMATIVE: 4

The value and usefulness of asbestos surveys can be seriously undermined where either the client or the surveyor imposes restrictions on the survey scope or on the techniques/methods used by the surveyor. Information on the location of all asbestos containing materials (ACMs), as far as reasonably practicable, is crucial to the risk assessment and management. Any restrictions placed on the survey scope will reduce the extent to which ACMs are located and identified, incur delays and consequently make managing asbestos more complex, expensive and potentially less effective.

It should be noted that demolition contractors are required to inspect a site. Where the presence of asbestos is suspected then the Health and Safety Executive (HSE) and Environment Agency has to be notified and special waste regulations must be complied with. Asbestos contaminated waste is required to be removed to a designated waste management site licensed to take asbestos. A consignment note for the national inspectorate is required for each load and a paper trail of movements of such waste is kept.

INFORMATIVE: 5

The applicant is advised to give due regard to the advice contained in BS5228:2008 - Noise and vibration control on construction and open sites.

This Authority also wishes to draw your attention to the Considerate Constructors Scheme. This is a voluntary Code of Practice, driven by the construction industry, which seeks to:-

- Minimise any disturbance or negative impact (in terms of noise, dirt and inconvenience) sometimes caused by construction sites to the immediate neighbourhood.
- Eradicate offensive behaviour and language from construction sites.
- Recognise and reward the contractor's commitment to raise standards of site management, safety and environmental awareness beyond statutory duties.

For further information contact:-

Considerate Constructors Scheme, PO Box 75, Ware. SG12 9LN

Tel 0800 783 1423

www.considerateconstructors.co.uk

INFORMATIVE: 6

Lighting should conform to the Institute of Lighting Engineers document 'Guidance Notes for the Reduction of Obtrusive Light' in order to protect residential amenity and minimise the likelihood of light nuisance complaints.

INFORMATIVE: 7

To allow proposed plant to be properly assessed, the following information would be expected to be submitted to the Local Planning Authority

- Full noise specification including sound power levels and frequency analysis for the equipment to be installed.
- Details of noise mitigation measures to be utilised to prevent the proposed system from causing disturbance to immediately adjacent premises.
- A scale plan showing the positioning and orientation of the equipment in relation to adjacent premises.

INFORMATIVE: 8

When designing fume extraction systems reference should be made to guidance contained in the Department of Environment, Food & Rural Affairs document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. A copy of the document is available online via the link below:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf

INFORMATIVE: 9

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

The Control of Pollution Act 1974 (COPA) gives Local Authority power to serve a notice under Section 60 imposing requirements as to the way in which works are to be carried out (e.g. covering times of operation, maximum noise levels which should be emitted and type of plant which can/ cannot be used). If noise/ vibration complaints are received the Local Authority may request the applicant/developer to voluntarily submit a Section 61 COPA application.

INFORMATIVE: 10

The sale of alcohol and provision of hot food after 11pm are licensable activities under the Licensing Act 2003. Future businesses' that will require relevant licence(s) are advised to contact the councils Public Health and Licensing Team on 01788 533882, before taking on any lease agreement for further advice and for the relevant application forms.

INFORMATIVE: 11

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010, making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a license may be necessary to carry out any works.

Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523 . If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 01453 764450 for advice on the best way to proceed.

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: 12

The County Ecologist recommends that where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Such as bat and bird boxes which can be used by a variety of species and areas of native species planting to provide habitats and food for invertebrates and birds. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

INFORMATIVE: 18

Severn Trent Water advise there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals, they will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development.

INFORMATIVE: 19

Warwickshire Police make a range of recommendations regarding measures to improve security and reduce crime, these have previously been provided to the agent, they also recommend the development be built to Secured by Design Standards.

INFORMATIVE: 20

The applicant will require works to be carried out within the limits of the public highway. The applicant / developer must enter into a Highway Works Agreement made under the provisions of Section 278 of the Highways Act 1980 for the purposes of completing the works. The applicant / developer should note that feasibility drawings of works to be carried out within the limits of the public highway which may be approved by the grant of this planning permission should not be construed as drawings approved by the Highway Authority, but they should be considered as drawings indicating the principles of the works on which more detailed drawings shall be based for the purposes of completing an agreement under Section 278.

An application to enter into a Section 278 Highway Works Agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX.

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

Applications should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less ten days, notice will be required. For works lasting longer than 10 days, three months notice will be required.

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	6 th July 2016
Report Title	Delegated Decisions – 12 th May 2016 to 8 th June 2016
Portfolio	N/A
Ward Relevance	All
Prior Consultation	None
Contact Officer	Dan McGahey 3774
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	N/A
Statutory/Policy Background	Planning and Local Government Legislation
Summary	The report lists the decisions taken by the Head of Growth and Investment under delegated powers
Risk Management Implications	N/A
Financial Implications	N/A

Environmental Implications N/A

Legal Implications N/A

Equality and Diversity N/A

Options N/A

Recommendation The report be noted.

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

Rugby Borough Council

Planning Committee – 6th July 2016

Delegated Decisions – 12th May 2016 to 8th June 2016

Report of the Head of Growth and Investment

Recommendation

The report be noted.

1. BACKGROUND

Decisions taken by the Head of Growth and Investment 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: 6th July 2016
Subject Matter: Delegated Decisions – 12th May 2016 to 8th June 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 GROWTH AND INVESTMENT UNDER
DELEGATED POWERS FROM 12.05.2016 TO 08.06.2016

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R16/0613 Refused 17.05.2016</i>	Calcutt Heights Calcutt Heights Farm Calcutt Lane Broadwell Rugby	Erection of a detached dwelling for occupation by an agricultural worker to replace a mobile home (amendment to approved application R12/0366 dated 14th August 2013).
<i>R16/0653 Refused 18.05.2016</i>	1 Sunrise Park Oxford Road Rugby	Demolition of eight utility buildings and large concrete/brick stable including the erection of two new bungalows
<i>R16/0228 Refused 24.05.2016</i>	Nethergreen Shilton Lane Shilton Coventry	Waiver of condition 3 of planning approval 1340/15 dated 13 November 1972 (Bungalow for agricultural worker)
<i>R16/0892 Refused 31.05.2016</i>	Woodthorpe Church Walk Bilton Rugby	Erection of garage
Applications Approved		
<i>R16/0839 Approved 12.05.2016</i>	The Lodge 182 Addison Road New Bilton Rugby	Erection of two storey rear extension
<i>R16/0713 Approved 12.05.2016</i>	The Motte Ell Lane Rugby	Erection of outbuilding
<i>R16/0714 Approved 12.05.2016</i>	Rugby Lawn Tennis Club Webb Ellis Road Bilton Rugby	Erection of a side and first floor extension

<i>R16/0859 Approved 12.05.2016</i>	Hillaris School Lane Rugby	Extensions and alterations to dwelling.
<i>R15/2052 Approved 12.05.2016</i>	2 Red Lodge Drive Bilton Rugby	Erection of a two storey rear extension.
<i>R16/0010 Approved 12.05.2016</i>	The Elms Hinckley Road Wolvey Hinckley	Change of use of garage to residential annexe and first floor extension.
<i>R15/0940 Approved 12.05.2016</i>	Hall Farm Little Lawford Lane Little Lawford Rugby	Erection of a steel framed agricultural livestock shed.
<i>R16/0667 Approved 13.05.2016</i>	Land Rear of 87 Hillmorton Road Rugby	Substitution of house types for plots 6, 7, 11 and 12 of approval R15/1612 (Residential development for 12 dwellings together with access, parking and bin store) dated 23rd October 2015.
<i>R16/0661 Approved 13.05.2016</i>	Land Rear of 87 Hillmorton Road Rugby	Variation of Conditions 2 and 12 and Removal of Condition 13 of approval R15/1612 (Residential development for 12 dwellings together with access, parking and bin store) dated 23/10/15 to allow alterations to be made to the access junction onto Caldecott Street
<i>R15/1600 Approved 13.05.2016</i>	34 Constable Road Hillmorton Rugby	Conversion of garage to ancillary accommodation and provision of a front porch
<i>R15/2336 Approved 13.05.2016</i>	25 Longrood Road Bilton Rugby	Erection of a two storey rear extension and a single storey front extension.
<i>R16/0654 Approved 16.05.2016</i>	Land North of 5 West Street and South of 16 Chapel Street Long Lawford Rugby	Outline planning application with all matters reserved for the erection of a residential bungalow.

<i>R16/0872 Approved 16.05.2016</i>	Garfields 6 Brook View Dunchurch Rugby	Extensions and alterations to dwelling.
<i>R16/0643 Approved 16.05.2016</i>	10 Croft Close Stretton on Dunsmore Rugby	Erection of a single storey rear extension linking into the existing outbuilding
<i>R16/0873 Approved 16.05.2016</i>	Church Lawford Garden Centre Kings Newnham Road Church Lawford	Provision of timber sheds to plots 7 and 8 and retrospective change of use of part of the paddock area to residential curtilage, erection of a fence around the pond area and provision of 2no. Lighting columns.
<i>R16/0676 Approved 17.05.2016</i>	49 Rugby Road Dunchurch Rugby	Erection of single storey front extension
<i>R16/0893 Approved 17.05.2016</i>	Swallow Barn Malt Kiln Farm Main Street Stretton-Under-Fosse Rugby	Change of material for external windows and doors from timber to composite (timber frame with aluminium facing - such as VELFAC) throughout the main dwelling house, including changes to the external windows and door relating to planning permission R14/1626 dated 07/04/15, together with the provision of a rooflight.
<i>R16/0606 Approved 17.05.2016</i>	Milethorn Farm Leicester Road Wolvey	Erection of agricultural workers dwelling.
<i>R16/0614 Approved 17.05.2016</i>	Hill House Farm Birdingbury Road Leamington Hastings	Outline application (all matters reserved except for access) for erection of rural worker's dwelling
<i>R16/0459 Approved 18.05.2016</i>	Land to the Rear of 52 to 56 Hillmorton Road Rugby	Erection of four detached dwellings to the rear of 52, 54 and 56 Hillmorton Road. (Re-submission of a previously approved scheme under R11/0890 for erection of 4 three bedroom mews dwellings granted 4th September 2013 and erection of 2no. dwellings including garages, and erection of a building comprising a studio, garages and a store to serve No.56 Hillmorton Road. under R08/0605/PLN granted 6th June 2008)

<i>R16/0544 Approved 18.05.2016</i>	Warwickshire County Council Dunchurch First School School Street Dunchurch Rugby	Erection of single storey extension for class room extension
<i>R16/0898 Approved 19.05.2016</i>	2 Avonmere Newbold Rugby	Conversion of existing garage to gym and extension to garage to provide garden store (part-retrospective).
<i>R16/0575 Approved 19.05.2016</i>	Old Walls Birdingbury Road Leamington Hastings Rugby	Erection of a two bay car port.
<i>R15/2397 Approved 20.05.2016</i>	23 Alwyn Road Bilton Rugby	Erection of a two storey side extension and a single storey rear extension
<i>R16/0821 Approved 20.05.2016</i>	48 Catesby Road Rugby	Erection of single storey rear and side extension.
<i>R16/0931 Approved 20.05.2016</i>	34 Fawsley Leys Rugby	Erection of Single-Storey Front Extension
<i>R16/0929 Approved 20.05.2016</i>	1 Field Close Wolvey Hinckley	Rear single storey extension to kitchen and utility
<i>R16/0692 Approved 20.05.2016</i>	30 Viaduct Close Rugby	Erection of a replacement detached garage with loft room over (resubmission of application reference number R15/0938).
<i>R16/0938 Approved 24.05.2016</i>	Millbrooke Burnthurst Lane Princethorpe Rugby	Demolition of existing outbuilding (flat roofed stable block) and erection of extensions
<i>R16/0557 Approved 24.05.2016</i>	25 Townsend Road Rugby	Erection of single storey side and rear extension

<i>R15/0763 Approved 24.05.2016</i>	9 Manns Close Ryton on Dunsmore Coventry	Erection of two storey side and rear extensions and new dropped kerb vehicular access
<i>R16/0285 Approved 25.05.2016</i>	7 Hightown Princethorpe	Erection of a two storey rear extension.
<i>R16/0940 Approved 25.05.2016</i>	42 School Street Hillmorton Rugby	Erection of single storey rear and side extension
<i>R16/0880 Approved 26.05.2016</i>	Toft Manor Southam Road Toft Dunchurch	Relocation of the existing pole barn (as part of bat mitigation measure in connection with planning application reference number R15/1143 for Change of use of the attached barn to a separate dwelling)
<i>R15/1143 Approved 26.05.2016</i>	Toft Manor Southam Road Toft Rugby	Change of use of the attached barn to a separate dwelling
<i>R15/2257 Approved 27.05.2016</i>	Former Imperial Hotel 165 Oxford Street Rugby	Demolition of existing buildings and erection of 14no. residential flats and one 12 bedroom house of multiple occupation (HMO) with associated parking and works
<i>R16/0925 Approved 27.05.2016</i>	1 Rupert Brooke Road Rugby	Erection of a fence, erection of a porch, partial rendering of the garage and retention of existing conservatory.
<i>R15/1915 Approved 27.05.2016</i>	2 Main Street Clifton Upon Dunsmore Rugby	Alterations to approval R14/0085 (Remodelling of bungalow to form two storey dwelling with external alterations and extensions) dated 14th February 2014 to include the relocation of the garage and addition of a two storey extension to the front elevation.
<i>R16/0410 Approved 27.05.2016</i>	10 Bilton Lane Rugby	Erection of detached dwelling house, together with the creation of a new vehicular access.

<i>R15/2044 Approved 31.05.2016</i>	College Barn Priory Court Leamington Road Princethorpe Rugby	Erection of a ground floor and first floor extension, to include provision of a mezzanine.
<i>R16/0604 Approved 31.05.2016</i>	Colonnade Insurance Brokers Ltd 33 North Street Rugby	Provision of a new shop front
<i>R16/0969 Approved 31.05.2016</i>	Sunrise Cottage Glebe Farm Road Draycote Rugby	Erection of outbuilding (greenhouse)
<i>R16/0923 Approved 01.06.2016</i>	Park House Little Lawford Lane Rugby	Change of use from agricultural barn to residential dwelling and erection of detached garage in connection with R15/2456.
<i>R16/0904 Approved 01.06.2016</i>	169 Addison Road New Bilton Rugby	Part retention, part erection of a garden summerhouse/workshop.
<i>R16/0644 Approved 01.06.2016</i>	7 Redhill Road Long Lawford Rugby	Demolition of existing conservatory and erection of a single storey rear extension.
<i>R15/2229 Approved 01.06.2016</i>	Ashurst Farm Wood Lane Coventry	Demolition of existing building including the erection of two new dwellings (Outline - Access and Layout only).
<i>R16/0991 Approved 02.06.2016</i>	3 Swedish Houses Birdingbury Road Hill	Extensions and alterations to dwelling.
<i>R15/1412 Approved 02.06.2016</i>	G G Batchelor and Sons 61 Lower Hillmorton Road Rugby	Erection of six flats.

<i>R15/1448 Approved 02.06.2016</i>	26 Lawford Lane Bilton Rugby	Erection of six flats.
<i>R16/0799 Approved 02.06.2016</i>	The Manor Grandborough Fields Road Grandborough Rugby	Erection of side and rear extension to existing barn.
<i>R16/0668 Approved 06.06.2016</i>	Ashlawn School Ashlawn School Academy Trust Ashlawn Road Rugby	Non-material amendment of planning permission R15/1036 to omit the rear cladding wall to the external fire escape stairs.
<i>R16/0686 Approved 06.06.2016</i>	38 Warren Road Hillmorton Rugby	Erection of a two storey rear extension.
<i>R16/0957 Approved 06.06.2016</i>	36 Ruskin Close Rugby	Erection of single storey front extension and two storey rear extension.
<i>R16/0766 Approved 07.06.2016</i>	Flecknoe House Farm Sawbridge Road Flecknoe Rugby	Demolition of existing barn and lean-to structure and replacement with single storey side extension and replacement garage associated with dwelling.
<i>R16/0174 Approved 07.06.2016</i>	Highwood Farm Coventry Road Brinklow Rugby	Erection of a structure to cover the approved silage clamps serving the anaerobic digester, including the installation of solar panels to its roof. Erection of a static tank to capture carbon dioxide. Erection of a static tank to compress biomethane in order to produce an alternative fuel to diesel.
<i>R16/1009 Approved 07.06.2016</i>	30 Richmond Road Rugby	Erection of single storey rear and side extension.
<i>R16/0717 Approved 07.06.2016</i>	19 Norman Ashman Coppice Binley Woods Coventry	Erection of a single storey rear extension.

<i>R16/1027 Approved 07.06.2016</i>	9 Kings Newnham Road Church Lawford Rugby	Erection of a single storey rear extension and two storey side extension.
<i>R16/0388 Approved 08.06.2016</i>	Rugby Free School iKon Building Bailey Road Central Park Rugby	Retention of fixed play equipment structures in the enclosed play area facing onto Central Park Drive, and retention of the 2.4m high security fencing.
Prior Approval Applications		
<i>R16/0924 Prior Approval Required and Granted 23.05.2016</i>	19 Eastlands Road Rugby	Prior Approval application for the erection of a single storey rear extension projecting 4 metres from the original rear elevation of the dwelling, 6 metres in width, 2.3 metres to the eaves, with a maximum height of 3.3 metres.
<i>R16/0932 Prior Approval Not Required 23.05.2016</i>	The Bakehouse Main Street Willoughby	Prior notification for the erection of a single storey rear extension projecting 4 metres from the rear elevation of the original dwelling, 2 metres in height to the eaves and 2 metres in height to the highest point
<i>R16/0956 Prior Approval Not Required 27.05.2016</i>	Park House Little Lawford Lane Rugby	Approval of the design and external appearance of Barn 1 (b) and Barn 2 (c) following approval of R15/2456.
<i>R16/0594 Prior Approval Not Required 01.06.2016</i>	69 Temple Street Rugby	Prior approval for the change of use to part of ground floor from B1 [General Office] to C3 [Residential] under Schedule 2 ,Part 3, Class O of the Town and Country Planning [General Permitted Development] England Order 2015.
<i>R16/0919 Prior Approval Not Required 01.06.2016</i>	Aphrodite Spa 14 Main Street Newbold Rugby	Prior Approval for the change of use to ground floor from Class A 1 [Retail] to Class C3 [Residential] under Schedule 2 Part 3 Class M of the Town and Country Planning [General Permitted Development] England Order 2015.
<i>R16/1032 Prior Approval Not Required 07.06.2016</i>	Four Winds Biggin Hall Lane Rugby	Rear extension measuring 6.7 metres in length; 3.95 metres in height to the ridge; and 2.25 metres in height to the eaves.

<i>R16/0781 Prior Approval Not Required 07.06.2016</i>	112 Ashlawn Road Rugby	Prior approval for the erection of a single storey rear extension to replace existing conservatory.
Prior Notification		
Listed Building Consents		
<i>R16/0334 Listed Building Consents 26.05.2016</i>	Toft Manor Southam Road Toft Rugby	Listed Building Consent for the change of use of the attached barn to a separate dwelling
<i>R16/0697 Listed Building Consents 03.06.2016</i>	Red Rose Cottage 26 Southam Road Dunchurch Rugby	Listed Building Consent for repainting of the exterior of the cottage (including windowframes), and redecoration of interior walls (including wallpapering over woodchip and repainting) together with associated wood treatment.
<i>R16/0796 Listed Building Consents 07.06.2016</i>	Former Stable Block Coton House Lutterworth Road Churchover Rugby	Listed building consent for the repair/insertion of a damp proof course.
Advertisement Consents		
<i>R16/0829 Advertisement Consent 26.05.2016</i>	Colonnade Insurance Brokers Ltd 33 North Street Rugby	Provision of 1 no. internally illuminated fascia signage with a barbers pole sign and 1 no. non-illuminated hanging sign
Certificate of Lawful Use or Development		

Approval of Details/ Materials		
<i>R14/1641 Approval of Reserved Matters 13.05.2016</i>	Former Ballast Pits and Railway Sidings Lower Street Hillmorton Rugby	Application for Reserved Matters for 76 dwellings relating to appearance, landscaping, layout and scale against outline planning permission R11/0476 for up to 76 dwellings with associated access, roads and infrastructure.
<i>R15/1555 Approval of Details 16.05.2016</i>	Shepherds Barn Moor Lane Willoughby Rugby	Relocation and increase in size of approved detached garage and reconfiguration of residential curtilage
<i>R15/2239 Approval of Reserved Matters 27.05.2016</i>	Land Adj Ridgeway Farm Ashlawn Road Hillmorton Rugby	Application for Reserved Matters for 96 dwellings relating to appearance, landscaping, layout and scale against outline planning permission R14/0407 for demolition of agricultural buildings and use of land for residential development and associated works, including access.
<i>R16/0499 Approval of Details 06.06.2016</i>	Rugby School Springhill Farm Barby Road 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>R15/0967 Approval of Details 06.06.2016</i>	27 York Street New Bilton Rugby	Two storey side and single storey rear extension (previously approved under R15/0226) and a change of use from Use Class C4 (4 bedroom House of Multiple Occupation (HMO)) to a Use Class Sui Generis (7 Bedroom Large HMO).
Approval of non- Material Changes		
<i>R15/2002 Approval of Non- Material Changes 27.05.2016</i>	Britvic Soft Drinks Britvic Soft Drinks Ltd Aventine Way Brownsover Rugby	Extensions to existing building, together with new effluent treatment plant area and high-level pedestrian link bridge.
<i>R16/0215 Approval of Non- Material Changes 01.06.2016</i>	1 Hillary Road Overslade Rugby	Single storey side extension.

<i>R14/1973</i> <i>Approval of Non-Material Changes</i> <i>02.06.2016</i>	11 Orchard Way Stretton on Dunsmore Rugby	Alterations and extensions to existing property.
<i>R13/1514</i> <i>Approval of Non-Material Changes</i> <i>06.06.2016</i>	Former Sutton Park Motors 26-42 Railway Terrace Rugby	Erection of a single storey side extension to create a food bank store, the erection of a single storey extension to the auditorium, the erection of a first floor extension to create a link between the two existing mezzanine floors, provision of access ramps to external doors, boundary fence and gate treatment and material change to the external façade to include render and timber cladding.
<i>R16/0215</i> <i>Approval of Non-Material Changes</i> <i>07.06.2016</i>	1 Hillary Road Overslade Rugby	Single storey side extension.
<i>R11/0114</i> <i>Approval of Non-Material Changes</i> <i>08.06.2016</i>	Cawston Extension Site Coventry Road Cawston Rugby	Outline application for residential development (up to 600 dwellings, use class C3), new accesses to Coventry Road and Trussell Way, open space, associated infrastructure and ancillary works (access not reserved).
<i>Withdrawn/ De-registered</i>		
<i>R16/0952</i> <i>Withdrawn</i> <i>23.05.2016</i>	44 Coventry Road Brinklow Rugby	Erection of two storey side extension
<i>R16/0798</i> <i>Withdrawn</i> <i>07.06.2016</i>	Princethorpe College Leamington Road Princethorpe	Change of use of land to create an enclosed refuse & recycling storage area.