

18 September 2017

PLANNING COMMITTEE - 27 SEPTEMBER 2017

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 27 September 2017 in the Council Chamber at the Town Hall, Rugby.

Adam Norburn
Executive Director

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

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

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Minutes.

To confirm the minutes of the meeting held on 6 September 2017.

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 –10 – 30 August 2017.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be considered.

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

The Reports of Officers (Ref. PLN 2017/18 – 8) are attached.

Membership of the Committee:

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Butlin, Cranham, Ellis, Gillias, Miss Lawrence, Lewis, Mistry, Sandison and Srivastava.

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 – 27 September 2017

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	R16/2333	CIA Insurance Services Ltd, Inswood House, Ashlawn Road, Rugby, CV22 5QF Demolition of existing buildings and development of retirement village consisting of 23 bungalows (Use Class C2), 40 apartments (Use Class C2) and a 60-bed care home (Use Class C2), highways and drainage infrastructure and landscaping (access unreserved).	3

OFFICER REPORT

Reference number: R16/2333

Site address: CIA Insurance Services Ltd, Inwood House, Ashlawn Road, Rugby, CV22 5QF

Description: Demolition of existing buildings and development of retirement village consisting of 23 bungalows (Use Class C2), 40 apartments (Use Class C2) and a 60-bed care home (Use Class C2), highways and drainage infrastructure and landscaping (access unreserved).

Case Officer: Karen McCulloch (01788 533623)

INTRODUCTION

This application is to be considered at Planning Committee in accordance with the Council's Scheme of Delegation; the proposal is a major development.

DESCRIPTION OF SITE

The application site is located to the south of Ashlawn Road (B4429), approximately 1 km to the east of the roundabout junction where the Dunchurch Road merges with the Rugby Road (A426). The site lies within the Dunsmore ward, but is not within a designated parish.

The site is outside of the Rugby Urban area within the countryside.

The site was last used for B1 office use by CIA Insurance Services who have now vacated the site and moved elsewhere within Rugby. The site comprises a large two storey building and a collection of outbuildings. Areas of land adjacent to and on the north side of the building are laid to hardstanding and used for car parking. Apart from that part occupied by buildings, car parking and the access and egress roads, the site is currently down to grass, or forms part of a lawned garden with intermittent tree and shrub planting. The main vegetation features comprise the hedgerows that bound the site to the east and west (the former with a line of poplar trees), the woodland planting along the northern frontage to Ashlawn Road, the line of lime trees north of the main building, and the area of scrub and broadleaved woodland on the southern edge of the site.

Trees within the eastern hedgerow and crossing the site to the front of the existing building are protected by a Tree Preservation Order.

The site has a highway frontage of around 125m to Ashlawn Road. There is footway and cycleway on the south side of Ashlawn Road. The existing access to the site is located close to the western boundary of the site and a driveway runs along the western boundary. There is another access point close to the eastern boundary leading to an additional access track, however access point is gated and does not appear to be in use.

The site is bounded to the west, south and north (on the opposite side of Ashlawn Road) by land in arable agricultural use. To the east, the site is bounded by an area of parkland, used for pasture, associated with Ashlawn House which is around 230m east of Inwoods House, and used as a conference centre.

The northern part of the site closest to Ashlawn Road is broadly level at around 122m AOD although there is a slight fall in level from north to south to the existing car park and buildings, which are set at ca 120m AOD. South of the existing buildings land slopes gently down to ca 118m AOD at the south east site corner and 117m AOD at the south west site corner.

The town of Rugby and the site sit on a plateau of higher land which falls to the north and to the south from around 120m AOD adjacent to Inwood House to around 85m AOD adjacent to the brook in the floor of the Rains Brook valley some 1.5km distant.

DESCRIPTION OF PROPOSAL

The application originally sought outline planning permission for a retirement village consisting of 23 bungalows, 40 apartments and a 60 bedroom care home. During the course of the application the proposals were amended and 11 bungalows are now proposed.

This is an outline application to establish the principle of the proposed development. However, details of the access to the site from the public highway are to be considered at this stage.

The originally submitted plans were for 2 vehicular accesses into the site, 1 close to the north western corner of the site (in the position of the existing access) leading to residents and visitor parking and the other, close to the north eastern corner, leading to staff parking and service areas. There is also an existing access track in this position but it is gated and does not appear to be in use. During the course of the application amended plans were received and a single access is now proposed close to the north western corner.

Although this is an outline application a Zoning Plan has been submitted which shows where development will be located on the site, the heights of buildings and which areas will remain undeveloped. An illustrative layout has also been submitted.

These plans show a two-storey care home in a similar position to the existing building, a two-storey building containing apartments is proposed to the north of this. Dwellings are proposed between this and Ashlawn Road and the Zoning Plan states these will not exceed 6m height, these will be bungalows, perhaps with rooms in the roof space. A green buffer is shown on the site frontage and the part of the site to the south of the existing building is shown as a landscaped and garden area which is free from buildings, as at present.

Although the design of the buildings is not being considered at this stage the Design and Access Statement refers to the properties being a modern approach to traditional design. This states that materials will reflect those found in the surrounding area such as red brick, render, slate or dark roof tiles.

Illustrative floor plans of the proposed units have also been provided. These show en-suite bedrooms within the care home, one-bedroom flats and two-bedroom bungalows.

CONSULTATION RESPONSES

Third party Comments

Original plans

Neighbours (1) Objection

- Adding to the traffic on Dunchurch Road;
- Adding to air pollution;
- Major intrusion of green belt land;
- Establishes a precedent for large development.

Amended plans

No comments received

Technical Consultation Responses

Original Plans

WCC Ecology

Comments - Require pre-determinative great crested newt survey & conditions

WCC Infrastructure team

Comments - Request s106 contributions towards libraries, sustainable travel packs and bus stop provision

WCC Highways

Objection – should be a single access, lack of parking, require additional information

WCC Archaeology

No objection – subject to condition

WCC Flood Risk

No objection – subject to condition

WCC Extra Care	Comments - Little evidence of need, no mention of affordable housing, site is isolated
Public Health	Comments - Consider some affordable housing should be included, request defibrillator provided, make comments on design
RBC Environmental Health	No objection – Subject to conditions
RBC Housing	No comment
RBC Tree Officer	Objection – impact on trees and hedgerow
Environment Agency	No objection – subject to informatives
Natural England	No comment
Warks Fire & Rescue	No objection – subject to condition
RBC Works Services	No comments received
WCC Rights of Way	No comments received
Severn Trent	No comments received

Amended Plans

RBC Housing	No comment
Environmental Services	No further comments
Warwickshire Police	No objection Make security recommendations
WCC Highways	No objection Subject to conditions and s106
Tree Officer	Objection Development is too close to protected trees
Severn Trent	No objection Subject to conditions & informatives
WCC Ecology	No objection Subject to s106 & conditions
WCC Flood Risk	No objection Subject to condition
Warks Fire & Rescue	No objection Subject to condition
Natural England	No comment
NHS	No comments received
WCC Extra Care	Comments Impact on local services, particularly health and social care, unclear if there will be local connection criteria, scheme is isolated in terms of infrastructure, lack of consultation with Councillors or public, no reference to contribution towards affordable housing

Further Amended Plan

Tree Officer	No objection	Subject to conditions
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RELEVANT PLANNING POLICIES/ GUIDANCE

Rugby Borough Core Strategy, 2011

Policy CS1	Development Strategy	Complies
Policy CS10	Developer Contributions	Complies
Policy CS11	Transport and New Development	Complies
Policy CS16	Sustainable Design	Complies
Policy CS17	Reducing Carbon Emissions	Complies

Local Guidance documents

SPD	Planning Obligations SPD, 2012
SPD	Housing Needs SPD, 2012

Rugby Borough Local Plan, 2006, Saved Polices

Policy GP2	Landscaping	Complies
Policy E6	Biodiversity	Complies
Policy T5	Parking Facilities	Complies
Policy ED6	Retention of other employment land	Complies
Policy H11	Open space provision in residential developments in the urban area	Complies
Policy LR1	Open space standards	Complies
Policy LR3	Quality and accessibility of open space	Complies

National Planning Policy

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

RELEVANT PLANNING HISTORY

Relevant planning history on site:

There is a detailed planning history relating to previous uses of the site. Applications to use the building as an old people's home were approved in 1975 and 1983.

The use of the buildings as offices and training centre was approved in 1989 and an extension to the offices was approved in 1992. However, it is not clear if the office use was implemented at this stage as an application approved in 1994 referred to an extension to provide a day surgery unit with associated health care facilities.

In 1993 applications for further development of the site were submitted:

R93/0216/6221/OP - Erection of 20 sheltered bungalows and a building to be used in conjunction with Inwoods House as a residential nursing home, day centre and surgical unit.

Refused: - rural location where development unrelated to agriculture is resisted:

- approval could lead to other applications which would seriously affect the character and visual appearance of the area;
- increased turning movements on Ashlawn Road.

R93/0355/6221/OP – Erection of 20 sheltered bungalows, use of Inwoods House as a hospice, construction of nursing home, day centre, surgical unit, gate house and car parking.

Refused: - rural location where development unrelated to agriculture is resisted;

- approval could lead to other applications which would seriously affect the character and visual appearance of the area.

Planning permission was granted in 2002 for the use of the building for B1(a) office, purposes with an extension to the office building submitted in 2003.

Relevant planning history adjacent to the site:

An application was submitted relating to land opposite the application site:

R13/2102, Land north of Ashlawn Road, Rugby, Outline application for the demolition of existing buildings, erection of up to 860 dwellings, land for a potential primary school

Refused, 27/01/2016 due to the application not constituting sustainable development because of the adverse impact on highway safety and air quality at the Dunchurch crossroads caused by increased traffic.

An appeal against this decision was subject of a Public Inquiry in January/February 2017 which included a revised mitigation scheme for the Dunchurch crossroads and the Secretary of State granted planning permission on 11 July 2017.

ASSESSMENT OF PROPOSAL

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Core Strategy 2011 and Rugby Borough Local Plan Saved Policies 2006 with the relevant policies outlined below.

As this is an outline application the key issues to assess are whether the principle of the proposed development is acceptable in this location and whether the details of the proposed site access are acceptable. The impact on matters such as visual and residential amenity, ecology, archaeology must also be considered.

Proposed use

The applicant has provided information as to how the proposed development will operate in order to clarify that all the proposed properties constitute a residential institution use under Use Class C2, rather than self-contained dwellings under Use Class C3.

This explains that unlike a C3 use all residents of the retirement village, including occupiers of the bungalows and apartments, will be required to purchase a minimum care package including at least 1

hour support per week, 24-hour on-site emergency service and helpline, health promotion activities, health care and basic nursing support. Occupiers will then be able to purchase increasing levels of care and support depending on their changing needs.

The applicants have advised that a total of 45 nursing, carer and assistant jobs will be created along with 15 jobs for communal facilities and 5 jobs for administration and maintenance. The site would be staffed 24 hours a day with a continuous nursing presence within the care home. This will allow emergency support to be provided to residents 24 hours a day.

There will be restriction on age of occupiers to over 65 for the care home element of the proposals and over 55 for the bungalows and apartments contained within a s106 agreement and the applicant intends to register the scheme with the Care Quality Commission. It is also considered that the need to sign up to the care package and other support should be contained within the s106 agreement.

This type of operation is similar to that used at other C2 retirement villages within the Borough such as Lime Tree Village and it is accepted that the proposed development falls within use class C2 and the application will be considered on this basis.

Principle of development

The development plan consists of the Rugby Core Strategy 2011 and the saved policies of the Rugby Local Plan 2009.

The site lies within the countryside, outside of the boundary of the urban edge as defined by the Core Strategy.

Policy CS1 of the Core Strategy provides the overarching preference (settlement hierarchy) for steering development within the borough and states that the Rugby Urban Area will be the primary focus for meeting strategic growth targets. Policy CS1 also states that development in the countryside will be resisted unless allowed by national policy.

The application site is within the countryside, therefore in accordance with Policy CS1, a steer from national policy in the form of the NPPF must be sought in order to establish compliance with the Core Strategy.

As detailed above the application is for development within use class C2 - Residential Institutions, although this type of accommodation is not included when calculating housing land supply it clearly contributes to providing housing within the area.

This is reinforced by paragraph 50 of the NPPF which requires local authorities to plan for a mix of housing *'based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)'*.

Paragraph 49 of the NPPF is clear that applications for housing development must be considered in the context of the presumption in favour of sustainable development.

Policy CS1 seeks to direct development to the urban area as this is considered the most sustainable location within the borough. This site lies outside of the urban area and is somewhat remote from local facilities. This carries some weight against the proposals.

However, consideration must be given to the approval, at appeal, of the erection of up to 860 dwellings on land at Ashlawn Road immediately opposite the site. Once this development is completed the urban edge of Rugby will extend into land which is currently classified as countryside.

Whether a proposal constitutes sustainable development is not simply a matter of location and accessibility. Paragraph 7 of the NPPF states there are 3 dimensions to sustainable development: an economic role, a social role and an environmental role. These factors will be considered in relation to the overall balancing of the proposals later in the report.

Although C2 properties do not contribute to a Council's 5 year land supply the application must also be considered in relation to the current position in relation to housing delivery in general. The Council's Draft Housing Trajectory (September 2016) produced to inform the draft Local Plan showed that at April 2016 there was a 4.36 year supply of housing.

The Strategic Housing Market Assessment (2013 updated in 2015) which will inform the next Local Plan, states that a key driver of change in the housing market over the next 20 years is expected to be the growth in the population of older persons. This Assessment acknowledges that the extra care model can contribute to older people exercising choice and control over their housing options and that there has been a growth in market demand for housing for older people, including 'retirement living' homes. Between 2011-2031 there is estimated to be a 122.6% increase in the 85 and over age group with a total increase of over 55 year olds of 51.9% which is the highest in the whole Housing Market Area of Coventry & Warwickshire. It is understood the annual requirement for market extra care provision is 72 units with an additional 22 affordable extra care units.

It is therefore considered that the proposed development would help to meet the future housing needs identified for older people in the borough and will also contribute to the need for housing in general within the Borough. It is considered weight should be given to these factors.

The NPPF at Paragraph 17, (Core Planning Principles) states the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. One such principle is to *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.*

The site is within countryside, and has an existing building, Inwoods House, located to the south within the site. Annex 2 of the NPPF defines what is considered to be previously developed land,

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

It is therefore considered the application site can be considered previously developed land from the above definition, given the existing building on site.

The proposal would result in the effective reuse of previously developed land, in accordance with paragraph 17 of the NPPF and it is considered that this carries weight in favour of the development.

Loss of employment

The site was last used as offices by an insurance company and is currently vacant, this use falls within use class B1. Saved policy ED6 states that planning permission will not be granted for development which will result in a loss of buildings in, or last in, employment use such as B1 use.

This policy states redevelopment will not be permitted unless the applicant can demonstrate there is no reasonable prospect of employment use continuing.

In addition paragraph 21 of the NPPF states that where there is no reasonable prospect of a site being used for employment use applications for alternative uses of land or buildings should be considered on their merits.

The applicant has submitted an Economic Assessment which details how the age and construction of the building result in it being unattractive to modern office users. There are a large number of small rooms which cannot easily be combined and maintenance and running costs are high.

The building also requires improvements to the roof, windows, heating and lighting systems and these are unlikely to be viable given the rental yields which could be achieved for the property.

It is therefore considered that the employment use of the building is unlikely to continue and the proposed development is in accordance with saved policy ED6 and paragraph 21 of the NPPF.

Landscape Character and Appearance, including Trees

The NPPF in paragraph 17 places emphasis on supporting the re-use of land that is not of high environmental value. The application is supported by a Landscape Visual Assessment (LVA).

Part 4.1.27 of the LVA asserts that In terms of landscape character, the assessment site is unexceptional, defined by existing substantive hedgerow boundaries to the east and west and with a treed frontage to Ashlawn Road to the north. The assessment site contains no features of local or district level importance in respect of landscape character. It is not, and never has been, the subject of any local landscape or environmental designation.

This assessment concludes that although the development would lead to change to the landscape, including the impacts on landscape character, receptors and vegetation, these changes would not entail and unacceptable landscape effect.

The application site is located to the south of Ashlawn Road. The northern part of the site, and surrounding land, is relatively flat. The southern part of the site beings to drop away sloping down towards the Rains Brook to the south.

The site is currently remote from the urban area and built development would appear isolated from the urban area. However, consideration must be given to the approval of up to 860 dwellings on land to the north of the site. Once completed this development will extend the urban edge and would reduce the isolation of the application site.

The Council commissioned the Rainsbrook Valley Landscape Sensitivity Study, 2017: although this is not an adopted policy document it is considered a material consideration and a useful tool in assessing the impact of developments within the Rainsbrook Valley.

The application site is contained within this study area. This study divided the area into land parcels and made an assessment of each of these. The application site is within 2 land parcels with the site of the existing building and land to the north of it in parcel 17h and the sloping land to the south of the building within parcel 14d.

This Study identifies that parcel 17h, containing the building and land to the north, is an area of high-medium sensitivity where there is scope for limited development, but this should not extend into neighbouring zones and that the existing landscape structure with mature trees should be retained.

Parcel 14d, to the south of the building, is identified as high sensitivity and is not identified as suitable for development.

Although the current application is in outline form only an illustrative layout plan and zoning plan have been provided. These show two storey development (maximum height 9.5m) in a similar position to the existing building but extending 3-4m further south and to the north of this lower development (maximum height 6m) closer to Ashlawn Road. A green buffer zone is proposed between the built development and Ashlawn Road and the land to the south of the existing building is identified as "No buildings – landscape area."

It is considered the illustrative layout and Zoning Plan show that a development could be accommodated on the site in a manner that would protect the character of the wider landscape of the area. The extension of the care home 3-4m further south than the existing building is not considered to have a material impact on the visual amenity of the area and is necessary to provide separation from trees.

The plans reflect the comments made in the study regarding the land parcels including the application site and a condition can be added to the decision to ensure that the development is in accordance with this zoning plan.

There are existing mature trees on the site, these include a row of mature poplars on the eastern boundary, a band of trees crossing the site in front of the existing building and scattered trees within the sloping area to the south of the building. There are also two beech hedgerows running either side of the access road adjacent to the western site boundary.

A Tree Preservation Order protects 10 Lombardy Poplar trees located adjacently to the eastern boundary as well as 2 mature Oaks and 7 mature Lime trees to the south and adjacent to the existing building. As detailed above the landscape study states that the existing landscape structure with mature trees should be retained. Saved policy GP2 refers to landscaping and states that important site features and the landscape character of an area should be retained.

The originally submitted plans would have required the removal of many mature trees, including those now protected by the Tree Preservation Order, and both beech hedges.

The amended plans show the trees and the western most beech hedge to be retained, however the Tree Officer objected to the application on the grounds that the illustrative plans showed development in close proximity to the trees which could harm the health of the trees. Therefore it had not been demonstrated that the proposed development could be accommodated without a detrimental impact on protected trees.

An amended Arboricultural Survey was submitted in relation to the amended plans. However the Tree Officer maintained their objection on the grounds that although the buildings were shown outside of the root protection areas of the trees these were proposed close to the above ground elements of the trees and that this could lead to conflict and pressure for the removal of the trees after the completion of the development.

These comments were put to the applicant and further amended plans were provided. These position the development further from the protected trees. The Tree Officer commented on these plans and advised that an adequate buffer zone is now achieved between the trees on the eastern boundary (poplars) and the proposed new builds and that the central link has been moved slightly to provide separation from the trees.

On this basis the Tree Officer has no objection to the application subject to conditions requiring an updated tree report with the reserved matters application and details of landscaping. It is also considered a condition requiring the development to be carried out in accordance with the Zoning Plan is necessary to secure suitable separation from the trees.

The amended plans still involve the loss of one of the beech hedges close to the western boundary. This loss is necessary to provide a suitable access into the site. The hedgerow on the boundary is to be retained which reduces the impact from outside of the site. Although the loss of this hedge is regrettable it is considered to provide a new access elsewhere could impact on existing trees and planting to the site boundaries and would have a greater impact on the visual amenity of the area. The loss of this hedge is considered, on balance, to be acceptable.

It is therefore considered, subject to conditions that the development could be accommodated in a manner that would protect the existing trees and hedgerow. It is therefore considered that a development could be designed which would not have a significant impact on visual amenity or the character of the area or existing landscape features. This is in accordance with the relevant part of policy CS16 and saved policy GP2.

As this is an outline application details of design and elevational treatment are not to be considered at this stage. However, the Design and Access Statement includes examples of the type of property that

could be developed and states that properties will be a traditional design with more modern features. It is considered a suitable scheme could be designed in accordance with the relevant part of policy CS16.

Ecology

A Preliminary Ecological Appraisal and Ecological Impact Assessment were submitted with the application. The County Ecologist requested additional information regarding the impact on protected species and an assessment of the impact on biodiversity.

Great Crested Newt surveys were carried out and did not find any evidence of Great Crested Newts in any pond in the vicinity of the site and the County Ecologist was satisfied with these surveys. The County Ecologist also advised that the survey work carried out in relation to bats, reptiles and badgers was sufficient. Badgers were found in the area of the site and an exclusion zone of 30m from the setts is recommended, if this cannot be achieved it may be necessary for the applicants to apply for a licence for works within this area, however this is a matter for Natural England under separate legislation.

Updated comments were received from the County Ecologist who does not object to the application subject to conditions related to a Construction and Environmental Management Plan, including checks and safeguards for protected species, a Landscape and Ecological Management Plan and a condition to ensure bats are not impacted by lighting.

The applicant also produced a biodiversity impact assessment (BIA). Based on the submitted plans this showed that there could be a loss of biodiversity on the site as a result of the development. However, as this is an outline application detailed landscaping plans could reduce this loss by providing habitats of value for biodiversity in parts of the site. The County Ecologist requested that a possible contribution to biodiversity offsetting to be included in an s106 agreement. This will allow a calculation of the impact to be made once the detailed design is known and for an off-site contribution to be paid if required.

Subject to the conditions and s106 requirement detailed above it is considered that the impact on protected species and biodiversity is acceptable in accordance with saved policy E6.

Open space

As the proposed development is within use class C2 saved policies H11 and LR1 which relate to the provision of open space are not directly applicable.

However, approximately half of the site, to the south of the existing building, is proposed as an open area which could be utilised by residents of the development. This provides more amenity and natural/semi-natural open space than would be required by policy LR1 and this is considered acceptable.

Policy LR3 requires open space to be high quality and accessible and it is considered the proposed open areas, as shown on the zoning plan are in accordance with this policy.

Impact on amenity

The application site is located in a relatively isolated position. Ashlawn House is a conference centre located 230m east of Inswoods House. Martin's Farm, to the north across Ashlawn Road is around 160m from of the site.

It is therefore considered there will not be an adverse impact on the amenity of existing properties.

Outline planning permission has been granted for residential development to the north of Ashlawn Road. As this is in outline form it is not clear where dwellings will be located, however it is considered that suitable schemes can be designed for both sites to ensure there is suitable separation between properties.

It is also considered a suitable scheme could be designed to ensure future occupiers of the proposed development have suitable levels of amenity.

The relevant part of policy CS16 is therefore complied with.

Transport, Highways and Parking Provision

As detailed above the access into the site from the highway is to be considered at this stage.

The application was accompanied by a Transport Assessment. This included trip generation information and showed that the proposed use would lead to a reduction in trips when compared with those associated with the last, and lawful, use of the site as B1 offices. The Highway Authority, Warwickshire County Council, agreed with this conclusion.

The originally submitted plans showed two accesses and the illustrative layout showed these leading to separate areas for residents parking and staff parking and servicing.

The Highway Authority objected to the originally submitted plans on the grounds that only one access should be provided, that tracking information should be provided and that bus stops were approximately 1 mile from the site.

Comments received from the County's Infrastructure Team requesting s106 contributions to provide a pair of bus stops on Ashlawn Road.

The amended plans remove the eastern access and propose a single access point close to the western boundary. These were accompanied by an updated Transport Assessment which included tracking information for a refuse vehicle, ambulance and fire tender based on the illustrative layout. Although this layout is illustrative these show that a scheme could be design with suitable accessibility for large vehicles.

Based on the amended plans the Highway Authority raise no objections to the amended proposals subject to the s106 securing contributions towards bus stops and sustainable travel packs and conditions relating to the provision of the access and turning areas, closure of the eastern access, agreeing details of the bus stops and preventing mud on the road.

It is therefore considered that the impact on highway safety is acceptable in accordance with policy CS11.

Saved policy T5 states that suitable parking provisions should be made in accordance with the Council's parking standards which are contained within the Planning Obligations SPD.

These parking standards require 1 space per 4 residents for nursing and rest homes and include specific standards for dwellings for elderly persons.

The illustrative layout shows the provision of 16 resident spaces and 11 staff spaces to serve the care home, this is 12 spaces more than the requirement of 15 spaces contained within the parking standards.

In relation to dwellings for elderly people the parking standards state that dwellings for elderly persons without a resident warden should have 1 space per unit and dwellings with a resident warden should have 0.5 space per unit. As detailed above the site will operate in such a way that the emergency care service is available to all residents and additional care services will be provided as required. An on-site warden service will therefore be available to all residents of the apartments and bungalows as required however it is accepted that not all occupiers will need a warden service. The illustrative layout shows 0.5 space per apartment and 1 space for each bungalow with 3 additional visitor spaces.

This shows that suitable parking provision can be provided in accordance with the Council's parking standards. However, the submitted plan is illustrative and it is considered that there is the potential for additional parking to be added if it is deemed necessary in the future.

The parking standards also require the provision of cycle parking and this can be controlled by a condition.

It is therefore considered suitable parking provision can be provided in accordance with saved policy T5 and the Council's parking standards.

Drainage, Sustainable Design and Construction

Policy CS16 states that Sustainable drainage systems (SUDS) should be incorporated into new developments.

The drainage statement submitted with the application states that surface water will drain to a balancing pond and discharge to an existing watercourse. Foul drainage will be connected to the public sewer network via a pumping station.

The Lead Local Flood Authority, Warwickshire County Council, initially objected to the application and requested additional information regarding surface water drainage. On receipt of information to show the site could be drained without using third party land the Flood Authority raised no objection subject to a condition.

The Environment Agency raised no objection, subject to informatives and Severn Trent raised no objection to the proposals. A suitable drainage scheme can therefore be provided in accordance with the relevant part of policy CS16.

Policy CS16 goes on to state that new dwellings should meet the water conservation standards contained in Level 4 of the Code for Sustainable Homes and that non-residential developments should meet the BREEAM very good standard.

It is understood that the C2 apartments and bungalows would be deemed to be residential in terms of Building Regulations. As the Code for Sustainable Homes was revoked following the Deregulation Act 2015 the water conservation standards for these properties will no longer be applicable and this matter will be addressed by Building Regulations directly for this part of the development.

The BREEAM standards would be applicable for the care home element of the development and this can be secured by condition. On this basis the proposal is considered to comply with Policy CS16.

Policy CS17 states that developments should comply with the published Building Regulations relevant at the time of construction, which will be controlled by the Building Regulations. This policy also states that developments of more than 10 dwellings or over 1000 square metres of residential floorspace should incorporate technology to reduce carbon emissions by at least 10%. This requirement can be controlled by condition in accordance with policy CS17.

Affordable Housing

Comments received from Warwickshire County Council Extra Care raise concerns that no affordable housing is proposed as part of the development and that it is not clear if a local connection criteria will be applied.

As this is a C2 development policy CS19 does not contain a specific requirement for affordable housing to be provided and no objection has been raised to the application from the Council's Housing Section. As the development will be located close to the urban area it is not considered that a local connection criteria is necessary.

Planning Obligations

Policy CS10 states that where it will be necessary to mitigate against the impact of a development proposal contributions will be sought via a s106 planning obligation.

As detailed above the Highway Authority have requested a contribution towards the provision of bus stops on Ashlawn Road and the County Ecologist has requested a possible contribution towards biodiversity off-setting.

Contributions have also been requested towards sustainable travel packs and libraries and these requirements can be secured by a s106 agreement.

As detailed above as this is a C2 development therefore the s106 agreement should also include an age restriction of 55 for the bungalows and apartments and over or 65 and over for the care home as well as a requirement for residents to sign up to a care and support package.

Warwickshire County Council, Extra Care expressed concern regarding the impact of the proposals on extra care and health facilities. The NHS were consulted during the course of the application and no comments were received. In addition a legal advisor on behalf of the NHS contacted the Council on 08 August 2017 and advised that they intended to make comments regarding the application. No further correspondence has been received and it is therefore considered no contributions are required.

The proposals therefore comply with policy CS10.

Planning Balance and Sustainability of Development

As detailed above the site is located in the countryside outside of the urban area where policy CS1 states development will not be permitted unless allowed by the NPPF.

In relation to housing the NPPF states housing developments should be considered in the context of the presumption in favour of sustainable development, which is contained in paragraph 14 of the NPPF.

The question as to whether a particular proposal constitutes sustainable development is not simply a matter of location. In paragraph 7 the NPPF identified three dimensions to sustainable development: an economic role, a social role and an environmental role.

Paragraph 8 of the NPPF states that these roles should not be taken in isolation and that in order to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Economic role

The NPPF places significant weight on the need to support economic growth through the planning system and paragraph 7 refers to the need to ensuring land of the right type is available in the right place to support growth and innovation.

The proposal will result in the loss of the B1 office use of the site. However, the applicant has provided information to demonstrate that the existing building is not suitable or viable for modern office users and this is supported by the decision of the previous occupier to move to a modern building elsewhere within Rugby. The loss of the employment use therefore carries limited weight against the proposal.

The proposal will lead to economic benefits through the creation of jobs both during the construction process and once the development is completed. As this is a C2 development around 65 jobs will be required for the operation of the site, significantly more than would be associated with a C3 residential development. Weight is therefore given to these factors.

Weight should also be given to additional economic benefits which would arise for other local businesses involved in the supply chain linked to the development, and through the development accommodating economically active residents who would contribute to the local economically and support local shops and services.

Social role

The NPPF refers to supporting strong, healthy and vibrant communities by providing housing, high quality environments and accessible services.

The proposed development will provide market extra care units and the Council's Strategic Housing Market Assessment identified an increasing need for this type of accommodation within the Borough. This carries significant weight in favour of the development.

The varied types of accommodation proposed within the development and the provision of facilities and support services within the care home will provide some shared facilities for occupiers and reduce reliance on services outside of the site. This carries limited weight in favour of the proposal.

The site is located some distance from other community facilities and it is accepted that residents are more likely to have reduced mobility than occupiers of C3 housing and find walking or cycling less attractive options. The Sainsburys supermarket, including pharmacy and restaurant is located 800m to the west of the site and is the closest existing service. It is considered the remote location of the site carries weight against the proposals.

At the request of the Highway Authority a contribution is to be secured to provide bus stops on Ashlawn Road adjacent to the site. This will increase the accessibility of the existing bus service and access to services in the wider area. This carries very limited weight in favour of the proposals.

Environmental role

The NPPF refers to protecting and enhancing the natural, built and historic environment, helping to improve biodiversity, use resources prudently, minimise waste and pollution and adapt to climate change.

The proposals will encourage the effective use of land through the redevelopment of a previously developed site and this carries significant weight in favour of the proposals.

As detailed earlier in the report existing trees and hedgerows will be retained. In addition the development seeks to mitigate any impact on biodiversity either on-site or through a biodiversity off-setting contribution. The development would utilise sustainable drainage systems and a reduction in carbon emissions would be secured by condition. These are considered positive environmental benefits that should be afforded weight in favour of the scheme.

Balance

Considering the factors above it is considered, on balance, that the proposed development constitutes sustainable development. The principle of the development is therefore considered acceptable in accordance with policy CS1 and the NPPF.

Recommendation

Approval – subject to s106 agreement and conditions.

DRAFT DECISION

APPLICATION NUMBER

R16/2333

DATE VALID

15/11/2016

ADDRESS OF DEVELOPMENT

INWOODS HOUSE
ASHLAWN ROAD
RUGBY
CV22 5QF

APPLICANT/AGENT

Mr Peter Wilkinson
Landmark Planning Limited
10 Salisbury Road
Leicester
LE1 7QR
On behalf of Salisbury Street Investments
Ltd

APPLICATION DESCRIPTION

Demolition of existing buildings and development of retirement village consisting of 11 bungalows (Use Class C2), 40 apartments (Use Class C2) and a 60-bed care home (Use Class C2), highways and drainage infrastructure and landscaping (access unreserved)

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 92 of the Town & Country Planning Act 1990 as amended by 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 92 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION: 3

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

- a - Layout,
- b - Scale,
- c - Appearance,
- d - Access (excluding the access point into the site from Ashlawn Road) &
- e – Landscaping.

REASON:

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

CONDITION: 4

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

<u>Plan/Document</u>	<u>Reference</u>	<u>Received</u>
Site Location Plan	40243 020	15/11/2016
Illustrative Site Layout	40243 030/B	08/09/2017
Site Zoning Plan	40243 036	08/09/2017
Transport Statement	ADL/AJM/3215/16A	01/03/2017
Including		
Appendix 7.2 Site Access Arrangements	3215-10	01/03/2017
Interim Travel Plan	ADL/AJM/3215/17A	01/03/2017
Great Crested Newt Survey	BG17.139	12/06/2017
Arboricultural Survey & Method Statement	BG16.197	12/06/2017
Air Quality Assessment, November 2016	J2625/1/F1	15/11/2016
Archaeological Desk Based Assessment	AAL2016112	15/11/2016
Preliminary Ecological Appraisal	BG16.197	15/11/2016
Ecological Impact Assessment	BG16.195.5	15/11/2016
Flood Risk Assessment	22233/10-16/4446	15/11/2016
Phase 1 Environmental Risk Assessment	22233/10-16/4514	15/11/2016
Landscape and Visual Appraisal		15/11/2016

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 details submitted in relation to condition 3 shall have full regard to the principles set out in the Design and Access Statement received by the Local Planning Authority on 15/11/2016, the illustrative Site Layout - 40243 030B received by the Local Planning Authority on 08/09/2017 and the Development Site Zoning plan - 40243 036 received by the Local Planning Authority on 08/09/2017.

No built development shall occur within the "No buildings - landscape area" shown on the Site Zoning plan - 40243 036 received by the Local Planning Authority on 08/09/2017.

REASON:

For the avoidance of doubt and in the interest of visual amenity.

CONDITION: 6

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 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: 7

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

REASON:

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

CONDITION: 8

No above ground 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: 9

Full details of the siting, design and materials of the proposed bin and cycle stores shall be 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 apartments or care home.

REASON:

In the interest of visual and residential amenity.

CONDITION: 10

No external lighting shall be erected unless and until full details of the type, design and location of external light fittings and columns 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:

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

CONDITION: 11

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

REASON:

In the interests of fire safety.

CONDITION: 12

The development shall not be first occupied unless and until the site access has been laid out, constructed and implemented in accordance with the approved plans.

REASON:

In the interest of highway safety.

CONDITION: 13

The development shall not be first occupied unless and until all parts of the existing north eastern access to Ashlawn Road within the public highway not included in the permitted means of access have been closed and the kerb, footway and verge have been reinstated in accordance with the standard specification of the Highway Authority.

REASON:

In the interest of highway safety.

CONDITION: 14

No more than one access for vehicles shall be made or maintained to the site from Ashlawn Road, B4429.

REASON:

In the interest of highway safety.

CONDITION: 15

The development shall not be first occupied unless and until turning areas have been provided within the site so as to enable vehicles, emergency vehicles and refuse vehicles to leave and re-enter the public highway in a forward gear.

REASON:

In the interest of highway safety.

CONDITION: 16

Gates erected at the entrance to the site for vehicles shall not be hung so as to open to within 7.5 metres of the near edge of the public highway carriageway.

REASON:

In the interest of highway safety.

CONDITION: 17

The development shall not be first occupied unless and until a drawing demonstrating the locations of the required bus stops has been submitted to and approved in writing by the Local Planning Authority.

REASON:

In the interest of highway safety.

CONDITION: 18

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. Unless otherwise agreed in writing with 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: 19

Unless otherwise agreed in writing by the Local Planning Authority the care home 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: 20

No development shall take place until detailed surface and foul water drainage schemes for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted and approved in writing by the Local Planning Authority (LPA) in consultation with Warwickshire County Council (WCC). The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- a. Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753;
- b. Evidence that the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm has been limited to the QBAR runoff rates for all return periods;
- c. Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the drainage system for a range of return periods and storms durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods;
- d. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing;
- e. A foul water drainage scheme including evidence from Severn Trent Water (STW) that there is adequate capacity within their sewerage assets for this development; and
- f. Provide a Maintenance Plan to the LPA giving details on how the entire surface water and foul water systems shall be maintained and managed after completion for the life time of the development. The name of the party responsible, including contact name and details, for the maintenance of all features within the communal areas onsite (outside of individual plot boundaries) shall be provided to the LPA.

REASON:

To ensure suitable drainage of the site and prevent increased risk of flooding.

CONDITION: 21

No works or development shall commence unless and until a Final Arboricultural Report including an Arboricultural Impact Assessment, and Arboricultural Method Statement/Tree Protection Plan for the protection of the retained trees (section 5.5 & 6.1, BS5837:2012) has been submitted to and agreed in writing by the Local Planning Authority.

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

This scheme must include details and positioning of tree protection fencing, ground protection measures, no-dig surfacing in root protection areas, root pruning/access facilitation pruning specification, project phasing and an auditable monitoring schedule.

REASON:

To ensure all retained trees are not damaged during the development phase and are successfully integrated into the scheme.

CONDITION: 22

No works or development shall commence unless and until a specification of all proposed tree planting has been approved in writing by the Local Planning Authority. This specification must include details of 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. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified. The development shall not be carried out other than in accordance with the approved details.

REASON:

To maintain and enhance continuity of tree cover in the interest of visual amenity.

CONDITION: 23

No development shall commence unless and until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles).

Such approved measures shall thereafter be implemented in full.

REASON:

In the interest of biodiversity.

CONDITION: 24

The landscaping scheme, as required by conditions 3(e) and 22, 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: 25

No development shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The statement shall cover all aspects of the development from earth working to construction and shall include:

- i) noise mitigation measures;
- ii) dust mitigation measures;
- iii) measures to prevent deleterious matter being carried onto all nearby highways including wheel wash facilities;
- iv) HGV routing details;
- v) Details of pre-commencement checks for badger, bats, breeding birds, reptiles and amphibians; and
- vi) Appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site.

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

REASON:

In the interests of the amenities of the area and to ensure protected species are not harmed by the development.

CONDITION: 26

Unless otherwise agreed with the Local Planning Authority no external works, including demolition, shall occur outside of the following hours:

Monday-Friday 8.00am - 6.00pm

Saturday 8.30am - 1.00pm

No work shall be carried out on Sundays or Bank Holidays.

REASON:

To protect the amenity of the area.

CONDITION: 27

No development shall commence unless and until a full noise survey and assessment, including details of mitigation measures 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 residential amenity.

CONDITION: 28

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: 29

Full details of any refrigeration or airhandling plant, flues or other equipment to be located externally to the building, to include proposed measures for acoustically treating such equipment, shall be submitted to and approved in writing by the Local Planning Authority prior to such plant being installed. Equipment shall then be installed in accordance with the approved details.

REASON:

In the interests of the amenities of neighbouring properties.

CONDITION: 30

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

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

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

(ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments;

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

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

(b) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and

historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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

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

REASON:

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

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 development is subject to a s106 legal agreement.

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 found on-line at rugby.gov.uk

Alternatively, you can contact the Street Naming and Numbering Team for an application form at: servicedesk@rugby.gov.uk or by ringing 01788 533456.

INFORMATIVE: 3

The Environment Agency provided advice on this application relating to groundwater, contamination and waste and this was previously provided to the applicant.

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 ACMs, as far as reasonably practicable, is crucial to the risk assessment and management. Any restrictions placed on survey scope will reduce extent to which ACMs are located and identified; incur delays and consequently make managing asbestos more complicated, expensive and potentially less effective.

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

INFORMATIVE: 5

The noise assessment required by condition 27 must take account noise emitted from road traffic noise from Ashlawn Road (including a basic CRTN assessment) and the impact of any proposed mechanical plant on future occupiers' of the development.

Any proposed mitigation must ensure that the internal noise climate for each habitable room should achieve compliance with noise levels specified in the BS8233: 2014 recommended Internal ambient noise level guidelines.

In addition the noise levels contained within the World Health Organisations - Guidelines for Community Document 1999 should be achieved for outside residential properties.

INFORMATIVE: 6

Prior to opening, the food business operator should register their business with the Council's Commercial Regulation Team to comply with relevant food safety legislation. Registration forms can be downloaded directly from the Council's website at:

<http://www.rugby.gov.uk> or via contacting the team directly on (01788) 533882.

INFORMATIVE: 7

Prior to the first occupation of the care home full a suitable fume extract system for the commercial kitchen area shall be installed. The flue outlet shall terminate no less than 1 metre above the apex of the main roof of the premises.

INFORMATIVE: 8

Prior to the first occupation of the care home means to prevent grease, fat and food debris from the commercial kitchen from entering the foul drainage system shall be installed.

INFORMATIVE: 9

Warwickshire Police make the following recommendations in relation to crime reduction:

- All perimeter fencing should be 1.8 metre high close boarded fencing however where it backs onto open space it should be topped with 0.2 trellis, so the overall height is 2 metres in height and access to the rear of the care home be restricted with appropriate fencing.
- Given the open nature of the site surveillance is vital, It is recommended that the lighting scheme is appropriate and CCTV be strategically positioned.
- Controlled access is required to residential accommodation, including buggy store and refuse stores.
- Building sites and in particular, site offices and storage areas are becoming common targets for crimes such as theft of plant and fuel. These sites should be made as secure as possible. All plant and machinery should be stored in a secure area. Tools and equipment should be marked in such a way that they are easily identifiable to the company. Consideration should be given to the use of security patrols.
- Developers are now requested to inform the local Safer Neighbourhood Policing Team, which covers the area of the development that they have arrived on site and provide contact numbers of the site manager for use in the case of an emergency. A grid reference for the site should be provided. This will help to reduce the possibilities of a delayed response.

INFORMATIVE: 10

In relation to condition 10 lighting the Local Planning Authority expects lighting to be restricted on the southern part of the site and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats. This could be achieved in the following ways:

- Narrow spectrum lighting should be used to avoid the blue-white wavelengths
- Lighting should be directed away from vegetated areas
- Lighting should be shielded to avoid spillage onto vegetated areas
- The brightness of lights should be as low as legally possible;
- Lighting should be timed to provide some dark periods;
- Connections to areas important for foraging should contain unlit stretches.

INFORMATIVE: 11

Conditions 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 Street works 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, Bud Brooke Depot, Old Bud Brooke 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.

INFORMATIVE: 12

Conditions require that the estate roads including footways, verges are designed and laid out in accordance with the principles set out in 'Transport and Roads for Developments: The Warwickshire Guide 2001' and constructed in accordance with the Highway Authority's standard specification. The applicant / developer is advised that they should enter into a Highway Works Agreement with the Highway Authority made under Section 38 of the Highways Act 1980 for the adoption of the roads.

The approval of plans for the purposes of the planning permission hereby granted does not constitute an approval of the plans under Section 38 of the Highways Act 1980.

An application to enter into a Section 38 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 Street Works 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.

INFORMATIVE: 13

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

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions – 10 th August 2017 to 30 th August 2017
Name of Committee:	Planning Committee
Date:	27th September 2017
Report Director:	Head of Growth and Investment
Portfolio:	
Ward Relevance:	All
Prior Consultation:	None
Contact Officer:	Dan McGahey 3774
Public or Private:	Public
Report subject to Call-In:	No
Report En-Bloc:	No
Forward Plan:	No
Corporate Priorities:	
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
Financial Implications:	There are no financial implications for this report
Risk Management Implications:	There are no risk management implications for this report
Environmental Implications:	There are no environmental implications for this report

Legal Implications:

There are no legal implications for this report

Equality and Diversity:

There are no equality and diversity implications for this report

Options:

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

Planning Committee - 27th September 2017

Delegated Decisions – 10th August 2017 to 30th August 2017

Report of the Head of Growth and Investment

Recommendation

The report be noted.

1.1 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:
27th September 2017

Subject Matter:
Delegated Decisions – 10th August 2017 to 30th August 2017

Originating Department:

List of Background Papers

Document No.	Date	Description of Document	Officer's Reference	File Reference
1.				

* The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

* Exempt information is contained in the following documents:

Document No.	Relevant Paragraph of Schedule 12A
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* There are no background papers relating to this item.

(*Delete if not applicable)

DECISIONS TAKEN BY THE HEAD OF GROWTH AND INVESTMENT UNDER
DELEGATED POWERS FROM 10.08.2017 TO 30.08.2017

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R17/0431 Refused 17.08.2017</i>	23 Barby Lane Hillmorton Rugby CV22 5QJ	Demolition of part of a dwelling and associated outbuilding and the erection of 2 no. bungalows with associated double garages and a new access off Barby Lane
Applications Approved		
<i>R17/0713 Approved 06.07.2017</i>	17 Edyvean Close Rugby CV22 6LD	Erection of single and two storey rear extension
<i>R17/0414 Approved 07.07.2017</i>	Morgan Advanced Materials 4 Central Park Drive Central Park Rugby CV23 0WE	Installation of a replacement cooler system.
<i>R17/1029 Approved 07.07.2017</i>	Ashlawn School Academy Trust Ashlawn Road Rugby CV22 5ET	Alteration to the facades and windows of the West, East 1 and East 2 buildings within the school grounds.
<i>R17/0990 Approved 11.07.2017</i>	The Seven Stars 40 Albert Square Rugby CV21 2SH	1 no. Manually Operated Awning.
<i>R17/0720 Approved 20.07.2017</i>	47 Boughton Road Brownsover Rugby CV21 1BH	Erection of single storey rear extension
<i>R17/1170 Approved 27.07.2017</i>	38 Ratliffe Road Rugby CV22 6HB	Erection of a single storey side and rear extension to form an annexe.

<i>R17/1161 Approved 27.07.2017</i>	The Woodlands Coventry Road Cawston Rugby CV22 7RY	Material amendment to planning permission reference R17/0908 (Erection of a single storey rear extension) to alter the design of the roof.
<i>R17/1166 Approved 28.07.2017</i>	Willow View St Joseph's Brockhurst Lane Monks Kirby Rugby CV23 0RA	Erection of a single storey rear extension to form store and orangery.
<i>R17/1145 Approved 02.08.2017</i>	39 Arderne de Gray Road Wolston Rugby CV8 3LQ	Retrospective application for erection of a garden shed.
<i>R17/1168 Approved 10.08.2017</i>	20 Little Grove Rugby CV22 5NL	Erection of a first floor side extension and a two storey rear extension.
<i>R17/1232 Approved 10.08.2017</i>	Beechwood Station Road Brandon CV8 3HR	Retention of a side boundary fence.
<i>R17/1011 Approved 10.08.2017</i>	55 Durrell Drive Cawston Rugby CV22 7GW	Conversion of half of an existing integral single garage into a study, including replacement of an existing garage door with upvc window
<i>R17/1138 Approved 10.08.2017</i>	40 Wolds Lane Wolvey Rugby LE10 3LL	Proposed bungalow at land to the rear of No.40 Wolds Lane, Wolvey.
<i>R17/1240 Approved 11.08.2017</i>	Rear of 61, 64/65, 66 and 68 Church Street Rugby CV21 3PT	Erection of a three storey detached building comprising 6no. 1 bed apartments.
<i>R17/1127 Approved 11.08.2017</i>	Crosscrown Limited Clifton Court Nursing Home Lilbourne Road Clifton upon Dunsmore Rugby CV23 0BB	Variation of Condition 13 of approval R10/0546 (Erection of a specialist unit) dated 11th October 2011 to allow for internal layout changes and external alterations including the provision of rooms in the roof space and the addition of dormer windows.

<i>R16/2309 Approved 11.08.2017</i>	20 Livingstone Avenue Long Lawford Rugby CV23 9BU	Erection of a new canopy over the garage linking into the side elevation and a new canopy over the existing porch area, including other minor external alterations.
<i>R17/0901 Approved 11.08.2017</i>	5 Poplar Grove Rugby CV21 2QR	Erection of a two storey and single storey rear extension and temporary accommodation building in garden until March 2019.
<i>R17/1235 Approved 11.08.2017</i>	65 Church Street Rugby CV21 3PT	Conversion of existing floorspace to 1-bed apartment and alterations to existing restaurant.
<i>R17/0982 Approved 14.08.2017</i>	Plum Tree Cottage Main Street Easenhall Rugby CV23 0JA	Erection of a 1m (3 foot) picket fence and 1.8m (6 foot) framed willow hurdle fence with side pedestrian gate.
<i>R17/1236 Approved 14.08.2017</i>	10 Vicarage Road New Bilton Rugby CV22 7AJ	Installation of railings at front of house
<i>R16/1939 Approved 14.08.2017</i>	Former GOJI Restaurant 424 London Road Stretton on Dunsmore Rugby CV23 9HN	Demolition of former GOJI restaurant building and erection 7 detached new dwellings including blocking up existing site access points, re-establishment of existing redundant site access with associated external works and landscaping.
<i>R17/1287 Approved 14.08.2017</i>	29 North Road Clifton upon Dunsmore Rugby CV23 0BN	Erection of a single storey rear extension (Part Retrospective) - (Resubmission of previously approved application R17/0287)
<i>R17/1246 Approved 14.08.2017</i>	49 Charlesfield Road Rugby CV22 5PG	Variation of Condition 3 of planning permission R17/0537 retaining the existing brick façade.
<i>R17/1294 Approved 15.08.2017</i>	69 Lower Hillmorton Road Rugby CV21 3TL	Erection of single storey side extension
<i>R17/1286 Approved</i>	54 School Street Hillmorton	Erection of a single storey side and rear extension

15.08.2017	Rugby CV21 4BN	
<i>R17/0959 Approved 15.08.2017</i>	124 Ashlawn Road Rugby CV22 5EP	Erection of two storey rear extension and a new roof incorporating a rear box dormer
<i>R17/1301 Approved 16.08.2017</i>	115 Lower Hillmorton Road Rugby CV21 3TN	Conversion of garage to residential accommodation: to include alterations to the roof, and provision of a porch.
<i>R17/1158 Approved 17.08.2017</i>	2 Laurel Gardens Dunchurch Road Rugby CV22 6HW	Erection of single storey extensions to bungalow
<i>R16/2310 Approved 17.08.2017</i>	9 Avenue Road New Bilton Rugby CV21 2JW	Erection of one new dwelling.
<i>R17/1278 Approved 17.08.2017</i>	65 Vernon Avenue Rugby CV22 5HP	Erection of a part two storey and single storey rear extension.
<i>R17/1306 Approved 17.08.2017</i>	82 Durrell Drive Cawston Rugby CV22 7GW	Extensions and alterations to existing conservatory (retrospective).
<i>R17/1002 Approved 17.08.2017</i>	29 Planter Close Cawston Rugby CV22 7GR	Erection of a single storey rear extension
<i>R17/1243 Approved 18.08.2017</i>	Princethorpe College Leamington Road Princethorpe Rugby CV23 9PX	Erection of free standing sliding security gate
<i>R17/0739 Approved 18.08.2017</i>	51 Leamington Road Ryton on Dunsmore CV8 3FL	Erection of pitched roof over and conversion of existing garage, single storey side and rear extension, pitched roof to existing single storey rear extension, and wall and gates to the front of the driveway.

<i>R17/1295 Approved 21.08.2017</i>	1A Vicarage Lane Rugby CV22 6QP	Erection of two storey front extension replacing existing wooden bays and erection of amended porch
<i>R17/1200 Approved 21.08.2017</i>	36 Spicer Place Bilton Rugby CV22 7EA	Erection of proposed single storey rear extension and garage conversion
<i>R17/1067 Approved 21.08.2017</i>	1 The Green Long Lawford Rugby CV23 9BL	Erection of a two storey side extension and provision of solar panels to the front and rear roof slopes and a flat roofed dormer to existing front roof slope.
<i>R17/1255 Approved 21.08.2017</i>	19A Barby Lane Hillmorton Rugby CV22 5QJ	Erection of a single storey rear extension including alterations to the roof of an existing rear extension
<i>R17/1258 Approved 21.08.2017</i>	2 Harebell Way Brownsover Rugby CV23 0TT	Proposed conversion of rear half of garage to additional living space and external alterations
<i>R17/0524 Approved 21.08.2017</i>	Lake View Rugby Road Rugby CV23 0PL	Demolition of existing outbuildings and provision of a new ménage and erection of an associated outbuilding
<i>R17/1088 Approved 21.08.2017</i>	23 - 25 The Green Bilton Rugby CV22 7LZ	Enclosing of the ground floor area and a single storey rear extension to form a single bedroom residential flat
<i>R17/0430 Approved 22.08.2017</i>	Saxon Fields Farm Shop Saxon Fields Lilbourne Road Clifton Upon Dunsmore Rugby CV23 0BB	Change of use of static caravan for use as a holiday let, provision of a decking area and car parking area.
<i>R17/1211 Approved 22.08.2017</i>	Land to the rear of 52 Hillmorton Road Rugby CV22 5AD	Erection of a dwelling (Substitution of house type originally approved under R16/0955 on 21st June 2017)
<i>R17/1332 Approved 22.08.2017</i>	32 Myers Road Hillmorton Rugby	Erection of single storey side extensions

	CV21 4BY	
<i>R17/1186 Approved 22.08.2017</i>	19 Warren Close Ryton on Dunsmore CV8 3JZ	Erection of single storey rear extension.
<i>R17/0730 Approved 22.08.2017</i>	Newnham Fields Farm Coal Pit Lane Rugby CV23 0SL	Demolition and Replacement of Existing Farmhouse.
<i>R17/1345 Approved 23.08.2017</i>	23 Cordelia Way Bilton Rugby CV22 6JU	Erection of single storey rear extension and extension to existing rear dormer
<i>R17/1157 Approved 23.08.2017</i>	Cadena Lutterworth Road Burton Hastings CV11 6RA	Conversion of kennels and barn to two residential dwellings, together with re-roofing and external alterations.
<i>R17/1195 Approved 23.08.2017</i>	1 Moss Close Rugby CV22 6SD	Erection of rear conservatory and alterations to boundary wall
<i>R17/0880 Approved 23.08.2017</i>	Middletons Cherry Tree Lane Rugby CV23 9QL	Erection of free standing shed (retrospective) to the south east corner, and the erection of a green house to the north east corner of the property.
<i>R17/1325 Approved 24.08.2017</i>	289 Hillmorton Road Rugby CV22 5BN	Redevelopment of existing property to include creation of two new flats and additional parking utilising existing outbuildings
<i>R17/1347 Approved 24.08.2017</i>	Tamhorne Park Draycote Hill Farm Birdingbury Rugby CV23 8ES	Erection of single storey side extensions
<i>R17/0961 Approved 24.08.2017</i>	18 Sheep Street Rugby CV21 3BU	Change of Use of Existing Shop (Class A1) to a Bar (Class A4), plus 3 no. 1 and 2-bedroom flats above.
<i>R17/0234 Approved 24.08.2017</i>	Overstone Lodge Overstone Road Withybrook CV7 9LU	Erection of replacement boundary fencing

<i>R17/1241 Approved 25.08.2017</i>	206 Dunchurch Road Dunchurch Rugby CV22 6HR	Erection of 3 dwellings, garaging, access improvements and associated works.
<i>R17/1346 Approved 25.08.2017</i>	14 Chapel Lane Barnacle Shilton CV7 9LF	Erection of first floor side extension , installation of rear dormer window , single storey rear extension and a double garage [revised position of double garage to that previously approved under R16/2257
<i>R17/1341 Approved 25.08.2017</i>	Jaguar Land Rover Special Vehicle Operations Unit 3 Imperial Road Ryton on Dunsmore CV8 3LF	Renewal for a further one year temporary period for the installation of a temporary paint spraying booth (continuation of temporary consent references R15/1028 and R16/1059).
<i>R17/1340 Approved 25.08.2017</i>	26 Millennium Way Wolvey CV8 3PE	Erection of single-storey rear extension
<i>R17/1023 Approved 25.08.2017</i>	9 Steeping Road Long Lawford Rugby CV23 9SS	Erection of a two storey side and rear extension and a single storey front and side extension.
<i>R17/0421 Approved 25.08.2017</i>	117 Grosvenor Road Rugby CV21 3LB	Conversion of the main dwelling to 3No. one bed flats including a single storey rear extension and conversion of the existing outbuilding to 1No. One bed flat including a single storey extension and associated parking. (Amendment to previously approved scheme R16/0646 granted 19th July 2016)
<i>R17/1362 Approved 25.08.2017</i>	2 Charwelton Drive Brownsover Rugby CV21 1TU	Conversion of existing garage to living accommodation.
<i>R17/1141 Approved 25.08.2017</i>	6 Poplar Grove Ryton on Dunsmore CV8 3QE	Erection of Part Two Storey / Part Single Storey Side Extension, and Single Storey Rear Extension.
<i>R17/1328 Approved 25.08.2017</i>	194 Hillmorton Road Rugby CV22 5AP	Elevational alterations, to include an increase in the roof height and two storey front and rear extensions and re-rendering of the property.

<i>R17/0895 Approved 25.08.2017</i>	Shani Barby Lane Hillmorton Rugby CV22 5QJ	Demolition of the existing garage and erection of a replacement double garage
<i>R17/1283 Approved 29.08.2017</i>	2 Bow Fell Brownsover Rugby CV21 1JF	Erection of a two storey side extension including alternations to the existing front facade
<i>R17/1308 Approved 29.08.2017</i>	Land at 97 Halfway Lane Dunchurch Rugby CV22 6RD	Demolition of existing dwelling and outbuildings and erection of a replacement dwelling and garage incorporating green house, garden store, summer house and associated garden and natural pool -Variation of conditions 2 and 3 of planning permission R14/2368
<i>R17/1055 Approved 30.08.2017</i>	1 Bromwich Road Hillmorton Rugby CV21 4HX	Erection of an single storey side/rear extension to provide an annex for incidental use to main dwelling
<i>R17/1342 Approved 30.08.2017</i>	23 Elsee Road Rugby CV21 3BA	Erection of single storey rear extension and first floor side extension
<i>Prior Approval Applications</i>		
<i>R17/0991 Prior Approval not required 06.07.2017</i>	Formula One Autocentres LTD 102 Hillmorton Road Rugby CV22 5AL	Application for prior notification of proposed development by telecommunications operator under the Town and Country Planning [General Permitted Development][England]Order 2015 as amended by Schedule 2 of the Town and Country Planning [General Permitted Development Order] [England] [Amendment] [No 2] Order 2016 and in accordance with the electronic communications code under the Telecommunications Act 1984 Schedule 2 as amended by the Communications Act 2003 for proposed telecommunications rooftop 4G [Fourth generation] upgrade and associated works to existing equipment
<i>R17/1348 Prior Approval not required 23.08.2017</i>	13 Wheatfield Rad Bilton Rugby CV22 7LN	Prior approval for erection of single storey rear extension projecting 4 metres from the original rear elevation of the dwelling, 2.45 metres to the eaves height, with a maximum height of 3.45 metres

<i>R17/1385 Prior Approval not required 29.08.2017</i>	The Homestead London Road Dunchurch Rugby CV23 9LJ	Prior notification for the erection of a single storey rear extension projecting 5.8 metres from the rear elevation of the original dwelling, 2.8 metres in height to the eaves and 4 metres in height to the highest point of the extension
Advertisement Consent		
<i>R17/1248 Advertisement Consent 10.08.2017</i>	The Clock Towers Shopping Centre North Street Entrance Rugby CV21 2JS	Advertisement consent for 1no. Fascia Sign and 1no. Logo Sign
<i>R17/1250 Advertisement Consent 10.08.2017</i>	The Clock Towers Shopping Centre Market Mall (Swan Centre Entrance) Rugby CV21 2JS	Advertisement for 1no. Fascia Sign
<i>R17/1162 Advertisement Consent 10.08.2017</i>	Citrus Hotel London Road Ryton on Dunsmore CV8 3DY	Retention of 2no.internally illuminated individually lettered fascia signs and 1no.internally illuminated pole-mounted double sided sign.
<i>R17/1311 Advertisement Consent 17.08.2017</i>	Marstons PLC Butlers Leap Clifton Road Rugby CV21 3TX	Advertisement Consent for 2 (no) fascia signs and 2 (no) twin post signs (Retrospective).
Certificate of Lawful Use or Development		
<i>R17/1134 Certificate of Lawful Use or Development 22.08.2017</i>	The Bungalow Cestersover Farm Lutterworth Road Pailton CV23 0QP	Certificate of lawfulness- Existing use. Continuation of use of building as a dwelling house
Approval of Details/ Materials		
<i>R10/0905 Approval of details 10.08.2017</i>	Land off Snellsdale Road Snellsdale Road Coton Park East Rugby	Use of land for residential development comprising a maximum of 110 dwellings and associated open space and infrastructure.

<i>R16/1387 Approval of details 11.08.2017</i>	Former Tribune Trading Estate Leicester Road Rugby CV21 1NY	Demolition and comprehensive redevelopment comprising 9 new (Class A1) retail units and a restaurant/café (Class A3), vehicular access and servicing facilities, junction improvements, car parking and cycle parking, hard and soft landscaping and associated works
<i>R14/2022 Approval of details 15.08.2017</i>	R M Elgin and Sons LTD Bramcote Mains Wolvey Road Wolvey Bulkington Bedworth CV12 9JX	Change of use of land to a caravan site with 20 pitches together with associated works and re-surfacing of existing internal access.
<i>R12/1947 Approval of details 16.08.2017</i>	Grange Farm Cottage Coventry Road Cawston Rugby CV22 7RZ	Outline application for the erection of up to 10 dwellings including new access onto Coventry Road (all matters reserved) including the demolition of Grange Farm Cottage and outbuildings.
<i>R15/2239 Approval of details 16.08.2017</i>	Land adjacent Ridgeway Farm Ashlawn Road Hillmorton Rugby CV22 5QH	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>R06/0064/MAJP Approval of details 18.08.2017</i>	Land at Leicester Road Leicester Road Rugby	Outline Planning Application for the redevelopment of land to provide a mixed scheme incorporating residential development comprising the erection of 540no. dwellings, 2 hectares of employment (Class B1) development, a new college campus for Warwickshire College including associated facilities with car parking (Class D1), a DIY retail store [5156 sq.m gross internal floor space with ancillary areas for the display and sale of building materials (975 sq.m) and garden centre products (1245 sq.m gross)], and a new spine road together with associated landscaping, public open space, car parking, vehicular and pedestrian access ways and ancillary works.
<i>R17/1337 Approval of reserved matters 22.08.2017</i>	Rugby Gateway Phase R2 Leicester Road Rugby	Erection of 7 dwellings, amendment to layout approved by R10/1286. (Approval of Reserved Matters in relation to outline planning permission R10/1272.)

<i>R10/1286 Approval of details 22.08.2017</i>	Rugby Gateway Phase R2 Leicester Road Rugby	Erection of 230 dwellings with associated open space, infrastructure and ancillary works, provision of spine road; (Approval of Reserved Matters in relation to outline planning permission R10/1272.)
<i>R14/2302 Approval of details 23.08.2017</i>	Home Farm Main Street Broadwell Leamington Hastings CV23 8HB	Conversion of existing barn together with alterations to form a single dwelling house including the demolition of existing agricultural farm buildings (Identical to scheme previously approved under R12/1524 dated 26th October 2012)
<i>R16/1387 Approval of details 24.08.2017</i>	Former Tribune Trading Estate Leicester Road Rugby CV21 1NY	Demolition and comprehensive redevelopment comprising 9 new (Class A1) retail units and a restaurant/café (Class A3), vehicular access and servicing facilities, junction improvements, car parking and cycle parking, hard and soft landscaping and associated works
<i>R15/2025 Approval of details 29.08.2017</i>	16-17 Church Street Rugby CV21 3PW	Change of use of former solicitors offices (A2) to a 18 bedroom House of Multiple Occupancy (Sui Generis)
<i>R16/0155 Approval of details 29.08.2017</i>	Woodyard Buildings to rear of Woodyard Farm Main Street Withybrook Rugby CV7 9LX	Conversion of building to form one residential dwelling with associated parking and landscaping.
<i>R14/2199 Approval of details 30.08.2017</i>	Coton House Lutterworth Road Churchover Rugby CV23 0AA	Change of use of Coton House to a single dwelling house, erection of associated garaging, gym and spa, re-instatement of former north drive, alterations to the access onto A426 with associated boundary treatments and provision of bat barns.
Approval of Non Material Changes		
<i>R17/0640 Approval of non-Material Changes 11.08.2017</i>	2 Catesby Road Rugby CV22 5JJ	Demolition of existing conservatory and erection of two storey extension
<i>R14/1400 Approval of non-Material Changes 23.08.2017</i>	Technology Drive Zone C Phase 3 Technology Drive Rugby	Approval of reserved matters for the erection of 75 dwellings, including access, appearance, landscaping, layout, scale and associated works (phase III) pursuant to outline planning permission R06/0064/MAJP, dated 17 Sept

		2007
<i>R17/0288 Approval of non-Material Changes 25.08.2017</i>	1-3 Abbey Street Rugby CV21 3LH	Proposed conversion of an existing ground floor shop (Use Class A1) and connecting single dwelling (Use Class C3) to 3 no. 1 bedroom flats and 1no. 2 bedroom flat (Use Class C3) together with external alterations
<i>R17/0460 Approval of non-Material Changes 29.08.2017</i>	1 Heather Close Rugby CV22 6SB	Two-storey side and single-storey rear extension, including part garage conversion to create a home-office.
<i>R16/1721 Approval of non-Material Changes 30.08.2017</i>	(Northern part of) Cawston Extension Site Coventry Road Cawston Rugby	Erection of 184 dwellings and associated infrastructure: Approval of reserved matters related to R11/0114 {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>R16/1067 Approval of non-Material Changes 30.08.2017</i>	Ryton Lodge Oxford Road Ryton on Dunsmore Rugby CV8 3EJ	Redevelopment and limited infilling of existing structures for a new production facility at Ryton Lodge
Withdrawn		
<i>R17/1078 Withdrawn 21.08.2017</i>	Land adjacent to the Old Telephone Exchange Albert Street Rugby CV21 2TD	Outline Permission for the erection of up to 10 apartments and associated works. All matters are reserved except access and scale.