

13 April 2018

PLANNING COMMITTEE - 25 APRIL 2018

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 25 April 2018 in the Council Chamber at the Town Hall, Rugby.

Site Visit

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

4.00pm Mayday Trust Hostel, 7 Lower Hillmorton Road, Rugby, CV21 3ST

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 4 April 2018.

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. Diversion of part of Footpath R167 Cawston.

6. Advance Notice of Site Visits for Planning Applications - no advance notice of site visits has been received.

7. Delegated Decisions – 8 March 2018 to 27 March 2018.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2017/18 – 16) are attached.

Membership of the Committee:

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Brown, Butlin, Cranham, Ellis, Gillias, Miss Lawrence, Lewis, 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 – 25 April 2018

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

Item	Application Ref Number	Location site and description	Page number
1	R18/0163	Stag and Pheasant, 27 Main Street, Newton Erection of two detached, two-storey dwellings, with ancillary car parking, and creation of a new vehicular access.	3

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
2	R18/0357	Unit 25A, Elliott's Field Shopping Park (Phase 2), Leicester Road, Rugby Erection of a Class A1 retail unit and associated works.	8
3	R18/0053	Mayday Trust Hostel, 7 Lower Hillmorton Road, Rugby, CV21 3ST Change of use from bed sits (C3) to a 10 bedroomed HMO (Sui Generis) including the erection of a two storey rear extension with associated parking.	19
4	R18/0378	13 Kingsway, Rugby, CV22 5PA Erection of a single storey side extension.	26
5	R18/0458	Whitehall Recreation Ground, Hillmorton Road, Rugby. Provision of climbing equipment up to 8 metres high as part of the Whitehall Recreation Ground improvements works.	31

Relevant Planning Policy

Core Strategy

Policy CS1 Development Strategy

Policy CS16 Design and Access

Policy CS20 Local Housing Needs

Saved Local Plan Policies

T5 Parking Facilities

Other Material Consideration

RBC Planning Obligations SPD

National Planning Policy

National Planning Policy Framework

Assessment

Principle of Development

Policy CS1 addresses locational strategy and indicates that most new development will be accommodated in the Rugby Town Centre and Rugby Urban Area. This is in accordance with sustainable principles whereby homes, employment and other uses are directed to places where there is the best infrastructure, facilities and services to support them. The policy does though also recognise that a proportion of this development should go to Main Rural Settlements, in order to maintain the vitality of the local communities. These basic principles are in accordance with the Framework. This policy as well as directing development to the most sustainable locations, seeks to safeguard countryside resources from unwarranted development.

The application site is located within the identified settlement boundary of Newton which is designated within the Core Strategy as a Local Needs Settlement. Policy CS1 permits small scale development to meet local housing needs within existing village boundaries. Such local need would be identified through a Housing Needs Survey or where it is proven to meet the identified needs of local people.

The NPPF establishes that sustainable development should be seen as a golden thread running through both plan-making and decision-taking. Paragraph 49 advises that housing applications should be considered in the context of the presumption in favour of sustainable development. However, it goes on to say that relevant policies for the supply of housing should not be considered up-to-date if the Council cannot demonstrate a 5 year supply of deliverable housing sites. That is the case here and in such circumstances the housing supply policies in the Core Strategy are not up-to-date, including those relating to the location of housing such as policies CS1 and CS20. The weight to be given to the policy conflict is therefore reduced. In such circumstances the relevant policy comes from Paragraph 14 of the Framework.

Design, Layout and Visual Amenity

Policy CS16 of the Core Strategy sets out that 'All development will demonstrate high quality, inclusive and sustainable design and will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated'. Paragraph 7.4 of the Core Strategy allows for consideration of the Sustainable Design and Construction SPD which further expands on this policy. Paragraph 17 and Chapter 7 of the NPPF are also relevant and set out the importance of good design in relation to new development.

The Paddock, in which these dwellings would be accessed off, comprises of dwellings which are of a traditional design. Common features include; hipped roofs, arched headers above windows and garage doors, together with pitched roofed porches. Materials include; brick or render with timber windows/doors and pantile roofs.

The proposed dwellings are of a contemporary design which does not reflect the local vernacular and as such would appear as an incongruous and alien feature that is out of character within the area. The proposed dwellings have been amended to include a pitched roof over the garage and porch, which is an improvement to the character and appearance of the dwelling. However, the omission of features such as arched headers, together with timber cladding does not respond positively to the local vernacular. It is

acknowledged that design can be subjective but the National Planning Policy Framework (NPPF) advises that good design, whilst not preventing or discouraging appropriate innovation, should 'respond to local character and history, and reflect the identity of local surroundings'. It is not considered that the proposal responds to the local character and history, and reflect the local surroundings.

The eastern boundary to plot 2 is shared with the listed building and would be viewable within the public amenity space serving the Public House and The Paddock. The Council has requested a solid decorative brick wall, which the applicant is reluctant to incorporate.

It is therefore considered that the proposal dwellings are out of character with the local area taking into account the local vernacular. The proposal is therefore contrary to policy CS16.

Residential amenity

Policy CS16 of the Core Strategy requires new development to safeguard the amenities of existing neighbouring occupiers. Paragraph 7.4 of the Core Strategy allows for consideration of the Sustainable Design and Construction SPD which further expands on this policy. Paragraph 3.2 of this SPD refers to Appendix B – Residential Extension Design Guide (REDG), which at paragraph 4, provides guidance on the way buildings relate to each other and the consequential impact of this on levels of acceptable amenity for both existing and future occupiers. Although directed at householder extensions, the principles of this SPD can equally be applied to applications for new houses. Paragraph 17 of the NPPF is also relevant and sets out the need for planning to deliver a good standard of amenity for all existing and future occupants of buildings.

The main impact of the proposed development would be in respect of plot 1 upon No. 8 The Paddock. The proposed two storey element of the proposed dwelling house would surpass the rear elevation of this neighbouring property by 1.5m and thereafter it steps in and drops down to a single storey element which extends for a further 5 metres. This single storey element would have a height of 3m.

The 45° guideline as contained within the SPD provides a useful tool in assessing loss of daylight to neighbouring properties and their gardens. The proposed two storey element of the proposed dwelling would not breach the 45° guidance in respect to habitable windows within the first floor of this neighbouring property. In respect to the single storey element, the proposal would marginally breach the 45° guideline, in respect to the door within the ground floor rear elevation of this dwelling closest to the boundary. However, any loss of light would be limited to the morning, and therefore on balance it is not considered that the proposal would have an adverse impact upon the amenities of this neighbouring property in accordance with policy CS16.

Heritage

Policy background

Policy CS16 also refers to the historic environment. It states that new development should seek to complement, enhance and utilise where possible, the historic environment and must not have a significant-impact on existing designated and non-designated heritage assets and their settings.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Court of Appeal in *Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and Others* (2014) made clear that special regard to the desirability of preservation means that avoiding harm to a listed building, or its setting, is a factor that is not only one of considerable importance, but also one that attracts considerable weight in any balancing exercise. Registered Parks and Gardens do not benefit from any statutory protection, but as a designated heritage asset it does fall to be considered under Section 12 of the Framework.

Historic England guidance indicates that setting embraces all of the surroundings from which an asset can be experienced or that can be experienced from or within the asset. Setting does not have a fixed boundary and cannot be defined, in perpetuity, as a spatially bounded area or as lying within a set distance of a heritage asset. The NPPF says that the significance of an asset is defined as its value to this and future generations because of its heritage interest

National Planning Policy Framework: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.' Paragraph 131 of the National Planning Policy Framework (the Framework) states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets.

Whilst the proposal dwellings would be formed within the curtilage of the listed building it would not harm the character or appearance of the listed building, its understanding and appreciation within the setting, nor would it obscure views of this heritage asset or diminish its appreciation within its setting. It is therefore considered that the proposal would not harm the identified heritage asset in accordance with policy CS16.

Highway Safety and Parking Provision

WCC Highways have raised no objections subject to conditions.

Policy T5 of the Local Plan state that planning permission will only be granted for development which incorporates satisfactory parking facilities as set out within the Planning Obligations SPD. For the purposes of assessing car parking standards the site is located within an area of low access. The Council's SPD indicates that a minimum of 2 spaces is required for a 3 bedroom dwelling house. The proposed site layout plan shows the provision of 2 spaces in accordance with these minimum standards.

Planning Balance

The NPPF is a key material consideration in determining planning proposals. In this case this national policy establishes an approach to dealing with certain matters and/or circumstances.

As detailed earlier in the report paragraph 49 of the NPPF states that policies for the supply of housing cannot be considered up to date where the Council cannot demonstrate a five year supply of deliverable housing sites. This Council does not have a 5 year housing land supply and therefore policy CS1 and CS20 is considered out of date. In accordance with paragraph 49 of the NPPF the application should be considered in the context of the presumption in favour of sustainable development contained within the NPPF.

It is acknowledged that the proposal, which seeks to provide two new dwelling houses within Newton, would deliver economic and social benefits, albeit limited. Furthermore, Newton is within a short driving distance to main rural settlements such as Brownsover and Clifton-upon-Dunsmore, where new occupants can access educational, cultural and shopping facilities. Newton itself has a limited bus service running through the village together with a daily school bus. In respect to the environmental benefit of the scheme 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. As the proposal would have an adverse impact upon the character and appearance of the area, and therefore the built environmental, it is considered that the proposal does not satisfy the environmental role of sustainable development.

Paragraph 8 of the NPPF is clear that the 3 roles should not be taken in isolation but that to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously. The failure of the proposals to satisfy the environmental role means that this cannot be achieved in this case. It is therefore considered that the proposals do not constitute sustainable development. Accordingly it does not benefit from the presumption in favour of sustainable development detailed in paragraphs 14 and 49 of the NPPF.

It is therefore necessary for the application to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. As detailed earlier within the report it is considered that the proposal is contrary to policy CS16 due to the impact upon the visual amenity of the area. Policy CS16 is considered consistent with the NPPF and therefore should be given full weight in the determination of the application.

Recommendation

Refusal

APPLICATION NUMBER

R18/0163

DATE VALID

16/01/2018

ADDRESS OF DEVELOPMENT

Stag and Pheasant
27 Main Street
NEWTON
RUGBY
CV23 0DY

APPLICANT/AGENT

Mr Ross Farley
Synergy Architects
8
Euston Place
Leamington Spa
CV32 4LN
On behalf of Dr Evans, Choicecircle Ltd

APPLICATION DESCRIPTION

Erection of two detached, two-storey dwellings, with ancillary car parking, and creation of a new vehicular access.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Core Strategy

Policy CS16

National Planning Policy

National Planning Policy Framework 2012 Chapter 7

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

REASON FOR REFUSAL:

It is the considered opinion of the Local Planning Authority that the proposed dwellings by virtue of their character and appearance would not respond positively to the local character of the area, and therefore would have an adverse impact upon the visual amenity of the area contrary to Core Strategy policy CS16 and guidance contained within the National Planning Policy Framework 2012.

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. However, for the reason given it has not been possible to grant planning permission.

Reference number: R18/0357

Site address: Unit 25A, Elliott's Field Shopping Park (Phase 2), Leicester Road, Rugby

Description: Erection of a Class A1 retail unit and associated works.

Case Officer Name & Number: Nathan Lowde 01788 533725

Description of Site

The application site consists of an area of land situated off the A426 Leicester Road, which links Rugby to Junction 1 of the M6 motorway. The site was formerly the Tribune Trading Estate. This former derelict site has recently been redeveloped to form Elliott's Field Shopping Park (Phase 2), comprises of 8 retail units occupied by a range of national retailers selling bulky goods such as furniture, floor coverings, household textiles and bathroom/kitchen furniture, with the remaining unit comprising of a café/restaurant (Class A3).

Elliott's Field Shopping Park (Phase 1) is located to the east of the Phase 2 consented site, on the opposite side of Old Leicester Road.

The site is bound to the north-west by the Oxford Canal, with Glebe Farm Industrial Estate situated beyond. To the north-east of the site sits an electricity substation. The A426 Leicester Road runs along the South of the site and Old Leicester Road forms the eastern boundary. To the west are a cluster of warehouses, including a car dealership, which are accessed from Consul Road.

To the south of the site beyond the A426 are the Junction One Retail and Leisure Park and Technology Drive Retail Park. Tenants of the parks include retailers such as Maplin, The Range, Homebase and Wickes, in addition to Cineworld, Nuffield gym and a number of restaurants including Frankie & Benny's and KFC. Access is via Technology Drive, situated directly opposite the site. A large 24-hour Tesco Superstore is also situated adjacent to Junction One.

Two residential areas are located within proximity to the site, Newbold to the west and Brownsover to the east. The closest residential property is Wharf Cottage located upon Consul Road. A large area of industrial and warehouse units are located to the north, beyond the Oxford Canal, including Glebe Farm Industrial Estate.

Description of Proposal

The application proposals seek the erection of an additional Class A1 retail unit within Elliott's Field Shopping Park (EFSP) (Phase 2), adjacent to Unit 25. Overall, the proposals will result in 1,626m² of additional Class A1 floorspace. This is comprised of 929m² at ground floor level and 697m² at mezzanine level. Car parking and infrastructure to serve this additional unit is already provided within the recently constructed Phase 2 development.

The character and appearance of this unit, together with its scale and height, will reflect the neighbouring units and represents a logical continuation of the retail terrace.

Planning permission Ref. No. R16/1387 was granted for the wider EFSP development in 2017 and is subject to a number of conditions, one of which restricts the consented units to the sale of a specific range of bulky goods:

"The 11,961sqm GIA of Class A1 non-food retail floorspace hereby permitted shall only be used for the sale and the display of the following goods: furniture, carpets & floor coverings including rugs; soft furnishings to include fabrics, household linens, beds, bedroom furniture, carpets and carpeting; kitchens, bathrooms & accessories; home wares including home office goods; arts and crafts related goods; motor and cycle accessories and related goods; camping, boating & caravanning goods; building goods and materials; and DIY and home improvement; plus any ancillary items. The sale of food for consumption off the premises; clothing and footwear; and fashion accessories and beauty products will not be permitted from the development."

It is proposed that the additional unit also be restricted to the same range of bulky goods. As such, it is anticipated that the above condition will also be imposed on the proposed development.

In addition, the applicant also proposes that the condition attached to Permission Ref. No. R16/1387 restricting occupation of the retail unit by Dunelm be attached to the proposed development:

“No retail floorspace hereby approved shall be occupied by Dunelm Group Plc or any subsidiary or related company of Dunelm Group Plc which has occupied, or at any time occupies, retail floorspace in Rugby Town Centre.”

It is anticipated that the proposals will deliver in excess of 16 jobs, making a meaningful contribution to local employment in the area.

Relevant Planning History

R16/1387

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.

Approved 20/01/2017

Technical Consultation Responses

RBC Environmental Services	no objection subject to conditions
RBC Development Strategy	no objection
Highways England	no objection
WCC Highways	no objection
WCC Ecology	no objection subject to conditions
WCC FRM	no objection subject to conditions
WCC Water Officer	no objection
Canal and River Trust	no objection subject to conditions
Health and Safety Executive	Do not advise against development
Environment Agency	no comments submitted

Third Party Responses

Neighbours (comments)

- Closer to Wharf Cottage
- Concerns relating to litter, dust, contractor parking
- Impact upon the peace and enjoyment upon Wharf Cottage

Relevant Planning Policy

Core Strategy 2011

Policy CS1 – Development Strategy

Policy CS6 – Development in Rugby Town Centre

Policy CS8 – Town Centre Retail Allocations

Policy CS10 – Developer Contributions

Policy CS11 – Transport and New Development

Policy CS14 – Enhancing the Green Infrastructure Framework

Policy CS16 – Sustainable Design

Policy CS17 – Reducing Carbon Emissions

Saved Policies of Local Plan 2006

Saved Policy GP2 – Landscaping
Saved Policy E6 – Biodiversity

Supplementary Planning Documents

Rugby Borough Sustainable Design and Construction SPD 2012
Rugby Borough Planning Obligations SPD 2012

Rugby Borough Local Plan Draft Publication 2011-2031:

At the present time, the policies in the emerging Draft Local Plan carry some weight, but as the examination process has not been completed, this is very limited, and whilst emerging policies are a material consideration, the key document to determine planning applications remains the adopted 2011 Core Strategy and the NPPF. It is not considered any emerging policies in the Draft Local Plan conflict with the planning proposal for the reasons set out below.

National Guidance

National Planning Policy Framework 2012

Assessment of Proposals

The determining issues to take into account in this case are the principle of the development in this out of centre location, the impact upon the town centre, the impact upon the character and appearance of the site and surrounding area, the impact on neighbouring amenities, the impact upon the highway network and the impact upon biodiversity.

Principle of development

Policy CS1 defines the settlement hierarchy for the Borough with Rugby Town centre stated as the preferable location for facilities and services.

Policies CS6 through to CS8 outline the strategy for Rugby Town Centre and outline the content of future policies that will guide development of the town centre. This includes the allocation of two sites for the development of up to 21,000sqm of comparison retail; Evreux Way and North Street.

Paragraph 2.4.1 of the supporting text to Policy CS1 states: “Proposals for new services and facilities that aim to serve more than a local community of neighbourhood must demonstrate that they cannot be located within or on the edge of the town centre before alternative locations will be considered.” The policies of the Core Strategy are silent as to how retail development proposals outside of the town centre will be judged however. It is therefore necessary to refer to the content of the NPPF when considering this application.

The National Planning Policy Framework

There are many parts of the NPPF that are relevant to the deciding of this planning application.

As stated above, Core Strategy policies are silent as to how retail development outside the town centre will be judged. Paragraph 14 of the NPPF provides a framework for decision making where a local development plan is silent or out of date. The presumption in favour of sustainable development is outlined; planning applications should be approved unless any adverse impact of doing so would significantly and demonstrably outweigh the benefit.

Of most significance are the sections that relate to ensuring the vitality and viability of town centres. Paragraph 23 of the NPPF states the need for planning policies to be positive and promote competitive town centre environments. It also sets out policies for the management and growth of centres over the Plan period and states the importance of meeting retail need in full without being compromised by limited site availability.

Paragraph 24 requires a sequential impact assessment for proposals that are not located in a town centre and not in accordance with an up to date development plan. The overall principles of the sequential impact assessment have continued from the previous Planning Policy Statement 4; this includes the need for both applicants and developers to demonstrate a flexible approach.

Paragraph 26 specifies the circumstances in which an impact assessment must be submitted. Applications for retail, leisure and office development outside of town centres which are not in accordance with an up to date development plan must be supported by an impact assessment where the development is over a default threshold of 2,500 sqm (this is in the absence of a locally set threshold). This should include the assessment of:

- The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made – for major schemes where the full impact will not be realised in five years, the impact should be assessed up to ten years from the time the application is made.

As the floorspace of this additional unit is below the 2,500sqm threshold, no impact test is required by the NPPF.

Sequential Test:

The sequential test involves a sequential site analysis of alternative sites which may be considered to be in a preferable location because of their relationship to existing centres. It is aimed at ensuring that all possible site alternatives are considered before an application is permitted in a less desirable location and is used to support a 'town centre first' policy which promotes the provision of developments providing main town centre uses in town centres on a hierarchical basis. It ensures that, where possible such proposals will complement existing centres rather than resulting in developments which will compete with, and draw trade from them.

The applicant has undertaken a sequential assessment. In assessing the suitability of alternative sites, RBC must have regard to the type of development that is being proposed by the applicant and the suitability of a site for this. The NPPF is clear however that the application of the sequential approach requires flexibility from developer, retailers and planning authorities.

A comprehensive list of theoretical sites was collated. This list of sites was then audited, with all those falling significantly below the 900m² minimum site size being immediately discounted, many of which included small vacant retail units and commercial premises.

Beyond those discounted sites, eight remaining larger sites were identified as follows:

- Victoria House and Car Parks - 0.28ha
- Castle Street Car Park - 0.3ha
- Brotherhood House and adjacent Car Park - 0.15ha
- Gas Street Car Park - 0.2ha
- Herbert Grey College, Little Church Street - 0.6ha
- Cattle Market, Railway Terrace – 1.3ha
- North Street Car Park - 0.8ha
- Evreux Way site - 1ha

The Council's Development Strategy team have assessed the sequential assessment submitted, and consider that of the sites considered, the Evreux Way site is considered to be the most deliverable owing to its recent planning approvals. The sequential assessment has discounted this site owing to the size of the units granted as part of the outline applications permitted on this site, together with the location of the site not being suitable for the proposal as it does not provide a critical mass of associated retailers required for the proposal to be commercially viable. This assessment of the Evreux Way site has been accepted by the Council's Development Strategy team, and therefore considered unable to accommodate the development as proposed.

Conclusion

Taking into consideration the above the proposal is compliant with Policy CS1 of the Core Strategy and paragraphs 23, 25 and 26 of the NPPF. The proposal is therefore acceptable in principle and subject to the consideration of more detailed matters, should be approved.

Character and Appearance of Development

As set out in the NPPF, the Government attaches great importance to the design of the built environment. One of the core planning principles within paragraph 17 states that planning should “always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings”. Paragraph 56 of the NPPF indicates that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to make places better for people.

The emphasis put on good design by the Framework has been highlighted and picked up on within the Core Strategy 2011. Policy CS16, Sustainable Design, states that “all development will demonstrate high quality, inclusive and sustainable design and will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they area situated”

The character and appearance of this unit, together with its scale and height, will reflect the neighbouring units and represents a logical continuation of the retail terrace. Taking this into account it is not considered that the proposal would have an adversely impact upon the character and appearance of the area in accordance with policy CS16.

Energy Conservation

Core Strategy policies CS16 and CS17 refer to sustainable design, water efficiency and reducing carbon emissions. The Sustainable Design and Construction Supplementary Planning Document (SDC SPD) 2012 further expands upon this and sets out the potential to reduce carbon emissions through improving energy efficiency in construction and design. This is consistent with chapter 10 of the NPPF which supports the inclusion of renewable and low carbon energy within new development.

EFSP (Phase 2) has achieved a BREEAM Outstanding certificate at design stage. This application proposal seeks to emulate these sustainability initiatives. Whilst no specific renewable energy provisions are to be incorporated within this unit, the wider EFSP2 scheme incorporates PV panels which significantly reduce the carbon emissions for the development. As such, some of the energy consumed by this proposed development would be derived from the PV panels on site.

It is therefore considered that the proposal accords with CS16 and CS17 of the Core Strategy.

Residential Amenity

Paragraph 123 of the NPPF outlines the need to consider the impact of noise resulting from new development on health, quality of life and areas of tranquillity. It also indicates the need to consider measures, including the use of conditions, to minimise noise and mitigate against the impact from it. Paragraph 17 of the NPPF and policy CS16 of the Core Strategy is consistent with this in outlining that planning should seek a good standard of amenity for all existing and future occupants of land and buildings.

The site is an established retailing shopping centre located within the urban area of Rugby on the main distributor into the Town Centre with commercial and industrial sites clearly visible adjacent, close to and within the vicinity of the site.

Sensitive receptors close to the application site are a permanent mooring at Willow Wren Canal Boat Centre, a residential property on Consul Road and temporary moorings on the canal arm leading onto the Oxford Canal at the rear of the development site.

The residential property on Consul Road, to which representations have been received, is located approximately 90 metres away from the location of the proposed building and has two buildings in the

ownership of Peugeot sited between it and the site. The canal to the north is on a higher level and separated from the site by a band of dense vegetation.

Taking into consideration the above and the established use of the site, the Environmental Protection Officer has assessed the proposals and is satisfied the impact of the proposal would be acceptable in principle.

With regards to the other impacts on amenity such as loss of light, overbearing nature or loss of privacy the positioning and nature of the development would not impact upon the surrounding neighbouring amenities. Taking into account the above it is considered that the proposed development would comply with policy CS16 of the Core Strategy 2011.

Highway, Transport & Parking

One of the core principles outlined within paragraph 17 of the NPPF sets out the need for planning to 'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'. This is then further expanded upon in section 4 of the NPPF which also sets out the need to consider the suitability and safety of accesses. Paragraph 32 of the NPPF is particularly important and indicates that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'. It further indicates the value of travel plans and the promotion of a mix of uses on larger residential developments (paragraphs 17, 36 and 38). Policy CS11 of the Core Strategy is consistent with this and states that sustainable transport methods should be prioritised with measures put in place to mitigate any transport issues. The Planning Obligations SPD expands on this and further sets out the need for transport assessments to be submitted with planning applications to assess the impact and acceptability of development proposals. Policy CS11 and policy T5 of the Local Plan also state that planning permission will only be granted for development which incorporates satisfactory parking facilities as set out within the Planning Obligations SPD.

The retail park is located off the Leicester Road upon the main gateway into the town centre, however it is classified as a low access area within the Rugby Council Planning Obligations SPD. The main access into the site from the Leicester Road is to be provided to the south west of the site off the A426, opposite the access to Junction One Retail and Leisure Park which is for entry only.

The applicant has submitted a Transport Statement dated November 2017 to accompany this planning application.

This assessment has demonstrated that the site can be accessed safely by motorised and non-motorised users using the proposals consented for the approved EFSP Phase 2 development. Warwickshire County Council Highway Authority has raised no objection subject to conditions.

The sustainability of the site has already been established as part of the consent granted for this retail park. The site is sustainably located close to existing bus services with good pedestrian and cycle access.

With regards to the provision of parking the standards are set out in the Planning Obligations SPD 2012. It is important to note that the parking standards for retail are maximum standards and not minimum standards. The standard indicated for A1 non-food retail and general retail is 1 space per 20sqm. The maximum number of car parking spaces required for this EFSP2 is 590. The number of parking spaces for EFSP Phase 2 with the additional unit, is 505 spaces, including 29 disabled person parking spaces. This level of car parking provision has been reviewed and found to conform to the relevant RBC parking standards. There are 40 cycle parking spaces proposed, with a commitment to monitor and provide additional cycle parking in the future if required.

Conclusion

It has been demonstrated that the development can be satisfactorily accommodated in terms of the local transport networks and parking provisions.

Ecology

Policy E6 of the Local Plan seeks to ensure that development proposals do not have an adverse impact upon protected habitats and species. It also sets out that development should retain and protect natural habitats and provide mitigation and compensation measures where this would be lost. In addition, policy CS14 of the Core Strategy requires proposals to protect, restore and enhance green infrastructure assets within the defined Strategic Green Infrastructure Network. These policies are consistent with one of the core planning principles outlined within paragraph 17 of the NPPF which sets out the need for planning to 'contribute to conserving and enhancing the natural environment'. The NPPF further outlines a need to minimise the impact of proposed developments on biodiversity as well as contributing to and enhancing this where possible (paragraphs 109, 113, 114, 117 and 118). It particularly highlights the need to consider the impact on ecological networks, protected wildlife, priority species and priority habitats.

WCC Ecologist has assessed the application and are satisfied that the proposal would not adversely impact upon protected species and habitats in accordance with saved policy E6.

Flood Risk and Drainage

The Framework requires that consideration is given to the potential impact of flooding on new development whilst also ensuring that flood risk is not increased elsewhere as a result of it (paragraphs 100-103). It also sets out a sequential risk-based approach to the location of development to steer this away from the areas at highest risk. Policy CS16 of the Core Strategy and policy GP2 of the Local Plan are consistent with this and set out that sustainable drainage systems (SUDS) should be proportionality incorporated into new development where practical.

Flood Risk

The Flood Risk Assessment submitted with the application confirms that the majority of the application site falls within flood zone 1, 2 and 3. The additional Unit 25A proposals are classed as 'Less Vulnerable' in the Technical Guidance to the National Planning Policy Framework, therefore the additional retail unit is appropriate for construction within Flood Zones 3a, Flood Zone 2 and Flood Zone 1. Therefore, an exception test is not required.

Surface Water Drainage

The proposed additional unit will occupy an area of already proposed hardstanding bought forwards as part of Phase 2 of the development of the proposed shopping centre, currently utilised as car parking spaces and therefore will not increase the impermeable area drained. It is proposed to connect the rainwater drainage for the proposed Unit 25A directly into the site surface water drainage system. WCC Flood Risk Management Team have raised no objection to the proposal subject to conditions.

Foul Sewage

The Flood Risk Assessment submitted confirms that foul water will discharge into the existing foul and surface water drainage system for EFSP2.

Conclusions

It is considered, subject to conditions, that the principle of the proposed development is acceptable in accordance with Policy CS1 of the Core Strategy and guidance contained within the NPPF. The proposal would not adversely impact upon the visual amenities of the area and amenities of neighbouring residential properties and moorings. No technical objections have been raised relating to matters pertaining to Transport, Ecology, Flooding and Drainage.

Recommendation

Approval subject to conditions and informatives.

APPLICATION NUMBER

R18/0357

DATE VALID

13/02/2018

ADDRESS OF DEVELOPMENT

ELLIOTS FIELD SHOPPING PARK
LEICESTER ROAD
RUGBY

APPLICANT/AGENT

Miss Louise Hambleton
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX
On behalf of Hammerson (Rugby) Ltd

APPLICATION DESCRIPTION

Erection of a Class A1 retail unit and associated works.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

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

REASON:

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION: 2

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

- EFP2-PWA-00-00-DR-A-0201-G3_Unit 25A Location Plan
- EFP2-PWA-00-00-DR-A-0205-G5_Unit 25A Proposed Site Layout
- EFP2-PWA-00-ZZ-RP-A-0101-G4_DAS Unit 25A
- EFP2-PWA-B0-ZZ-DR-A-0215-G4_Unit 25A Proposed Floor Plans
- EFP2-PWA-B0-ZZ-DR-A-0220-G3_Unit 25A Proposed Elevations
- EFP2-PWA-B0-ZZ-DR-A-0225-G3_Unit 25A Proposed Section
- EFP2-WIE-00-ZZ-RP-D-0013 Unit 25A FRA
- EFP2-WIE-00-ZZ-DR-D-0160-A01_Unit 25A Drainage Layout
- WIE10766-110-180327-DB-Unit 25A Drainage
- EFP2-0014 Transport Statement Rev A03
- Planning Statement February 2018
- Sequential Assessment February 2018

REASON:

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

CONDITION: 3

The proposed Class A1 non-food retail floorspace hereby permitted shall only be used for the sale and the display of the following goods: furniture, carpets & floor coverings including rugs; soft furnishings to include fabrics, household linens, beds, bedroom furniture, carpets and carpeting; kitchens, bathrooms & accessories; home wares including home office goods; arts and crafts related goods; motor and cycle accessories and related goods; camping, boating & caravanning goods; building goods and materials; and DIY and home improvement; plus any ancillary items. The sale of food for consumption off the premises;

clothing and footwear; and fashion accessories and beauty products will not be permitted from the development.

REASON

To ensure the proposal does not impact upon the viability and vitality of the Town Centre

CONDITION: 4

No retail floorspace hereby approved shall be occupied by Dunelm Group Plc or any subsidiary or related company of Dunelm Group Plc which has occupied, or at any time occupies, retail floorspace in Rugby Town Centre.

REASON

To ensure the proposal does not impact upon the viability and vitality of the Town Centre

CONDITION: 5

A scheme of noise control for any plant and equipment to be installed on site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The approved scheme shall be implemented before the plant and machinery is brought into operation and the approved noise protection measures shall thereafter be retained.

REASON:

In the interest of residential amenity.

CONDITION: 6

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

REASON:

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

CONDITION: 7

The retail unit hereby permitted shall not be subdivided to create any additional independent retail units or combined to create any larger units, unless having received prior approval in writing by the Local Planning Authority

REASON:

To ensure the development does not adversely impact on the vitality and viability of Rugby Town Centre.

CONDITION: 8

No works to commence on site, including demolition or site clearance, until an updated Landscape and Ecological Management Plan (LEMP) ensuring long-term management has been submitted and agreed between the applicant and the local planning authority (with advice from Warwickshire County Council Ecological Services). The plan must include: a) Description and evaluation of features to be managed b) Details of habitat creation measures c) Ecological trends and constraints on site that might influence

management d) Aims and objectives of management e) Appropriate management options for achieving aims and objectives f) Prescriptions for management actions g) Preparation of a work schedule h) Details of the body/organisation responsible for the implementation of the plan i) Ongoing monitoring and remedial measures The LEMP shall also include details of the legal and funding mechanism by which the implementation of the plan for 30 years will be secured by the developer with the management body responsible for its delivery. The agreed scheme to be fully implemented before/during development of the site as appropriate, in accordance with the approved details.

REASON:

In accordance with NPPF to ensure no loss in biodiversity

CONDITION: 9

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage (SuDS) 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 The SuDS Manual.
- b. Evidence that the discharge rate generated by all rainfall events up to and including the 1 in 100 year return period (plus 40% allowance for climate change) critical rain storm has been limited to the consented 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. Evidence of consultation with Severn Trent Water and the acceptability of any discharge to their system is presented for consideration by the LLFA and LPA.
- e. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing.
- f. Provide a Maintenance Plan to the LPA giving details on how the entire surface water system 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

In the interest of flood management

CONIDITON: 10

The additional flood storage tank as detailed in Drawing No. EFP2-WIE-00-22-DR-D-0158- P01 at Appendix J of the Flood Risk Assessment by Waterman Plc dated December 2017 shall not be installed until a detailed Construction Methodology for its installation has first been submitted to and approved in writing by the Local Planning Authority. The Construction Methodology shall include details of all excavations and earthmoving required and measures to ensure that the existing canal embankment slope remains stable during and after the works. The flood storage tank shall thereafter only be installed in accordance with the approved construction methodology.

REASON

To ensure that the installation of the flood storage tank is undertaken in an appropriate manner which minimises the risk of creating land instability by adversely affecting the stability of the embankment slope, which in turn may risk damage to the structural integrity of the adjacent Oxford Canal Rugby Arm, and to

comply with the advice and guidance on land stability contained in paragraphs 120-121 of the NPPF and in the NPPG.

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 gross internal Class A1 floor space of this unit hereby permitted shall not exceed 1,626 sqm2 (which for the avoidance of doubt includes mezzanine floor space) and there shall be at no time any additional floor space created whether by extension or internal alterations including the installation of further mezzanine floors or roofing of open yards.

REASON:

To ensure the development does not adversely impact on the vitality and viability of Rugby Town Centre.

STATEMENT OF POSITIVE ENGAGEMENT:

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

INFORMATIVE: 1

The proposed installation of the flood storage tank will involve excavations on the existing embankment supporting the adjacent Oxford Canal Rugby Arm. In order to minimise the risk of these works adversely affecting the stability of the embankment slope and/or resulting in damage to the adjacent canal structure, the applicant/developer is recommended to liaise with the Canal & River Trust, and the Trust recommends that all works are undertaken in compliance with the current Code of Practice for Works Affecting the Canal & River Trust. For further advice and information about the Code of Practice, please contact Osi Ivowi, Infrastructure Services Team Regional Manager at osi.ivowi@canalrivertrust.org.uk or on 07776 472644.

Reference number: R18/0053

Site address: Mayday Trust Hostel, 7 Lower Hillmorton Road, Rugby, CV21 3ST

Description: Change of use from bed sits (C3) to a 10 bedroomed HMO (Sui Generis) including the erection of a two storey rear extension with associated parking.

Case Officer Name & Number: Jo Orton – 01788 533549

Introduction

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation; Councillor Neil Sandison has called the application in for a site visit, on the grounds that the application seeks the change of use from special needs social housing for vulnerable service users to a property in multiple occupation.

Application Proposal

This application seeks full planning permission for the change of use from bed sits (C3) to a HMO (Sui Generis) consisting of 10 bedrooms along with a two storey extension to be located to the rear elevation of this end terraced property.

The proposal sees the external appearance of the property fronting Lower Hillmorton Road to remain unaltered by the proposal. Minimum work is required to the inside of the property; bedrooms will become private individual spaces for each occupant, with communal spaces and hygiene facilities. The proposed rear extension would allow for an additional two bedrooms at first floor with kitchen and lounge to the ground floor.

Site and Surrounding Area

The application site is located at the edge of the town centre and therefore within close proximity to a number of commercial and retail units. Access is taken off Lower Hillmorton Road with the site benefiting from some amenity space with parking provision for 3 vehicles.

The existing property is a late Victorian/early Edwardian property which benefits from previous single and two storey extensions to the side and rear of the property. The front of the property remains unchanged and retains the original features with all extensions being sympathetically designed.

Relevant Planning History

R82/1589 – Conversion of garage and store to provide residential accommodation – Approved – 30th March 1983

R83/1952 – Alterations to existing building and erection of part single storey and part two storey side extension – Accepted – 01st June 1984

R00/0927 – Alterations to existing building to provide 8 self-contained flats and staff office – Approved – 23rd July 2001

Technical Consultees

No objections have been received from:

Warwickshire County Council (Highways)

Rugby Borough Council (Housing)
Rugby Borough Council (Environmental Services)
Warwickshire Fire and Rescue

No comments have been received from:

Rugby Borough Council (Work Services)
Seven Trent Water

Third Party Responses

Councillor Roodhouse has objected to the application on the grounds of:

1. Car parking spaces for the flats does not seem adequate;
2. HMO fire escape and safety measures; and
3. Control over nuisance.

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

1. Insufficient parking spaces provided for the proposal given the current parking demands in the area; and
2. Concern over the worsening of damp into the neighbouring property given the poor drainage currently in situ.

Relevant Planning Policy and Guidance

National Planning Policy Framework – 2012

Core Strategy – 2011

Policy CS1: Development Strategy
Policy CS16: Sustainable Design

Saved Local Plan Policies – 2011

Policy E6: Biodiversity
Policy T5: Parking Facilities

Supplementary Planning Documents

Planning Obligations – 2012

Determining Considerations

The main considerations in respect of this application are the principle of development, the impact on the character and appearance of the street scene, the impact on residential amenities and highway safety.

Principle of Development

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

The application site is located within the Rugby Urban Area as defined in Policy CS1 of the Core Strategy as such; there is a principle in favour of sustainable development subject to all planning matters being appropriately addressed. In relation to a HMO use this particular location would be considered more preferable to several family homes being converted into HMO's in terms of the housing supply.

Following concerns raised in relation to the loss of special needs social housing, Rugby Borough Council (Housing Department) have been consulted on the application and they have confirmed that the accommodation was no longer viable due to changes in revenue funding and whilst the service is no longer being provided in this location the grant would have been used to provide affordable accommodation elsewhere (albeit not necessarily in Rugby).

On balance whilst there is an intensification of use with the addition of two new units; as the premises currently benefits from C3 residential use; the property could still be used as a bedsit or HMO for 6 non related individuals. As such it is considered that the addition of two new units would not result in a materially adverse impact on the character and appearance of the surrounding area

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

Character and Design

As the Local Planning Authority does not have a HMO Policy, Policy CS16 of the Core Strategy is used to determine the application and providing that the application also complies with the HMO Regulations contained within Licensing of Houses in Multiple Occupation in England – A Guide for Landlords and Managers 2007 then the Local Planning Authority does not have any grounds for making a recommendation for refusal.

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

There will be no external changes, with the exception of depicted changes to external windows and doors to comply with Building Regulations to provide a safe means of secondary escape. Confirmation has been received from the agent that all external joinery has been replaced, the colour for the joinery is to be Grey UPVC, as opposed to White UPVC previously in situ.

In relation to the two storey extension which would be sited to the rear of the property, as it would not be prominent from within the street scene it would therefore not have any adverse impacts upon it. Regarding the design of the two storey extension this has been done in conjunction with the constraints of the site and to ensure it remains in keeping with the existing property.

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

Impact on Residential Amenity

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

The proposal is set off the common boundary by approximately 1.4 metres and projects an additional 4.6 metres off the existing rear elevation. No. 5 Lower Hillmorton Road is located to the West of the application dwelling and is attached. The neighbouring property benefits from a first floor window which is visible from the application site and also has boundary treatment consisting of a wall in excess of 2 metres which forms part of the residential dwelling. The proposal sees the inclusion of a ground floor side elevation window with the addition of a window to the first floor,

taking into consideration the scale; massing and design of the extension, there will be no adverse impacts on the neighbouring property in terms of overlooking or overbearing impacts.

No. 1 The Stonemasons Yard is located to the East of the application dwelling and is detached. The neighbouring property is set back from the main road frontage and does not have any windows which will be affected by the proposal to the side elevation or the rear elevation when taking into consideration staggered form of development. The proposal is also set off the common boundary by at least 11.4 metres and as such can be considered there will be no materially adverse impacts in terms of overlooking or overbearing impacts.

No. 2A Earl Street is located to the North of the application dwelling and is detached the neighbouring property benefits from both ground and first floor windows which are visible from the application site. The first floor window is at least 16.8 metres away from the application site, this combined with the height of the existing boundary treatment consisting of a 1.8 metre high timber fence ensures there will be no materially adverse impacts in terms of overlooking or loss of light to the occupiers of this property.

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

Highway Safety

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

The previous usage as bed sits was reliant upon residents and visitors parking within the provision provided to the rear of the property and using on street parking. The application site is also located within the high access parking zone and in close proximity to the Town Centre. However; as the application is for a HMO there are no parking standards contained within the Planning Obligations SPD. The application site is within walking distance of most town centre locations including the train station and public bus stops. There is on-street parking and public car parks in close proximity to the application site although, it is considered that occupants of a HMO would be less likely to own a car by virtue of it being a form of low cost accommodation.

Whilst there is no requirement for parking provision within the site the proposal does offer parking provision in the form of 6 parking spaces. Following consultation with Warwickshire County Council (Highways) they have confirmed that the removal of the hedgerow would aid visibility and increase the width of the access/egress to 5 metres wide allowing for 2 vehicles to pass one another off the public highway. It has also been confirmed within the response that the application provides 6 parking spaces and given the application site within the high access zone and close proximity to the town centre, the parking provision provided is also considered acceptable. The provision of these spaces results in an enhancement to the existing parking provisions for the site combined with the bike storage the proposed results in betterment for the surrounding area.

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

Other Matters

Concerns have been received from the occupiers of No. 5 Lower Hillmorton Road regarding damp in the kitchen being made potentially worse given the current surfacing runs downhill towards the external wall and the corner soak-away. I have advised following discussions with the agent that it can be conditioned that the permeable paving forms part of any permission which may be granted and that it can be conditioned that drainage provision is incorporated along the edge of the paving to allow for improved water runoff.

Conclusion

The proposal would respect the scale and character of the surrounding area, would not adversely affect the amenities of the occupiers of neighbouring properties, and would not impact upon highway safety. Accordingly, the application is to be considered to be in accordance with the National Planning Policy Framework and the Core Strategy and is therefore recommended for approval subject to conditions.

Report prepared by: Jo Orton, Senior Planning Officer

DRAFT DECISION

APPLICATION NUMBER

R18/0053

DATE VALID

14/12/2017

ADDRESS OF DEVELOPMENT

Mayday Trust Hostel
7 Lower Hillmorton Road
RUGBY
CV21 3ST

APPLICANT/AGENT

Dill Sidhu
Bilton Architectural Services Ltd
The Coach House
Merttens Drive
Rugby
CV22 7AE
On behalf of Mr Adam Thomas, AMT Land
Investments Limited

APPLICATION DESCRIPTION

Change of use from bed sits (C3) to a 10 bedroomed HMO (Sui Generis) including the erection of a two storey rear extension with associated parking.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

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

REASON: 1

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION: 2

The development shall not be carried out other than in accordance with the plan numbers RLHR7/01; RLHR7/06; RLHR7/03; RLHR7/02; RLHR7/05; and RLHR7/04 received by the Local Planning Authority on 14th December 2018.

REASON: 2

For the avoidance of doubt.

CONDITION: 3

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

REASON: 3

In the interest of visual amenity.

CONDITION: 4

The development hereby permitted shall be carried out using permeable paving with drainage provision being incorporated along the common boundary to No. 5 Lower Hillmorton Road to allow for improved water runoff which will remain in perpetuity.

REASON: 4

To ensure the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating a flooding problem.

CONDITION: 5

Prior to the commencement of development details of a suitable sound insulation scheme to the ceiling of the kitchen under bedroom 9 and the ceiling of the living room under bedroom 10 shall be submitted to the local planning authority (LPA) for prior approval. Sensitive rooms such as bedrooms should not be located above/below noisy rooms (e.g. lounge, kitchen and/or bathroom). Either the layout should be altered or additional insulation should be used to protect residents. Once the LPA have approved the scheme, the scheme shall be installed prior to the use hereby permitted coming into operation. Thereafter, the approved details shall be permanently maintained.

REASON: 5

In the interest of the amenities of neighbouring properties.

CONDITION: 6

No development shall commence unless and until a full Asbestos Survey of buildings to be refurbished/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: 6

In the interest of health and safety.

CONDITION: 7

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

REASON: 7

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

CONDITION: 8

The development shall not be commenced until an access for vehicles has been provided to the site not less than 5.0 metres in width for a distance of 7.5 metres, as measured from the near edge of the public highway carriageway.

REASON: 8

In the interest of highway safety.

STATEMENT OF POSITIVE ENGAGEMENT:

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

INFORMATIVE: 1

In order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, refurbishment and/or demolition work on site must not occur outside the following hours: -

Monday – Friday 7.30 a.m. – 18.00 p.m.

Saturday 8.30 a.m. – 13.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

If work at other times is required permission should be obtained from the local planning authority.

INFORMATIVE: 2

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

INFORMATIVE: 3

The applicant must comply with the Council's Standards of Amenities.

The applicant will be required to comply with Parts 1, 2 and 7 of the Housing Act 2004 and any future amendments to this legislation, including the forthcoming extension to mandatory HMO licensing which is expected to come into force in April 2018. This will likely require this property to be licensed with the Council's Regulatory Service.

The applicant must ensure the provision of adequate fire safety measures, to be agreed by Housing Enforcement. As applicable, fire safety measures must be installed in accordance with relevant British Standards. Should further clarification be sought in relation to fire safety measures the applicant must contact housing enforcement on (01788) 533890.

The applicant is to ensure the plumbing system to the proposed development is of sufficient design to ensure adequate pressure is maintained throughout the building having regard to the number and potential use of the proposed amenities.

Further information can be obtained from the Neighbourhood Services Team on (01788) 533890

INFORMATIVE: 4

The development meets compliance with Approved Document B, Volume 2, Section B5 – Access and Facilities for the Fire Service. Full details including the positioning of access roads relative to buildings, the arrangement of turning circles and hammer heads etc regarding this can be found at www.warwickshire.gov.uk/fireguidance-commercialdomesticplanning.

Where compliance cannot be met, please provide details of alternative measures you intend to put in place.

Please also note The Warwickshire County Council Guide 2001, Transport and Roads for Developments, Section 5.18, Access for Emergency Vehicles.

INFORMATIVE: 5

Warwickshire Fire and Rescue Authority ask you to consider and ensure that access to the site, during construction and once completed, is maintained free from obstructions such as parked vehicles, to allow Emergency Service vehicle access.

Reference number:

R18/0378

Site address:

13 Kingsway, Rugby, CV22 5PA

Description:

Erection of a single storey side extension

Case Officer Name & Number:

Paul Varnish - 01788 533771

This application has been brought before planning committee as the applicant's wife is a member of staff.

The Site

The application site is a two storey semi-detached property that lies within the Rokeby and Overslade area and the Rugby Urban Area Boundary.

The property is located on a prominent corner location where Kingsway and Belmont Road meet.

Towards the front and side of the property is an area of gravel/stone hardstanding and a small area of landscaping on the boundary which is shared with 11 Kingsway. The hard surfaced area provides parking for three vehicles. The boundary to the front of the property is delineated by a small brick wall, with a mature tree located adjacent to the access entrance. Vehicular access is via a dropped kerb on to Kingsway.

The neighbouring property 11 Kingsway is the handed property. To the rear of the property, on the boundary is a circa 1.8 metre high close boarded fence.

Due to the location of the application site, being on the corner of Kingsway and Belmont Road, the other neighbouring property 1 Belmont Road is positioned at an angle. With the principle elevations facing away from one another and the rear elevations facing towards.

On the front boundary is a circa 1.2 metre high fence, with the neighbour's blank single storey side elevation and the side elevation of the main dwelling. Within the side elevation of the main dwelling is a small window at ground floor and a landing window at first floor level. Towards the rear of the property on the boundary is a circa 1.8 metre high close boarded fence.

Towards the rear boundary is a circa 1.8 metre high close boarded fence circa 20 metres away in separation distance.

The application property has previously had planning permission for the erection of a two storey side extension, however the permission has never been implemented.

Relevant decisions

R07/2161/Hous – Erection of two storey extension to side – 31/01/08

Summary of the proposal

The proposal consists of a planning application for the erection of a single storey side extension. The extension will be completed in two elements with a wider extension towards the front of the property that steps back into a narrower extension to the rear.

The larger element of the extension will measure 3.95 metres in width, 6 metres in depth, with the smaller element measuring 2.2 metres in width, by 2.4 metres in depth. The overall depth of the

extension is 8.4 metres. The height to the eaves is 2.7 metres and the overall height is 4.1 metres to the ridge.

The extension will include a canopy to the front, which will adjoin the main property and provide a canopy porch.

The extension will be used as a study, cloak/wet room and utility room. The smaller element will create a larger kitchen area.

Technical Consultations

WCC Ecology – No objection
Rugby Tree Officer – No Objection
WCC Highways – No Objection

Third Party Consultations

Neighbours (1) – The proposal is of good design and will improve the appearance of the streetscene.

Planning Policy Guidance

Core Strategy

CS16 Sustainable Design - Complies

Saved Local Plan Policies

E6 Biodiversity - Complies

T5 Parking Standards - Complies

Guidance

National Planning Policy Framework

SPD - Sustainable Design and Construction, including Residential Design Guide

SPD - Planning Obligations

Determining Considerations

The main issues concerning this application are the design and appearance of the proposal; the impact of the proposal upon the amenities of the neighbouring properties; and the impact on the visual and residential amenities of the area.

Protecting Amenity and Design and Appearance

Policy CS16 states that all development will demonstrate high quality, inclusive and sustainable design and will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity in which they are situated and to ensure that the amenities of existing and future neighbouring occupiers and the surrounding area are safeguarded.

The NPPF within Section 7 states the great importance it attaches to design of the built environment and that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Protecting amenity

In terms of the impact on the neighbouring property, 11 Kingsway, the proposed extension will be positioned to the side of the main dwelling and will only project marginally further forward and will not project beyond the rear elevation. The extension is single storey and the separation distance to the boundary is approximately 5 metres. Taking the above into account it is considered there will be a negligible impact in terms of loss of sunlight or daylight.

The extension will incorporate windows to the rear, however, there are already windows to the rear of the property, which are closer. Additionally any views created by the new windows would be indirect and partially screened by the boundary fence.

The other neighbouring property 1 Belmont Road, has a small window at ground floor level and a landing window at first floor level within the side elevation. Both of the windows serve non-habitable rooms or areas.

The windows within the rear elevation of the proposed extension are closer to the boundary and face towards the rear garden. However, due to the angle being more acute and the screening of the boundary fence, it is considered that any additional views created from the window would be minimal. It is therefore considered that there would be minimal impact in terms of overlooking or loss of privacy that would not be significantly beyond that normally associated with those in an urban area.

In terms of the movement of the sun: as the proposed extension is single storey and positioned behind the main dwelling, with the neighbour located to the east, it is considered that there will be minimal impact in terms of loss of sunlight and shadowing.

In terms of the properties to the rear, due to the separation distance of the proposed extension and the boundary fence, being circa 20 metres and the rear elevation distance being circa 40 metres, it is considered that there would be a negligible impact in terms of overlooking or loss of privacy to the neighbouring properties.

It is therefore considered that there would be no detrimental impact on the residential amenity of the occupants of any properties resulting from this proposal.

Design and Appearance

The proposed extension is of an acceptable size and scale and will appear subservient to the main dwelling. The proposed materials will be of a similar type and style to the original dwelling.

An amended scheme was requested to include the canopy, which is considered to integrate better with the existing dwelling and would therefore be more in-keeping.

The proposal is visible from the highway and located within a prominent position, however, it is not considered an obtrusive feature. There are also other examples of other properties that have extended in a similar way. It is therefore considered that the proposal will have a limited impact on the visual amenity of the streetscene.

The proposal therefore accords with policy CS16 of the Rugby Borough Core Strategy 2011 and the SDP - Sustainable Design and Construction Supplementary Planning Document.

Ecological Considerations

Part 11 of the NPPF (Conserving and Enhancing the Natural Environment) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, among other things. In addition, Saved Local Plan Policy E6 states that the Borough Council will seek to safeguard, maintain and enhance features of ecological and geological importance.

WCC Ecology have no objection subject to informatives and therefore it is considered the proposal will not have an adverse impact on protected species in accordance with saved policy E6.

Highway safety and car parking

Saved Local Plan Policy T5: Parking Facilities: seeks to ensure that sufficient parking is provided within the curtilage of new development sites to avoid parking on the highway and the potential traffic hazards and congestion that may result.

The property currently has 3 bedrooms and provision for parking for 3 vehicles. The proposal will see no increase in the number of bedrooms, however 1 parking space will be lost. The T5 saved policy advises that a 3 bedroom property, within a low access zone, should provide 2 parking spaces. The agent has provided a parking plan, which indicates provision for 2 parking spaces. It is therefore considered to be in compliance with the T5 Saved Policy.

Warwickshire Council Highways have been consulted and consider that the proposal will not have a material impact on the safety or operation of the highway and therefore they have raised no objection to the scheme.

Recommendation

Approve subject to conditions

DRAFT DECISION

APPLICATION NUMBER

R18/0378

DATE VALID

18/02/2018

ADDRESS OF DEVELOPMENT

13 KINGSWAY
RUGBY
RUGBY
CV22 5PA

APPLICANT/AGENT

Derek Hartwell
Bilton Architectural Services Ltd
The Coach House
Merttens Drive
Rugby
Warwickshire
CV22 7AE
On behalf of JOHN DALE

APPLICATION DESCRIPTION

Erection of a single storey side extension

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

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

REASON:

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2:

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

The Planning Application Form
The Location Plan - RK13/01
Existing Plans & Elevations - RK13/02

All received by the Local Planning Authority on the 15th February 2018

Proposed Plan & elevations - RK13/03 - Rev A
Site Block Roof Plan - RK13/04 Rev A
Received on the 15th March 2018

REASON:

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

CONDITION 3:

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

REASON:

In the interest of visual amenity.

CONDITION 4:

No new windows shall be formed in the side elevation of the proposed extension, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interest of residential amenity.

STATEMENT OF POSITIVE ENGAGEMENT:

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

INFORMATIVE 1:

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010 making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0300 060 3900. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 02080 261 089 for advice on the best way to proceed.

INFORMATIVE 2:

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

Reference number:

R18/0458

Site address:

Whitehall Recreation Ground, Hillmorton Road, Rugby.

Description :

Provision of climbing equipment up to 8 metres high as part of the Whitehall Recreation Ground improvements works.

Case Officer Name & Number:

Nisar Mogul. 01788 533688

Description of Proposal:

This application proposes an up to 8 metre high climbing equipment frame as part of the overall revamp of the current play equipment at the Whitehall Recreation Ground.

The design and access statement and the site master plan indicates that the application relates to a larger scheme to update features and facilities within the recreation ground that are nearing the end of their usable lifespan. The revamp includes amongst other things a music garden, a toddler play space, a picnic area, an adventure trail equipment and a skate/BMX Facility. All the new play facilities proposed fall within permitted development under part 12 of the Town and Country Planning (GPDO) 2015 (Development by Local Authorities) and hence planning permission is being sought for a single piece of equipment by way of a climbing frame.

The climbing frame proposed is located in the centre of the play area (annotated 12 on Site Masterplan) and will be no higher than 8 metres in height and the span is circa 16 metres and consists of rope a pyramid activity net. However, it should be noted that the exact specification of the equipment will be finalised when the project goes out to tender.

The proposed climbing equipment would be circa 80 metres away from the nearest residential property and circa 230 metres to the south of the Grade 2 listed War Memorial Gates which are located on Hillmorton Road.

Other equipment which is proposed as part of the overall development of the play area will not exceed 4 metres in height so would not require planning permission. Other than the layout of these equipment no details have been provided.

Description of Site:

The application site known as Whitehall Recreation Ground is located within the Rugby Urban Area of Hillmorton and is also within the Conservation Area. The main entrance to the park area is via Hillmorton Road and a secondary entrance is via Bruce Williams Way which lies to the west of the War Memorial Gates.

To the north west of the site is the bandstand area which is circa 120 metres from the proposed equipment and to the south east is lies the indoor bowling club and to the south of the site is newly built sports centre known as The Queen's Diamond Jubilee Centre. The nearest residential dwelling is to the east of the play area, No. 6 Haswell Close, and this property is circa 80 metres from the proposed.

The play area is well screened with mature trees to the western and eastern boundaries of the park.

Relevant Planning History:

None.

Third Party Comments:

Neighbours - No responses.

Technical Consultation Responses:

Sport England - No comment.

Environmental Health - No response.

RBC Tree Officer - No objections.

WCC Ecology - No objections.

Relevant Planning Policies:

National Guidance

NPPF – part 8 – Promoting healthy communities

- part 12 – Conserving and enhancing the historic environment

Rugby Borough Council Core Strategy:

CS16 – Sustainable Design - Complies

Rugby Borough Local Plan- Saved Policies:

E6 – Biodiversity - Complies

LR3 – Quality and Accessibility of Open Space - Complies

Assessment of the Proposal:

The key considerations in determination of this application are the impact of the proposal on the visual amenity of the area, impact on the surrounding residential properties, impact on the Listed War Memorial Gates and the Conservation Area, impact on the biodiversity of the area and impact on the quality and accessibility of the open space.

Design Concept:

The proposed application has been submitted following extensive public consultation carried out by Rugby Borough Council on the upgrade of the Whitehall Recreation Ground involving local residents through a variety of consultation methods. These included public consultation exercises / events, and the final concept has taken account of the views and wishes of the local community. The aim is to create a valuable local facility which will provide an attractive play activity equipment for the local residents and therefore the proposal complies with the NPPF part 8 relating to promoting healthy communities.

Visual amenity and Heritage

In terms of the visual appearance and the visual amenity of the site and the surrounding area, the play equipment and in particular the climbing equipment would be located within the existing recreation ground in an area where existing outdated play equipment is located and the refurbishment of this area would improve the visual appearance of the specific site.

In addition, given the location of the proposed equipment within the context of the larger park area it is considered that the proposal will not have a significant visual impact on the wider area including the Conservation Area as it is common feature within a park play area which may have larger pieces of equipment to be used by older children. Therefore, it is considered that the proposal would not have a harmful impact on the visual appearance of the site or the surrounding area.

The proposed play equipment lies some 230 metres from the recently listed War Memorial Gates situated on Hillmorton Road. It is considered that due to the distance of the proposed to these gates the proposal will not harm the setting of the heritage asset nor that of the Conservation Area

and therefore complies with the NPPF part 12 relating to conserving and enhancing the historic environment.

Residential Amenity

In terms of the residential amenity, the proposed climbing equipment is positioned to the south of the park and circa 80 metres away from the nearest residential property and therefore it would not have an overbearing or overshadowing impact on this or any other surrounding neighbouring properties.

Due to the distance of the proposal to the nearest residential properties and due the existing screening to the western boundary of the park it is considered that the proposal would not lead to any undue loss of privacy or overlooking issues that would warrant a refusal of the application on these grounds.

Furthermore, the use of the site as a children's play area with play equipment is permitted development and the site currently has play equipment in situ. The proposed single piece of climbing equipment located within the site would not give rise to any additional noise or disturbance to the surrounding residents. Therefore it is considered that the proposal will not lead to any additional harm to the residential amenity that what currently exists on the site.

Overall therefore it is considered that the proposal complies with policy CS16 of the Rugby Borough Council Core Strategy and saved policy LR3.

Other issues

WCC Ecology department were consulted and commented on the proposal and have raised no objections to the proposal and therefore the proposal complies with saved policy E6 relating to the biodiversity of the area.

The RBC Tree Officer was consulted on the proposal and raised no objections to the proposal.

Conclusion:

The proposed climbing frame application has been prepared following extensive public consultation within the surrounding area, particularly the local residents that will use the play equipment in the park. The proposal will create a high quality environment that will promote social inclusion and community cohesion. It would enhance the value of a community recourse and would provide elements of interest for users of all ages. Given that the impacts of the climbing frame are adequately mitigated, it is considered that the proposal would enhance the character and appearance of the area and benefit local residents. It is therefore considered that the proposal would be in accordance with the NPPF, Policy CS16 of the Rugby Borough Council Core Strategy and Saved Policies E6 and LR3 of the Rugby Local Plan.

DRAFT DECISION

APPLICATION NUMBER

R18/0458

DATE VALID

19/03/2018

ADDRESS OF DEVELOPMENT

WHITEHALL RECREATION GROUND
HILLMORTON ROAD
RUGBY

APPLICANT/AGENT

Mr Colin Horton
Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2R

APPLICATION DESCRIPTION

Provision of climbing equipment up to 8 metres high as part of the Whitehall Recreation Ground improvements works.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

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

REASON:

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2 :

The development shall not be carried out other than in accordance with the site location plan at a scale of 1:1250 and plan number WHIT-MP-01 received by the Local Planning Authority on 19th March 2018.

REASON:

For the avoidance of doubt.

CONDITION 3:

Notwithstanding any indication given on the approved drawings, full details of the design, materials and finishes of the climbing equipemnt shall be submitted to and approved in writing by the Local Planning Authority before any development commences. Development shall not be carried out other than in accordance with the approved details and the approved design, materials and finishes shall not thereafter be maintained or replaced other than with identical materials and finishes without the prior written permission of the Local Planning Authority.

REASON:

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

STATEMENT OF POSITIVE ENGAGEMENT:

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

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	25 April 2018
Report Title	Diversion of part of Footpath R167 Cawston
Portfolio	N/A
Ward Relevance	Dunsmore
Prior Consultation	
Contact Officer	Marian Allen Tel 3556
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	This report relates to the following priorities Environment
Statutory/Policy Background	Town and Country Planning Act 1990
Summary	Confirmation of public path order
Risk Management Implications	N/A
Financial Implications	N/A

Environmental Implications N/A

Legal Implications N/A

Equality and Diversity N/A

Options Confirm unopposed Diversion Order

Recommendation The Borough of Rugby (Part of Footpath R167) Public Path Order 2018 be confirmed.

Reasons for Recommendation No objections

Planning Committee - 25 April 2018

Diversion of part of Footpath R167 Cawston

Report of the Head of Growth and Investment

Recommendation

The Borough of Rugby (Part of Footpath R167) Public Path Order 2018 be confirmed.

On 24 November 2016 the Council approved reserved matters relating to Planning permission R11/1521 for the erection of 250 dwellings with associated works. Part of the development requires the diversion of part of footpath R167.

On 21 February 2018 an Order under the provisions of Section 257 of the Town and Country Planning Act 1990 was made and advertised. The effect of the Order is to stop up part of footpath R167 and create a replacement footpath as shown on the attached plan.

No objections were received. The Committee is therefore asked to confirm the Public Path Order unopposed.

Name of Meeting: Planning Committee
Date Of Meeting: 25 April 2018
Subject Matter Diversion of part of Footpath R167
Originating Department: Corporate Resources

* There are no background papers relating to this item.

(*Delete if not applicable)

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions – 8 th March 2018 to 27 th March 2018
Name of Committee:	Planning Committee
Date:	25 th April 2018
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 – 25th April 2018

Delegated Decisions – 8th March 2018 to 27th March 2018

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:
25th April 2018

Subject Matter:
Delegated Decisions – 8th March 2018 to 27th March 2018

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 08.03.2018 TO 27.03.2018

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R18/0239 Refusal of Certificate of Lawful Use or Development 26.03.2018</i>	The Chalet Hinckley Road Wolvey LE10 3HQ	Lawful Development Certificate for a Proposed Outbuilding
Applications Approved		
R17/1993 Approved 12.01.2018	8 Ravenglass Brownsover Rugby CV21 1PT	Erection of a single storey side and rear extension.
R17/2012 Approved 12.01.2018	13 Dunsmore Avenue Hillmorton Rugby CV22 5HD	Erection of a two storey side and rear extension, a single storey rear extension, and a front porch (amendments to planning permission R17/1553, dated 24 October 2017).
R17/2061 Approved 18.01.2018	22 Plexfield Road Bilton Rugby CV22 7EN	Erection of a single storey side extension and external alterations to the existing rear conservatory.
R17/2057 Approved 26.01.2018	177 Oxford Street Rugby CV21 3LY	Demolition of existing workshop and erection of two new dwellings (resubmission of planning application R14/1476, approved 02 December 2014).
R17/2004 Approved 15.02.2018	Spicers Wood Coventry Road Spicers Wood Rugby CV23 0QA	Demolition of existing dwelling and attached outbuildings and erection of one new dwelling (identical to scheme previously approved and extant under R15/1083).
<i>R18/0101 Approved 08.03.2018</i>	39 Hoskyn Close Hillmorton Rugby CV21 4LA	Erection of a single storey flat roofed side and rear extension.

<i>R18/0149 Approved 08.03.2018</i>	41 Bilton Road Rugby CV22 7AN	Formation of a new access and provision of a dropped kerb
<i>R18/0234 Approved 08.03.2018</i>	Land Adjacent to 1 Holly Grove Church Lawford CV23 9EF	Erection of one pair of semi-detached 2 bedroom bungalows, together with a single detached double gages and associated works.
<i>R17/0881 Approved 08.03.2018</i>	Rugby M G Centre 122 Oxford Street Rugby CV21 3LZ	Demolition of existing car repair centre and associated buildings, to be replaced with two new buildings containing 4 x 2 bed houses.
<i>R18/0079 Approved 09.03.2018</i>	The Furrows Birdingbury Road Hill Rugby CV23 8EA	Erection of one new dwelling.
<i>R17/0731 Approved 09.03.2018</i>	1 Fitzjohns Barby Road Rugby CV22 5QB	Erection of ground floor and first floor front and side extension over existing single storey front extension
<i>R17/1769 Approved 09.03.2018</i>	17 Lyndhurst Road Rugby CV21 4HL	Retention of a summer house and decking area
<i>R17/2077 Approved 09.03.2018</i>	The Chopping Block Flecknoe Village Road Flecknoe Rugby CV23 8AU	Conversion and extension of existing building to create a four bedroom dwelling.
<i>R18/0040 Approved 12.03.2018</i>	9 Whimbrel Close Rugby CV23 0WG	Conversion of garage to study and installation of new fascia window
<i>R17/1887 Approved 13.03.2018</i>	15 Sheep Street Rugby CV21 3BU	Provisions for the replacement of existing first floor windows to the front elevation
<i>R18/0143 Approved 14.03.2018</i>	57 New Street and land adjacent New Bilton Rugby CV22 7BD	Erection of an extension to 57 New Street and erection of an attached dwelling (amendments to planning permission reference R17/0115).

<i>R17/2074 Approved 14.03.2018</i>	Brockhurst Cottage 56 Brockhurst Lane Monks Kirby CV23 0RA	Conversion of existing garage to a habitable living space, erection of enclosed single storey link passage way between garage and dwelling and erection of a new garage.
<i>R18/0170 Approved 15.03.2018</i>	Dunsmore Home Farm Watling Street Clifton Upon Dunsmore Rugby CV23 0AQ	Erection of a side extension to a portal frame building for storage of hay as part of an agricultural enterprise
<i>R17/2087 Approved 15.03.2018</i>	Former Willoughby Garage London Road Willoughby Rugby CV23 8BL	Change of use of former service station to Class A1 (retail) of the Town and Country Planning (Use Classes) Order 1987 as amended, including external alterations to the building (retrospective).
<i>R18/0197 Approved 15.03.2018</i>	9 Meadow Close Stretton on Dunsmore Rugby CV23 9NL	Provision of a Dropped Kerb and Creation of a Driveway to Property from Fosse Way (B4455)
<i>R18/0276 Approved 15.03.2018</i>	1 Spicer Place Rugby CV22 7EA	Demolition of existing conservatory and erection of single storey extension
<i>R18/0198 Approved 16.03.2018</i>	53 Leamington Road Ryton on Dunsmore CV8 3FL	Erection of proposed two storey rear extension and alterations
<i>R18/0181 Approved 16.03.2018</i>	Land South of Easenhall Road Harborough Magna Rugby	Creation of an equestrian menage
<i>R18/0250 Approved 19.03.2018</i>	42 Oliver Street Rugby CV21 2EU	Erection of one new dwelling (previously approved under R17/0434).
<i>R18/0050 Approved 19.03.2018</i>	Hanworth Livingstone Avenue Rugby CV23 9BU	Demolition of rear detached garage and glass house and erection of extensions and alterations
<i>R18/0236 Approved 20.03.2018</i>	Orchards End Hill Road Grandborough	Refurbishment and external alterations to building including cladding, roof lights, feature glazing, new windows and doors together with

	CV23 8DL	installation of a new flue
<i>R18/0103 Approved 20.03.2018</i>	The Byre Cawston Old Farm Barns Whitefriars Drive Cawston Rugby CV22 7QR	Erection of a two storey rear extension.
<i>R17/1562 Approved 21.03.2018</i>	Unit 5 Castle Mound Way Rugby CV23 0WB	Erection of security fencing including barriers and gate to vehicle entrance
<i>R17/0455 Approved 21.03.2018</i>	Gorse Farm Ashlawn Road Rugby CV22 5QE	Erection of 10 new dwellings with associated access and infrastructure (Outline - Access Only).
<i>R18/0289 Approved 22.03.2018</i>	74 High Street Hillmorton Rugby CV21 4EE	Erection of single storey rear extension
<i>R18/0298 Approved 22.03.2018</i>	83 Eastlands Road Rugby CV21 3RR	Demolition of existing garage and erection of a two storey side extension and canopy to principle elevation
<i>R18/0316 Approved 22.03.2018</i>	Lorenzo's Pizza and Pasta Ground Floor 11 Bank Street Rugby CV21 2QE	Change of Use of Ground Floor Unit from Restaurant (Class A3) to Micropub and Shop for the sale of Craft Beers and Spirits (Class A4)
<i>R18/0268 Approved 23.03.2018</i>	38 Jackson Road Hillmorton Rugby CV21 4LS	Installation of step lift access to property
<i>R18/0270 Approved 23.03.2018</i>	28 Warren Field Ryton on Dunsmore CV8 3FB	Erection of a first floor side and rear extension
<i>R18/0274 Approved 23.03.2018</i>	11 Birstall Drive Rugby CV21 1RR	Conversion of existing integral garage with external alterations to the front elevation and erection of a single storey rear extension

<i>R18/0261 Approved 23.03.2018</i>	23 Orchard Way Stretton on Dunsmore Rugby CV23 9HP	Erection of first floor front extension , conversion of garage widening of existing drive and dropped kerb
<i>R18/0307 Approved 23.03.2018</i>	84 Rugby Road Binley Woods CV3 2AX	Two storey forward facing extension to provide enlarged entrance area and extension to existing first floor bedroom.
<i>R18/0315 Approved 26.03.2018</i>	45 Addison Road New Bilton Rugby CV22 7BQ	Dropped kerb in highway to provide vehicle access to front of property.
<i>R18/0056 Approved 27.03.2018</i>	The Cottage 1 Chapel Lane Barnacle Rugby CV7 9LF	Erection of a single storey side extension with a storage area above
<i>R18/0108 Approved 27.03.2018</i>	21 Sidney Road Rugby CV22 5LB	Erection of a two storey side and single storey rear extension.
<i>R18/0293 Approved 27.03.2018</i>	5 Montrose Road Rugby CV22 5PB	Erection of a single storey front/side and a single storey rear/side extension
<i>Prior Approval Applications</i>		
<i>R17/2083 Prior Approval not required 13.03.2018</i>	Eastlands Court Business Centre St Peters Road Rugby CV21 3QP	Prior approval application for the change of use of part of the building from office use (use class B1a only) to 10 no. residential flats (use class C3)
<i>R18/0010 Prior Approval not required 14.03.2018</i>	Rugby Second Hand Shop 110-112 Murray Road Rugby CV21 3JP	Prior approval (under class M) for the change of use of an A1 (retail unit) to a 1no. Two bed residential flat (use class C3)
<i>R18/0358 Prior notification of agriculture or forestry development not required 15.03.2018</i>	New Farm Marton Road Rugby CV23 8EJ	Application for prior approval under Schedule 2, Part 6 of the Town and Country Planning [General Permitted Development] [England] Order 2015 [As amended] for the erection of a general purpose agricultural building [grain store]

<i>R17/2010 Prior Approval required and granted 15.03.2018</i>	East Barn and West Barn Grandborough Fields Farm Flecknoe Station Road Grandborough Rugby CV23 8BA	Prior notification of intention to convert 2no.existing agricultural buildings to dwelling houses.
<i>R18/0244 Prior Approval not required 16.03.2018</i>	98 High Street Hillmorton Rugby CV21 4EE	Prior Approval Application for the erection of a single storey rear extension projecting 6 metres from the original rear elevation of the dwelling, 2.1 metres to the eaves height, with a maximum height of 3 metres.
<i>R18/0243 Prior notification of agriculture or forestry development not required 26.03.2018</i>	Elms Farm Oxford Road Marton Rugby CV23 9RQ	Prior approval for the erection of a grain store.
<i>R18/0309 Prior Approval not required 26.03.2018</i>	Agricultural building at Grove Farm Straight Mile Frankton Rugby CV23 9QG	Prior notification of intention to convert existing agricultural building to a dwelling house (Class Q(b) only).
Listed Building Consents		
<i>R18/0018 Listed Building Consents 13.02.2018</i>	Temple House 1 Barby Road Rugby CV22 5DY	Proposed removal of a small section of existing basement internal walling.
Advertisement Consents		
<i>R18/0109 Advertisement Consents 15.03.2018</i>	AVL Powertrain UK Technical Centre Unit 1 Vigen Way Ansty Rugby CV7 9RE	Display of 1no.internally illuminated fascia sign (retrospective).
<i>R18/0183 Advertisement Consents 19.03.2018</i>	The Black Horse Black Horse 43 The Green Bilton	Advertisement consent for one fascia sign; one hanging sign; one written sign and two hoarding signs.

	Rugby CV22 7LZ	
Certificate of Lawful Use or Development		
<i>R18/0344 Certificate of Lawful Use or Development 08.03.2018</i>	15 Dewar Grove Hillmorton Rugby CV21 4AT	Certificate of proposed development to convert roof from hip to gable and a rear dormer
Approval of Details/ Materials		
<i>R12/1353 Approval of Details 09.03.2018</i>	Coton House Lutterworth Road Churchover Rugby CV23 0AA	A Hybrid Planning Application seeking Full Planning Permission for the demolition of redundant buildings, alterations to existing access on to A426, change of use and extension of Coton House to form 4 dwellings, construction of garaging to serve Coton House, change of use of stable buildings and extension to form 8 dwellings, change of use of the old dairy and extension to form 1 dwelling, conversion of buildings H, J & K to form 3 dwellings, engineering works to form a noise bund, below ground installation of private sewage treatment plant; and Outline Planning Permission for the provision of a new estate village comprising of the provision of 60 dwellings together with internal access, road layout, car parking, relocation of electricity sub-station, landscaping and open space and 2 bat barns (access and layout to be considered at this stage) (76 dwellings in total).
<i>R11/0114 Approval of Details 09.03.2018</i>	Cawston Extension Site Coventry Road Cawston Rugby	Outline application for residential development (up to 600 dwellings, use class C3), new accesses to Coventry Road and Trussell Way, open space, associated infrastructure and ancillary works (access not reserved).
<i>R15/0474 Approval of Details 09.03.2018</i>	Rose Cottage Farm Burnthurst Lane Rugby CV23 9QA	Prior approval of proposed change of use from two existing single storey brick and tile barns into a single residential unit with granny annexe.
<i>R11/0786 Approval of Details 09.03.2018</i>	Oakdale Nurseries Rugby Road Brandon Binley Woods CV8 3GJ	Redevelopment of Garden Centre including the erection of a new building with open sales area and service yard, car parking, landscaping and associated works.

<p><i>R15/1804</i> <i>Approval of Details</i> <i>09.03.2018</i></p>	<p>Oakdale Nurseries Rugby Road Brandon Binley Woods CV8 3GJ</p>	<p>Variation of Condition 2 of Approval R11/0786 (Redevelopment of Garden Centre including the erection of a new building with open sales area and service yard, car parking, landscaping and associated works) dated 27th March 2015 in order to allow the proposed floor levels of the building to be raised by 0.5 metres.</p>
<p><i>R18/0072</i> <i>Approval of Details</i> <i>09.03.2018</i></p>	<p>Oakdale Nurseries Void Fairways Garden Centre Rugby Road Brandon Binley Woods CV8 3GJ</p>	<p>Variation of condition 15 of R11/0786 to require ventilation details to be agreed before use of café instead of before commencement of development. (Original permission, R11/0786: Redevelopment of Garden Centre including the erection of a new building with open sales area and service yard, car parking, landscaping and associated works.)</p>
<p><i>R11/1521&R16/0984</i> <i>Approval of Details</i> <i>15.03.2018</i></p>	<p>Land South of Coventry Road and North East of Cawston Lane Cawston Rugby CV22 7SW</p>	<p>Erection of 250 dwellings with associated works: Approval of reserved matters in relation to outline planning application R11/1521 (development of up to 250 dwellings (Use Class C3), with means of access from Coventry Road and an emergency access from Cawston Lane, together with drainage and flood attenuation measures, the creation of public open space and hard and soft landscaping and associated infrastructure.)</p>
<p><i>R16/2332</i> <i>Approval of Details</i> <i>19.03.2018</i></p>	<p>Navigation Farm Longdown Lane Rugby CV23 8AG</p>	<p>Prior notification for the change of use of agricultural buildings to one residential dwelling.</p>
<p><i>R15/0321</i> <i>Approval of Details</i> <i>20.03.2018</i></p>	<p>Tythe Platts Farm Pen Lane Wibtoft</p>	<p>PACU: Prior Notification of Intent to convert agricultural building to a residential unit</p>
<p><i>R17/2019</i> <i>Approval of Details</i> <i>20.03.2018</i></p>	<p>Former Peugeot Factory Site C Oxford Road Ryton on Dunsmore CV8 3EA</p>	<p>Application for Reserved Matters for Units DC8 & DC9 relating to appearance, landscaping, layout, and scale, including ancillary car parking, loading areas, gatehouse, associated road infrastructure, sprinkler tanks and pump house, against outline planning permission R16/2561 (for the redevelopment of the southern part of the former Peugeot Works site for Class B2 (general industry) & Class B8 (warehouse, storage & distribution) uses, together with ancillary offices, gatehouses, car parking, associated road infrastructure and landscaping, including importation of material to raise ground levels (REVISED SCHEME TO R14/2236 WITH NEW ACCESS)).</p>

<i>R16/0984 Approval of Details 21.03.2018</i>	Land South of Coventry Road and North East of Cawston Lane Coventry Road Cawston Rugby CV22 7SW	Erection of 250 dwellings with associated works: Approval of reserved matters in relation to outline planning application R11/1521 (development of up to 250 dwellings (Use Class C3), with means of access from Coventry Road and an emergency access from Cawston Lane, together with drainage and flood attenuation measures, the creation of public open space and hard and soft landscaping and associated infrastructure.)
<i>R14/2199 Approval of Details 21.03.2018</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.
<i>R15/1232 Approval of Details 23.03.2018</i>	Willowbrook House Sawbridge Road Grandborough Rugby CV23 8DN	Erection of one local need dwelling.
<i>R15/1520 Approval of Details 23.03.2018</i>	16-20 Lawford Road New Bilton Rugby CV21 2DY	Demolition of the existing building and erection of a 4 storey building comprising 10 no. 1 bed apartments and associated works
<i>R17/1895 Approval of reserved matters 23.03.2018</i>	Southern Part of Cawston Extension Site Coventry Road Cawston Rugby	Erection of 214 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).} Amended scheme for part of Linden Homes site following approval of R16/1780.
<i>R17/0821 Approval of Details 26.03.2018</i>	26 Shenstone Avenue Rugby CV22 5BJ	Erection of annex to rear of No 26 Shenstone Avenue
<i>R17/1130 Approval of Details 26.03.2018</i>	Admirals Court 37 Nelson Way Bilton Rugby CV22 7LW	Proposed C2 Use development to include: the demolition of an existing building and erection of a therapeutic, education and care facility to include 2 (no) children's homes, external play areas and related facilities - (resubmission of previously approved application R16/0112 decided on the 14/12/2016)

Approval of Non Material Changes		
<i>R14/1070 Approval of Non Material Changes 12.03.2018</i>	Rugby Radio Station (Key Phase 1) A5 Watling Street Clifton upon Dunsmore Rugby CV23 0AQ	Urban extension to Rugby under ref.no R11/0699 approved on 21 May 2014 - Application for reserved matters approval of access, appearance, landscape, layout and scale in respect of primary infrastructure, ground remodelling and associated works at Key Phase 1 of the Rugby Radio Station development including internal primary and secondary street network, junctions and turning heads, land reprofiling, utilities infrastructure including alignment of service runs and gas governor, foul and surface water drainage infrastructure including pumping station, any necessary demolition, archaeological investigations, temporary stockpiling of construction materials, and areas for construction use. (GREY INFRASTRUCTURE - Part Discharge of Condition 15 of the Outline Planning Permission - R11/0699)
<i>R14/1071 Approval of Non Material Changes 12.03.2018</i>	Rugby Radio Station (Key Phase 1) A5 Watling Street Clifton upon Dunsmore Rugby CV23 0AQ	Urban extension to Rugby under ref.no R11/0699 approved on 21 May 2014 - Application for reserved matters approval of appearance, landscape, layout and scale in respect of strategic green infrastructure and associated works at Key Phase 1 of the Rugby Radio Station development comprising areas of common or strategic green infrastructure including wildlife corridors, Great Crested Newt holding habitats including any necessary fencing, hibernacula and crossings, productive landscape, footways/cycleways, lighting, sustainable drainage features, construction of engineered drainage works, planting, any necessary ground remodelling and demolition and connections to existing ditch courses, temporary construction compound, stockpiling and construction areas and construction access from the A428.(GREEN INFRASTRUCTURE - Part Condition 15 of the Outline Planning Permission - R11/0699)
<i>R16/0115 Approval of Non Material Changes 13.03.2018</i>	The Old Vicarage Main Street Rugby CV23 8DG	Erection of a single storey side and rear extension and first floor link.
<i>R14/2199 Approval of Non Material Changes</i>	Coton House Lutterworth Road Churchover	Change of use of Coton House to a single dwelling house, erection of associated garaging, gym and spa, re-instatement of

15.03.2018	Rugby CV23 0AA	former north drive, alterations to the access onto A426 with associated boundary treatments and provision of bat barns.
<i>R16/0984 Approval of Non Material Changes 20.03.2018</i>	Land South of Coventry Road and North East of Cawston Lane Coventry Road Cawston Rugby CV22 7SW	Erection of 250 dwellings with associated works: Approval of reserved matters in relation to outline planning application R11/1521 (development of up to 250 dwellings (Use Class C3), with means of access from Coventry Road and an emergency access from Cawston Lane, together with drainage and flood attenuation measures, the creation of public open space and hard and soft landscaping and associated infrastructure.)
<i>R16/0316 Approval of Non Material Changes 27.03.2018</i>	Firbank Overstone Road Withybrook CV7 9LU	1 - Conversion of existing ancillary building into residential accommodation including extensions and alterations with associated vehicular access 2 - Extensions and alterations to existing dwelling (Firbank)
<i>R16/2397 Approval of Non Material Changes 27.03.2018</i>	62 Lime Tree Avenue Rugby CV22 7QT	Erection of a triple bay garage.
Withdrawn		
<i>R18/0154 Withdrawn 20.03.2018</i>	11 Townsend Road Rugby CV21 3SB	Erection of a two storey side and single storey rear extension.