

11 June 2018

PLANNING COMMITTEE - 20 JUNE 2018

A meeting of the Planning Committee will be held at 6.00pm on Wednesday 20 June 2018 in the Council Chamber at the Town Hall, Rugby.

Site Visits

Site visits will be held at the following times and locations.

3.00pm	Land adjoining 24 The Locks, Hillmorton, CV21 4PP
3.30pm	Land rear of Florin Place, Rugby, CV21 4ED
4.15pm	4 St. Michael's Close, Rugby, CV21 1AS

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

6. Delegated Decisions – 26 April 2018 – 16 May 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 2018/19 – 3) are attached.

Membership of the Committee:

Councillors Mrs Simpson-Vince (Chairman), Mrs A'Barrow, Mrs Avis, Bearne, Brown, Butlin, Garcia, 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 – 20 June 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	R17/1663	Land to the Rear of: Florin Place, Hillmorton Outline planning permission for the erection of up to three dwellings (all matters reserved with the exception of access)	3

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
2	R18/0522	4 St Michaels Close Rugby Detached garden annexe to rear of property.	8
3	R17/1660	Land Adjoining 24 The Locks, Hillmorton, CV21 4PP Erection of a detached dwelling.	14

Reference number: R17/1663

Site address: Land to the Rear of: Florin Place, Hillmorton

Description: Outline planning permission for the erection of up to three dwellings (all matters reserved with the exception of access)

Case Officer Name & Number: Nathan Lowde 01788 533725

This application is to be determined by members of the planning committee, and subject to a site visit, at the request of Cllr Lawrence.

Description of Site

The application site comprises a rectangular parcel of land extending to approximately 0.4ha and lies outside, but adjacent to, the defined urban edge of Rugby, in an area of open countryside to the north of Florin Place. Florin Place is a small, private, residential cul-de-sac serving 8 detached dwelling houses. The site is down to grass and enclosed along the east, west and southern boundary by an existing mature hedgerow.

Description of Proposed

The application has been submitted in an outline form for the erection of up to 3 dwelling houses, with all matters, saved for access, reserved for subsequent approval at a later stage. An illustrative site plan has been submitted showing 3 detached, two storey, dwellings, in a linear arrangement location to the rear no. 4 and 5 Florin Place. These proposed properties would be served via a vehicular access off Florin Place.

Third Party Comments

Neighbours (7 household objections)

- Florin Place is a private drive without footpath or lighting
- Increase the possibility of conflict with other road users along Florin Place
- Construction traffic would damage the private road and create danger to children
- Increased noise and disturbance
- Traffic statement submitted underplays the traffic problems in the area
- Oversubscribed schools and doctors in the area
- Encroachment into the rural landscape.
- Florin Place is not designed to be a through road.
- Refuse lorries would have to use the private road to collect bins
- Existing residents would not consent for occupiers of these proposed dwellings to have access/right across Florin Place
- Recent applications along Barby Lane and Kilsby Lane have been rejected
- Impact upon views
- Visibility for the new access off Florin Place would be restricted by the fence around no.5 Florin Place
- Increase in traffic via Florin Place
- Drainage concerns given the gradient of the site

Neighbours (4 household letters of support)

- Housing needed
- Benefit to local businesses
- Minimum highway impact
- Good access to local services/facilities
- No impact upon the environment
- High demand in the area of housing

Technical Consultee Responses

WCC Highways	No Objection
RBC Work Services	Comments – RBC would not travel on a private road for collection of waste
RBC Env. Services	No Objection

Relevant Planning Policy

Rugby Borough Local Plan, 2006 – Saved policies

T5 Parking facilities

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 would alter the recommendation set out below.

Rugby Borough Core Strategy, 2011

CS1 Development Strategy

CS16 Sustainable Design

National Policy and Guidance

National Planning Policy Framework (NPPF)

Assessment of Proposal

Principle

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, and states that only where national policy on countryside locations allows will development be permitted.

In this case the application site is located within the countryside as identified on the Core Strategy Proposals Map, and adjoins the urban boundary for Rugby. In accordance with the settlement hierarchy outlined within policy CS1 the countryside is classified as being the fifth out of six sequentially preferable locations for development. Since the adoption of the Core Strategy, the Government published the National Planning Policy Framework (NPPF) and updated the way in which local planning authorities can apply their local policy if they cannot demonstrate a five year housing land supply. 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 policy CS1. 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 application site forms part of the broad Rainsbrook Valley and the Warwickshire Landscape Guidelines (1993) shows the site lying in Dunsmore Regional Character Area wherein there are three distinct landscape character types (LCT), with the application site being within one of the character areas, the Dunsmore Plateau Farmlands LCT. The assessment concluded that the Plateau Farmlands LCT was in a strong condition with a moderate sensitivity to change. These findings of medium and high sensitivity were confirmed in a recent study of the landscape around Hillmorton and Dunchurch again undertaken by WCC (The Rainsbrook Valley Landscape Sensitivity Study 2017). The contours levels of the application site are of 120m, and the land to the south of the site, below the 120m contour is part of a more sensitive landscape character, the Dunsmore Plateau Fringe LCT.

The site is located within zone 17j of the Rainsbrook Valley Landscape Sensitivity Study 2017. This study concludes that there is scope for some housing development within this zone, providing that the existing landscape structure of hedgerows and trees is retained and enhanced to ensure new development is not visually obtrusive.

The proposed development is positioned behind the existing properties of Florin Place and awkwardly juxtaposed to existing properties. As a result, the proposed development would appear divorced and an uncharacteristic intrusion into the countryside. Consequently, the proposed dwellings would not be well related to existing dwellings or the pattern of development. Furthermore, the proposed development would result in an incongruous, uncharacteristic form of development which would be out of keeping with its surroundings, harming the character and appearance of the area.

In conclusion on this issue, it is considered that the proposal does not respond positively or integrate well with its surroundings and would harm the character and appearance of the area contrary to policy CS16 which seeks to ensure that proposed development does not cause harm to the character and appearance of the area.

Highways Safety and Parking Provision

Initially WCC Highways objected to the proposal on the grounds that refuse vehicles would not access Florin Place and as a result occupiers of the proposed dwellings would have to wheel a bin 250m to the entrance of Florin Place. The Council Work Service Unit has confirmed that Council refuse vehicles would not enter onto Florin Place as it is un-adopted. In response, the applicant has confirmed that waste collection would be undertaken by a private waste collection company and have submitted a tracking drawing to show that a private waste company's vehicle can manoeuvre within the site. As a result of this WCC Highways have no objection to the proposal.

It is noted that third parties have raised concerns about whether such a refuse vehicle would have the right to enter Florin Place, as it is a private road. This would be a private matter between the applicant and third parties and not a planning consideration.

As the proposal has been submitted in an outline form details relating to scale of the dwellings and number bedrooms is unknown. However, the illustrative plan does demonstrate that on-site parking can be accommodated on site.

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 illustrative plan shows that the dwellings could be positioned and orientated in such a manner to ensure that they would not adversely impact upon the amenities of neighbouring properties in terms of issues relating to loss of privacy or light. The use of the proposed access would not have an adverse impact upon neighbouring properties in terms of noise.

It is therefore considered that the proposal would not have an adverse impact upon the amenities of the area in accordance with policy CS16.

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 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 three new dwelling houses would deliver economic and social benefits, albeit limited. The site is located adjacent to the urban edge of Rugby and is within a sustainable location close to existing services and facilities, including public transport provisions. 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 environment, 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

R17/1663

DATE VALID

20/10/2017

ADDRESS OF DEVELOPMENT

LAND TO THE REAR OF:
FLORIN PLACE
HILLMORTON
RUGBY

APPLICANT/AGENT

Mrs Sinead Turnbull
Dlp Planning Ltd
18 Regent Place
Rugby
CV21 2PN
On behalf of Mr Tim Webb, Tacit Golf

APPLICATION DESCRIPTION

Outline planning permission for the erection of up to three dwellings (all matters reserved with the exception of access)

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Rugby Borough Core Strategy 2011

CS1 Development Strategy

CS16 Sustainable Design

National Policy and Guidance

National Planning Policy Framework (NPPF)

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.

REASONS FOR REFUSAL

It is the opinion of the Local Planning Authority that the proposal does not respond positively or integrate well with its surroundings and would harm the character and appearance of the area contrary to policy CS16 which seeks to ensure that proposed development does not cause harm to the character and appearance of the area, and guidance contained within the NPPF. The development therefore does not address the environmental dimension of sustainable development identified by the National Planning Policy Framework, 2012 and therefore does not constitute sustainable development.

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 stated it has not been possible to grant planning permission.

Reference number: R18/0522

Site address: 4 St Michaels Close Rugby

Description: Detached garden annexe to rear of property.

Case Officer Name & Number: Erica Buchanan 01788 533789

Description of Site

The application property is a detached 2 storey dwelling which is located on the south west side of St Michaels Close. The rear garden backs on to Brownsover Road and has a substantial drop in ground levels.

There are leylandii trees along the north western boundary between the application site and no.5 Monarch Close. Properties in Monarch Close are at a lower level to the application property.

Proposal

The proposal is for a single storey outbuilding to be used as a “granny annex” to the existing property. Amended plans have been submitted to reduce the size of the building from 12m in length to 10m. In addition the location has been set closer to the main dwelling. The size of the building is 2.5m in height: 4m in depth and 10m in length. The building takes up less than 50% of the garden.

Planning History

R10/1306 Erection of 5 dwellings with associated landscaping and highways works
Approved 12/01/11

Technical Consultations

WCC Ecology	Recommends nesting bird and an amphibian reptile note attached to any permission.
WCC Highways	No objection

Neighbours

Object

3 Households

Original Plans: -

- Self-contained building with independent access
- Could be sold off as a separate dwelling
- No parking provision
- Intensification of the site
- Out of character with the area
- Overlooking
- No drainage details
- Impact of Noise
- Loss of amenity
- Close proximity to boundary
- Materials out of keeping
- Appears as a static caravan
- Visual impact
- Loss of privacy

Revised Plan

3 household

Further objection on:-
Loss of privacy
Overlooking

Materials out of keeping
Visual impact
Density
Existing parking problem
Additional parking should be conditioned
On edge of Conservation Area
Impact on setting of conservation area
Inappropriate development
Intensification of the area

Councillor Edwards

Requests the application to be determined by the planning committee and that a site visit is carried out on the grounds of it being clearly intended as living space and the fact that it impacts on local amenity and is on the edge of the Conservation Area.

Relevant Planning Policies and Guidance

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise."

Rugby Borough Local Plan 2006 Saved Policies

T5 Parking
E6 Biodiversity

Rugby Borough Core Strategy 2011

CS1 Development Strategy
CS16 Sustainable Design

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 only recently ended and the Inspector's report is awaited, 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.

GP1 Securing Sustainable Development
GP2 Settlement Hierarchy
NE2 Biodiversity
D2 Parking Facilities

SPD

Sustainable Design and Construction

Assessment of Proposal

The main consideration of the proposal is:-

The Principle of the Annex

Impact on the Amenity of Neighbouring Properties

Impact on the Qualities, Character and Amenity of the Area

Parking

Principle of the Annex

The proposal is for a single storey detached building to provide self-contained living accommodation within the curtilage of the residential dwelling and has been submitted to provide independent living for the applicant's elderly mother to enable her to live close to her family.

To establish whether the proposed building would remain ancillary to the existing dwelling as opposed to a separate planning unit is dependent on the overall size of the building, the nature of rooms and facilities within the proposed building, the intended occupants of the building, the degree of separateness, and the potential and risk of subdivision and/or independent occupation.

The proposed annex provides a combined living and kitchen area, a double bedroom and shower room and has been reduced in size from the original scheme to ensure that the building remains ancillary to the residential dwelling.

Although the nature of accommodation is such that this would be an entirely self-contained unit of accommodation, case law indicates that this can be acceptable providing it is used by family members and is acceptable in respect of other considerations.

To reduce the risk of subdivision and/or independent occupation of the proposed annexe and to be classified as incidental to the main dwellinghouse, the proposed annexe should form part of the same 'planning unit' as the main dwellinghouse in terms of the same access, parking and garden area.

Such an arrangement essentially means that the subdivision of the annexe from the main dwellinghouse would be unlikely due to the unattractiveness of such shared areas and associated impact on resident's amenity. It is also proposed to impose a condition to ensure that the annex remains ancillary to the main residential unit.

It is therefore considered due to the size and location along with the shared residential amenity that the annex can be considered as ancillary to the main dwellinghouse.

Impact on Amenity of Neighbouring Properties

Policy CS16 of the Core Strategy requires new development to safeguard the amenities of existing neighbouring occupiers. Paragraph 17 of the NPPF sets out the core principles one of which sets out the need for planning to deliver a good standard of amenity for all existing and future occupants of buildings.

The main consideration on the impact on the neighbouring properties are overlooking, loss of privacy and amenity.

In terms of overlooking and loss of privacy to properties in Monarch Close there is proposed only a single small high level window facing these properties. This window is for the shower room and not to a main habitable room therefore it is considered that the proposed annex does not result in overlooking of these properties or a loss of privacy.

In terms of overlooking to the immediate neighbour (no. 3 St Michaels Close) the main entrance to the proposed annex is in a position that would result in an oblique angle of visibility to the main bedroom and it is not considered to be of such harm that would result in overlooking or loss of privacy that would warrant a refusal.

In terms of visual impact on the neighbouring properties the height of the building is kept to that which is deemed acceptable in the General Permitted Development Order which states within 2m of a boundary the building should be no more than 2.5m in height.

In addition the distance between these properties and the proposed annex it is not considered to result in any loss of light nor detrimental visual impact.

Impact on the qualities, character and amenity of the area

Policy CS16 of the core strategy states that development should demonstrate high quality, inclusive and sustainable design and should be of a scale, density and design that would not harm the qualities, character and amenity of the area they are situated.

Paragraph 53 of the NPPF states that policies should resist inappropriate development of residential gardens and local residents have raised this concern. However as previously stated due to the shared residential facilities with the main dwelling and that the proposal is not to subdivide the garden to provide a separate dwelling but to provide ancillary accommodation to be used as part of the existing dwelling it is not considered to be inappropriate development.

The proposed external materials would be panelled Cedral lap fibre cement cladding and Upvc windows and doors. A condition is proposed to agree the external colour to ensure minimal impact.

Whilst concerns have been raised as to the type of materials to be used and the type of building it should be noted that the proposal should be viewed in the context of an outbuilding that is ancillary to the existing dwelling and not a new dwelling and it is considered that a brick constructed building would compete with the existing dwellings.

The relocation of the building set further back into the plot whilst still visible from Brownsover Road due to the changing ground levels it is not considered to have a detrimental impact due to the design and location. Therefore the proposal complies with paragraph 53 of the NPPF and policy CS16 of the Core Strategy.

Impact on the Conservation Area.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve and enhance the character or appearance of a conservation area.

With regards the NPPF, chapter 12 sets out the government's advice on conserving and enhancing the historic environment. Paragraph 134 advises on development proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Such cases should be weighed against the public benefit of the proposal.

Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.

St Michaels Close and Monarch Close both lie outside the Old Brownsover Conservation Area. The views from Brownsover Lane to St Michaels Close are of the main properties and as the proposal is to the rear it would not be visible from this view point and would not harm the setting or views into or out of the conservation area. There is limited visibility of the properties in St Michaels Close from Brownsover Road therefore it is considered that the setting of the conservation area would not be harmed by the proposal nor would it result in a detrimental visual impact on the conservation area. Therefore the proposal complies with Chapter 12 of the NPPF.

Parking

As previously stated there is adequate area on site for the provision of 3 spaces and this is considered in line with the required parking standards and County Highways have no objection to the proposal. Whilst it is noted that St Michaels Close is a private road and not under the control of Highway Authority the proposal is not for a separate dwelling for the reasons outlined above and by restricting the proposal to being ancillary to the existing dwelling it is considered that there is no need for the requirements for any additional spaces over and above that already proposed. It is the intention of the applicant to provide additional parking provision within the existing residential curtilage to the side of the dwelling in addition to the existing garage. It is proposed to condition the parking provision and location as part of the application.

It is therefore considered that the proposal complies with saved policy T5 and emerging policy D2.

Recommendation

Approve subject to conditions.

DRAFT DECISION

APPLICATION NUMBER

R18/0522

DATE VALID

04/04/2018

ADDRESS OF DEVELOPMENT

4 St Michaels Close
Brownsover
RUGBY
CV21 1AS

APPLICANT/AGENT

Mr Brian Connellan
The Green Room
The Green Room
Unit 4 Station Road
Oakham
LE15 9TX
On behalf of Mr Flear & Miss Baily

APPLICATION DESCRIPTION

Detached garden annexe to rear of property.

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 amended plans Revised Block Plan, Revised Access, Revised Front Elevation, Revised Rear Elevation, Revised Side A, Revised Side B, Revised Plan received by the Local Planning Authority on 2 May 2018.

REASON:

For the avoidance of doubt.

CONDITION: 3

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

REASON:

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

CONDITION: 4

The annex hereby approved shall not be used for any purpose other than incidental to the residential use of 5 St Michaels Close and shall not be used or sold as a separate dwelling.

REASON:

In the interest of residential amenity.

CONDITION: 5

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

REASON:

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

CONDITION: 6

Prior to the occupation of the annex hereby approved details of off street parking shall be provided and approved in writing by the local planning authority and retained as such.

REASON

In the interest of residential amenity.

CONDITION: 7

The development shall not be occupied until a landscaping scheme for the southern boundary of the residential garden adjacent to the building has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

REASON:

In the interest of visual 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

The Wildlife and Countryside Act 1981(as amended) states that it is an offence to kill, injure or take any wild bird, and to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

INFORMATIVE: 2

In view of the suitable habitat nearby, care should be taken when clearing the ground prior to development, and if evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while Warwickshire County Council Ecological Services or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended).

Reference number:
R17/1660

Site address:
Land Adjoining 24 The Locks, Hillmorton. CV21 4PP

Description:
Erection of a detached dwelling

Case Officer Name & Number:
Nisar Mogul – 01788 533688

This application has been brought before the Planning Committee at the request of Councillor Kathryn Lawrence.

Site Description

The site lies within the hamlet known as The Hillmorton Locks and is located outside of Hillmorton and the Urban Area of Rugby. The hamlet is classified as open countryside and is also within a Conservation Area. The application site lies to the north western boundary of the Conservation Area and is roughly triangular in nature and currently has a storage shed and a small poly tunnel together with an area housing several chickens and 2no. Pear Trees.

The site is adjacent to No. 24 The Locks and the current front boundary consists of a post and rail gate and fencing together with a some hedgerow and to the west of the site is open countryside and to the north-west the land forms part of the Rugby Radio Station Sustainable Urban Extension site.

To the rear boundary of the site there is a disused open feeder culvert which was built around 1789 as a canal feeder channel. This culvert is circa 1.4 metre in width and runs along the length of the site. This culvert was formally abandoned by British Waterways (now Canal and River Trust) and was purchased from them by neighbours in 2006. The canal dates from 1770s with The Locks being developed about 70 years later to serve the Northern Maintenance Yard. This forms a strong historical reason to support the designation of the Conservation Area. Although the culvert is partly infilled and visible in only in parts, it is not visible from the public highway, it nevertheless contributes as an important part of the Locks and the Conservation Area.

Proposal Description

The original proposal was for the erection of a detached dwelling comprising a 3 bedrooms, two with an en-suites, and a bathroom area to the first floor and to the ground floor, a lounge, kitchen, study and utility area. The overall length of the proposed was 11.8 metres and the width is 6.2 metres at its widest point. The height to the eaves is 5.4 metres and the maximum height to the ridge of the roof is 7.7 metres.

This application proposed the dwelling to be adjacent to No.24 The Locks with two off road parking spaces provided adjacent to the garden area.

However, through negotiations amended plans were received that re-positioned the proposed dwelling circa 9 metres away from the side boundary of No.24 and the parking spaces are now to be provided to the north of the proposed dwelling. Additionally the overall length of the proposed dwelling has been reduce to 10.2 metres so that a reasonable sized garden area can be provided and to allow 2no. new trees to be planted.

The proposed dwelling is to be constructed using facing materials that are rustic red bricks and clay/slate effect roof tiles.

Relevant Planning History

R09/0418/PACA – Erection of a replacement shed – Approved 07/07/2009.

Technical Consultation Responses:

WCC Highways – No objections subject to suggested conditions and informatives.

WCC Ecology – No objections subject to informatives.

RBC Landscape Officer – No objections subject to a landscaping condition.

WCC Archaeology – No objections.

Western Power – No response received however they have verbally confirmed that they will move the post at the request of the applicant.

Inland Waterways – No objections.

Severn Trent – No response.

Environment Agency – No response

Canal and Rivers Trust – No response

RBC Environmental Health – No objections subject to an informative.

Third Party Responses

Councillors Kathryn Lawrence – Called in for Committee Site visit.

- No Streetscene plan.
- the road is a single track and car parking allocation needs to be addressed.
- chimney of proposed could have adverse impact on neighbouring property in terms of smoke
- there is no reference to ancient hedgerow.

Parish Council – No objections but observed that the car parking spaces are to be constructed over the old culvert and wondered if the culvert has an archaeological significance.

Neighbours – original proposal - 2 letters received – 1 comment and 1 objection on the following planning grounds:

- Overdevelopment of the site,
 - Proposal should be sited away from No.24 The Locks
 - Culvert should be protected
 - The highway adjacent to the site is single track road
 - Proposed will overshadow No.11 The Locks
 - The proposed is a third larger than no.24 The Locks
 - Other properties set 2m from road this within 0.5m of road
 - Plans don't show hedgerow to boundaries
 - A new access is proposed off the main road for parking spaces for 2 cars
 - Other considerations relate to sewage, excess water and waste collection and the mains electric pole
-
- On amended plan – 1 letter of objection on the following grounds –
 - Plan does not show line of road
 - 2 cars can't access parking space without driving on to neighbour's land
 - No turning space provided to access road in forward gear
 - Hedge should be shown in more detail
 - Other properties set 2m from road this within 0.5m of road
 - Sewage details unclear

Relevant Planning Policies and Guidance

Core Strategy

CS1	Does not comply*	Development Strategy (*see report)
CS4	Complies	Rugby Radio Station Urban Extension

CS16 Complies Sustainable Design

Saved Local Plan Policies

E6	Complies	Biodiversity
GP2	Complies	Landscaping
T5	Complies	Parking Facilities

Rugby Borough Local Plan Draft Publication 2011-2031:

At the present time, the policies in the emerging Final Local Plan carry some weight, but as the examination process has only recently ended and the Inspector's report is awaited, 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 final Local Plan would alter the planning balance for the reasons set out below.

National Policy

National Planning Policy Framework (NPPF)

Guidance

Sustainable Design and Construction SPD (2012)
Hillmorton Locks Conservation Area Appraisal (2010)

Assessment of Proposals

In the assessment of this application the determining factors are the principle of development, the impact of the proposed development on the character of the Conservation Area, the qualities, character and amenity of the area, amenity of neighbouring properties and impact on protected species.

Principle of Development

The Local Development Framework Core Strategy forms the basis of the Council's plan led approach to the delivery of residential and other development in the Borough over the period 2006 – 2026. The development strategy contained in Policy CS1 sets out a settlement hierarchy comprising a sequential approach to sustainable site selection.

The application site is located in the open countryside which ranks towards the bottom of the settlement hierarchy however it is included within the boundary of the Rugby Radio Station Sustainable Urban Extension (SUE) which is covered under Policy CS4 and as identified on the Urban Proposals Map. CS4 sets out a range of land uses that any proposal for the site must deliver including between 5,000 and 6,200 new dwellings. The Core Strategy was adopted in June 2011, following extensive development and consultation and subsequent test at an Examination in Public by an Independent Inspector. The principle of development of the mast site is therefore established and indeed development has commenced following approval of phase 1, 2 and 3 applications.

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

The proposed development is to be located in a countryside location to which policy CS1 of the Core Strategy states that new development will be resisted and only where national policy on countryside locations allows will development will be permitted.

The Council is currently unable to demonstrate a five year supply of deliverable housing sites to meet the identified housing need within the Borough.

In this instance Policy CS1 of the RBC Core Strategy is therefore deemed out of date as outlined in paragraph 49 of the NPPF, which states that policies relating to the supply of housing should not be considered up-to-date if the Council cannot demonstrate a five year supply of deliverable housing sites.

The effect of this is not such that Policy CS1 should be ignored but rather that consideration should be given as to what weight it holds in the decision. This results in the balancing of material considerations within each individual case at the same time being mindful of the presumption in favour of sustainable development as defined by para 14 of the NPPF and other sections of the NPPF.

The NPPF sets out a presumption in favour of sustainable development and advises decision-takers to approve a development proposal that accords with the development plan without delay. The question of whether or not a particular proposal constitutes “sustainable development” is not simply a matter of location; it involves a wide variety of other considerations, including the three dimensions of sustainability. The NPPF at paragraph 7 identifies the three dimensions to sustainability, those being economic, social and environmental. Paragraph 8 goes on to advise that in order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system:

Economic

It is recognised that there would be limited economic benefit to the construction industry arising from this dwelling. Therefore this benefit is judged to have minimal weight as there is no evidence it would be any greater than if the house were to be constructed elsewhere, outside the Countryside.

Social and Environment

The proposed dwelling due to it being located close to the urban area of Hillmorton would have both social and environmental benefits as the services within this settlement would be within a walkable distance from the dwelling and it could help to reduce the reliance on the private car. From Hillmorton there is good bus services that can be accessed, giving the occupiers an option of other means of transport. Good access by foot is also possible to the nearby schools including Hillmorton Primary School and the range of shops and other services in Hillmorton. As the proposal is adjacent to other dwellings in the locality it would not be considered to be an isolated development in the open countryside.

The site is located in the Hillmorton Locks Conservation Area and due to the design of the proposal it is considered that the proposal will blend in with the existing character of the Conservation Area and as a result be entirely appropriate to the prevailing countryside setting in this location.

Therefore due to Policy CS1 being considered to be out of date, the weight to be given to the conflict with this policy is reduced. In such circumstances the relevant policy comes from Para 14 of the Framework as above and furthermore as the proposal is being located within a designated development area and bordering the Radio Station SUE, the principle of the development is considered to be acceptable in this location.

Impact on the character of the Conservation Area and the qualities, character and amenity of the area
Policy CS16 states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated. Paragraphs 56 and 57 of the NPPF require all development proposals to be of a high quality design. Paragraph 137 of the NPPF states that local authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Regard also has to be had to the Hillmorton Locks Conservation Area Appraisal.

The layout of the dwelling has been designed to create a streetscene that suits this parcel of land and appears as a natural part of it given the line of the existing dwellings albeit that the adjacent dwelling is set back circa 2 metres away from the road whereas the proposed is circa 500 mm to 1.3 metres from the road. However, it is not considered that this would have such an adverse impact on the streetscene to warrant a refusal of the application.

Concerns were also raised that the proposed would result in overdevelopment of the site, however, it is considered that the proposed provides a generous plot and curtilage when viewed against the properties to the south, mainly No.s 14 – 22 The Locks.

The submitted plans show that the dwelling will have a maximum ridge height of 7.7m which is some 500mm lower than the height of the adjacent property at no.24 The Locks.

The Conservation Area appraisal makes reference to the simple, functional need of the dwellings which have little or no embellishment. Bearing this in mind the design of property has been kept low key with arched brick headers above the windows to mirror the immediate neighbouring property and the row of terraced cottages to the south of No.24, simple stone cills under the windows and a simple open porch.

It is intended to condition samples of the materials to be used on the exterior of the proposed dwelling to ensure they are acceptable and respect the character of the Conservation Area.

The Conservation Area Appraisal does make reference to open space and the effect it has on the setting of the Conservation Area. Whilst this site is presently affording views out towards open countryside, the proposed with its garden area to the side will still allow views across the site towards the area beyond.

Having weighed up all of the above aspects it is deemed that the development does preserve the present character and setting of the Conservation Area. The development is therefore considered acceptable having regard to Policy CS16, Paragraphs 56, 57 and 137 of the NPPF and the Conservation Area Appraisal.

Impact upon the amenity of neighbouring properties

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

The neighbouring properties considered most impacted by the development is the adjacent dwelling, no. 24 The Locks and the property to west of the site no.11 The Locks.

No 24 has a single storey addition on the side abutting the site and to the main two storey element there is an obscure glazed window to the first floor side elevation serving a landing area and a window to the ground floor side elevation. The proposed dwelling will be set circa 11.3 metres from these windows and as there are no side facing windows proposed facing No.24 it is considered that the proposal will not have an unacceptable impact in terms of loss of light or overbearing or overlooking for the occupants of this property.

Concerns were raised that the proposed chimney could have an adverse impact on the adjacent neighbouring property in terms of smoke. However, as there is more than 11 metres separation from this chimney to the nearest elevation of no. 24 The Locks it is not considered that there will be any undue harm from the smoke from the proposed chimney that would warrant any concerns. Furthermore the area is within a Clean Air Zone and the occupants would have to use smokeless fuel and any breach would be dealt with under separate legislation by the Council's Environment & Public Realm Section.

No. 11 The Locks is located to the west of the site and is detached dwelling with a single storey front extension facing the application site and there are windows to the side elevation of this extension, however these do not serve habitable rooms. The proposed dwelling does have windows to the ground and first floor front elevation facing No.11, however it is considered that due to the separation distance being circa 7.5 metres from the front elevation of the proposed and this single story element the proposed will not cause an undue overbearing impact sufficient to warrant a refusal on the grounds that no. 11 lies across the other side of the highway and in addition that the windows to the nearest elevation facing the site don't serve habitable rooms.

In terms of potential overlooking the proposed first floor bedroom window facing No.11 is positioned so that its direct views will be towards the hardsurfaced area to the side of the dwelling and therefore the proposal will not lead to any undue overlooking issues that would warrant the proposal to be refused on this ground.

Overall therefore it is considered that the proposal will not lead to unacceptable levels of overlooking, loss of light or overbearing issues and hence the proposal complies with policy CS16.

Impact on protected species

Saved Local Plan Policy E6 states that the Borough Council will seek to safeguard, maintain and enhance features of ecological and geological importance. Paragraph 118 of the NPPF requires local authorities to have regard to the conservation and preservation of protected species and their habitats.

The County Ecologist has commented on the proposal and is satisfied that there are no records of protected species within the application site and therefore has raised no objections to the proposal subject to informatives. The development is therefore not considered to have an adverse impact on protected species or their habitat having regard to Saved Policy E6 and Paragraph 118 of the NPPF.

Impact on parking and highway safety

Saved Local Plan Policy T5 states that planning permission will only be granted for development which incorporates satisfactory parking facilities. Furthermore, the Planning Obligations SPD details parking standards which should be provided for various types of development. Paragraph 39 of the NPPF requires development proposals to have regard to the safety of all highway users.

Concerns have been raised by local residents regarding access to the site through the existing railway tunnel, parking provision and issues with construction traffic. In regards to the construction traffic potential issues would only be for a temporary period during the construction process whilst the County Highways Officer also raised no concerns on this aspect.

In terms of parking provision the site is located within a low access area where the parking standards state that 2 parking spaces need to be provided for 3-bed unit. The layout plan shows two off road parking spaces to the north of the site. The parking provision provided is therefore considered to meet the required standards. In terms of highway safety the County Highways Officer has considered the plans and raised no objections to the scheme, subject to a number of conditions and informative notes being attached to the decision notice.

Furthermore, a condition will be added to any planning permission requiring the Applicant to provide details of how the culvert will be protected within the area of the proposed off road parking spaces when being constructed.

The development therefore complies with the contents of Saved Local Plan Policy T5, the contents of the Planning Obligations SPD and Paragraph 39 of the NPPF.

Impact on archaeology

There is a canal feeder culvert which runs along the rear boundary of the site that has been mentioned in a couple of the letters received from neighbouring properties. The County Archaeologist was consulted on the scheme but confirmed that as this culvert was not being affected by the development, and there were no other archaeological records relating to the site, no objections were raised by Archaeology. Based on this expert advice it is considered the proposal will not have an adverse impact on archaeology having regard to Paragraph 139 of the NPPF.

Recommendations

That planning permission be granted subject to conditions and informatives.

DRAFT DECISION

APPLICATION NUMBER

R17/1660

DATE VALID

22/09/2017

ADDRESS OF DEVELOPMENT

Land adjacent to
24 The Locks
Hillmorton
RUGBY
CV21 4PP

APPLICANT/AGENT

Mrs Rebecca Walker
Chapman Design Llp
Lelleford House
Coventry Road
Long Lawford
CV23 9DT
On behalf of Mr & Mrs BRAIM

APPLICATION DESCRIPTION

Erection of a detached dwelling

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 existing and proposed streetscene plan numbers:

3102-04 Rev A and 3102-05 received by the Local Planning Authority on 8th May 2018 and the amended plans reference numbers:

site location plan - 3102-LP received by received by the Local Planning Authority on 22nd September 2018

Block plan - 3102-01 Rev C received by the Local Planning Authority on 3rd June 2018 and

proposed floor and elevation plan - 3102-02 Rev B and 3102-03 Rev D received by the Local Planning Authority on 8th May 2018 and 6th June 2018 respectively.

REASON:

For the avoidance of doubt.

CONDITION 3:

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

REASON:

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

CONDITION 4:

No development shall commence unless and until full working drawings of the canopy porch and proposed windows have been submitted to and approved in writing by the Local Planning Authority. These should be at a scale of not less than 1:20 and should specify the materials of construction and cross-sections of the glazing bars and transoms of all windows including reveal depths. Development shall not be carried out other than in accordance with the approved details.

REASON:

In the interest of visual amenity and to protect the character of the Conservation Area.

CONDITION 5:

No development shall commence unless and until full details (including elevations) of all proposed walls, fences and gates have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

In the interest of visual amenity.

CONDITION 6:

No works or development shall take place until a final specification of all proposed tree planting has been approved in writing by the Local Planning Authority (LPA). This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified. If within a period of 10 years from the date of planting of any tree/shrub/hedge that tree/shrub/hedge, or any tree/shrub/hedge planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the LPA seriously damaged or defective), another tree/shrub/hedge of the same species and size originally planted shall be planted at the same place, unless the LPA gives its written consent to any variations.

REASON:

To maintain and enhance continuity of tree and hedge cover in the Conservation Area.

CONDITION 7:

No development shall commence in any phase unless and until full details of finished floor levels of the building [and ground levels of all access road, parking area, garden and footway] have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

REASON:

To ensure the proper development of the site.

CONDITION 8:

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

REASON:

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

CONDITION 9:

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 10:

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

REASON:

In the interest of highway safety.

CONDITION 11:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking or re-enacting that order, no wall, fence, gate or other means of enclosure shall be erected, constructed or placed to any boundary without the prior written permission of the Local Planning Authority.

REASON:

In the interest of residential amenity.

CONDITION 12:

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

REASON:

In the interests of the amenities of the locality.

CONDITION 13:

No new windows/rooflights shall be formed in side elevation/roofslope, facing No.24 The Locks, of the proposed development unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interest of residential amenity.

CONDITION 14:

The window to be formed in the first floor rear elevation of the proposed development shall not be glazed or reglazed other than with obscure glass and shall be top hung only.

REASON:

To protect the residential amenity of neighbouring properties.

CONDITION 15:

No more than one access for vehicles shall be made or maintained to the site from The Locks, Hillmorton, Rugby.

REASON:

In the interest of highway safety.

CONDITION 16:

The access to the site for vehicles shall not be used in connection with the development until it has been surfaced with a bound material for a distance of 7.5 metres as measured from the near edge of the public highway carriageway in accordance with details to be approved in writing by the Local Planning Authority.

REASON:

In the interest of highway safety.

CONDITION 17:

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

REASON:

In the interest of highway safety.

CONDITION 18:

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

REASON:

In the interest of highway safety.

CONDITION 19:

Notwithstanding any indication on the approved plan, full details, including a cross section drawing, shall be submitted to and approved by the Local Planning Authority of the construction of the hardstanding for the two parking spaces demonstrating how the culvert will be protected from any damage during the construction period.

REASON:

To protect the unused culvert and its historic link to the canal network.

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:

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

INFORMATIVE 2:

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

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

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

No work on Sundays & Bank Holidays.

INFORMATIVE 3:

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a license may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089. If evidence of bats is found during works, work should stop immediately and the National Bat Helpline must be contacted on 0345 1300 228 for advice on the best way to proceed.

INFORMATIVE 4:

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

INFORMATIVE 5:

In view of the nearby records and canal corridor, care should be taken when clearing the ground prior to development and when storing materials on site. If evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while Warwickshire County Council Ecological Services (017926 418060) or Natural England (02080 261089) are contacted. Reptiles and amphibians are protected to varying degrees under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended).

INFORMATIVE 6:

Particular care should be taken when clearing ground prior to development, and if evidence of badgers, amphibians or reptiles is found (such as the presence of newts, lizards, snakes, reptile sloughs or badger snuffle holes, latrines or established setts) work must stop immediately while WCC Ecological Services or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches, which can be hazardous to badgers. Sloping boards or steps should be provided to allow animals to escape from such ditches should they become trapped. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089. Badgers and their setts (communal place of rest) are protected under the Protection of Badgers Act 1992, making it illegal to carry out work that may disturb badgers without a Natural England licence. Reptiles and amphibians are protected to varying degrees under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

INFORMATIVE 7:

Lighting can significantly affect the behaviour of some animals such as moths, birds and mammals, even to the extent of jeopardising their survival or reducing their breeding success. We recommend that where lighting is to be installed or updated, lights should be low pressure sodium with a full cut-off lantern in order to minimise the spread of the light. We also recommend that the lights are put on a timer so that they can be switched off as soon as possible in the evening. We recommend that floodlighting is avoided wherever possible, particularly in rural areas. Where floodlighting is considered essential, operational times should be kept to a minimum.

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions – 26 th April 2018 to 16 th May 2018
Name of Committee:	Planning Committee
Date:	20 th June 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 – 20th June 2018

Delegated Decisions – 26th April 2018 to 16th May 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:
20th June 2018

Subject Matter:
Delegated Decisions – 26th April 2018 to 16th May 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 26.04.2018 TO 16.05.2018

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R18/0676 Refused 14.05.2018</i>	104 Grove Road Ansty CV7 9JE	Variation of Condition 4 of the previously approved planning permission R15/2147 to remove the requirement that the property shall only be occupied by an approved person as a Local Needs Dwelling.
Applications Approved		
<i>R18/0389 Approved 26.04.2018</i>	14 Harebell Way Brownsover Rugby CV23 0TT	Part conversion of garage to additional living space
<i>R18/0182 Approved 26.04.2018</i>	18 Sheep Street Rugby CV21 3BU	Variation of Condition 2 of R17/0961 (Approved Plans) to allow addition of an escape window to first floor bedroom facing onto internal lightwell.
<i>R18/0247 Approved 27.04.2018</i>	Land at Top Road between Top Park and the Paddocks Top Road Barnacle	Proposed replacement of stable block and tack room with building with a twin unit mobile home. (Resubmission of R15/0309)
<i>R16/0740 Approved 28.04.2018</i>	8 The Rickyard Easenhall Rugby CV23 0JN	Erection of a rear orangery extension.
<i>R18/0496 Approved 28.04.2018</i>	Meadowbank 46-48 High Street Marton Rugby CV23 9RR	Demolition of part of existing two storey rear extension to enable erection of a larger two storey extension, a single storey rear extension and a replacement garage (resubmission of planning application reference number R17/1617).
<i>R18/0555 Approved 28.04.2018</i>	22 Plexfield Road Rugby CV22 7EN	Erection of a single storey side extension and external alterations to the existing rear conservatory (material alterations to planning permission R17/2061, dated 18 January 2018)

		(retrospective).
<i>R18/0411 Approved 30.04.2018</i>	Fairfield Hayway Lane Broadwell Rugby CV23 8HH	Erection of a single storey rear extension
<i>R18/0220 Approved 30.04.2018</i>	67 Wolsey Road Bilton Rugby CV22 6LW	Erection of a single storey rear extension.
<i>R18/0394 Approved 30.04.2018</i>	72 Brookside Rugby CV23 9NH	Erection of single storey rear extension
<i>R18/0451 Approved 30.04.2018</i>	1 Reynolds Close Hillmorton Rugby CV21 4DD	Erection of a two storey side extension and a single storey rear extension.
<i>R14/2256 Approved 30.04.2018</i>	Land to rear of 15 to 27 Townsend Lane Long Lawford	Outline application for demolition of no. 19 Townsend Lane, to create a vehicular access and use of land for residential development for the erection of up to 14 dwelling houses (access not reserved).
<i>R17/1843 Approved 01.05.2018</i>	4 Corbridge Place Cawston Rugby CV22 7TY	Installation of a loft conversion including dormers to the front and rear.
<i>R18/0570 Approved 01.05.2018</i>	48 Lower Hillmorton Road Rugby CV21 3TE	Retrospective application for the change of use of offices (use class B1) to a dwelling house (use class C3) and minor external alterations (to include alterations of existing openings).
<i>R17/1987 Approved 02.05.2018</i>	Glebe Farm Montilo Lane Harborough Magna Rugby CV23 0HE	Change of use of existing store to 2no. single storey dwellings.
<i>R18/0578 Approved 03.05.2018</i>	48 Millfields Avenue Rugby CV21 4HJ	Erection of New Porch

<i>R18/0590 Approved 03.05.2018</i>	2 The Elms Coventry Road Dunchurch Rugby CV22 6RB	Erection of a single storey rear extension/replacement of conservatory and additional alterations
<i>R18/0595 Approved 04.05.2018</i>	49 Meadow Road Wolston CV8 3HL	Single storey rear extension
<i>R17/1842 Approved 04.05.2018</i>	Brambles Pudding Bag Lane Thurlaston Rugby CV23 9JZ	Proposed extensions to existing bungalow including raising the roof to create the addition of first floor level.
<i>R18/0073 Approved 04.05.2018</i>	28-29 Church Street Rugby CV21 3PU	Extension and alterations to existing property to create 4 flats
<i>R18/0211 Approved 08.05.2018</i>	122 Hillmorton Road Rugby CV22 5AL	Change of use of the first floor from an A2 (Financial and Professional services office) to a C3 (Residential Dwelling Flat); a single storey rear extension to the ground floor retail premises; and replacement shop front and other external alterations.
<i>R18/0547 Approved 08.05.2018</i>	Orchard House Farm Lane Easenhall Rugby CV23 0JB	Erection of double garage sited to side of dwellinghouse
<i>R18/0264 Approved 09.05.2018</i>	178 Hillmorton Road Rugby CV22 5AW	Conversion of bungalow to 2 story building
<i>R18/0545 Approved 09.05.2018</i>	26 Shenstone Avenue Rugby CV22 5BJ	Erection of a single storey front extension (conservatory) to the detached annex
<i>R18/0577 Approved 10.05.2018</i>	83 Parkfield Road Newbold Rugby CV21 1EW	Proposed New Dwellinghouse on Land adj 83 Parkfield Rd (Re-Design of Planning Application R16/1213 - Building with Two Flats)
<i>R18/0459 Approved 10.05.2018</i>	83 Parkfield Road Newbold Rugby	Erection of two flats (re-submission of planning permission R16/1213)

	CV21 1EW	
<i>R18/0345 Approved 10.05.2018</i>	6 Brunswick Close New Bilton Rugby CV22 1XL	Erection of a rear single storey extension and retention of a gazebo in the rear garden
<i>R18/0582 Approved 10.05.2018</i>	Rugby School The Close Barby Road Rugby	Proposed demolition of an existing cricket scoreboard and the erection of a replacement scoreboard.
<i>R18/0377 Approved 10.05.2018</i>	27 Monks Road Binley Woods CV3 2BQ	Erection of a rear conservatory linked to the existing rear extension.
<i>R18/0634 Approved 11.05.2018</i>	211 Bilton Road Bilton Rugby CV22 7DS	Erection of a single storey side extension
<i>R17/1876 Approved 11.05.2018</i>	40 Percival Road Rugby CV22 5JT	Erection of a first floor extension above an existing car port with alterations to the front elevation
<i>R18/0473 Approved 14.05.2018</i>	70 Main Street Wolston CV8 3HJ	Variation of Condition 2 and 3 of planning approval R16/1948 for the erection of one new dwelling.
<i>R18/0086 Approved 14.05.2018</i>	39 Rugby Road Dunchurch Rugby CV22 6PG	Erection of proposed 2.1m steel pillars and gate.
<i>R18/0626 Approved 15.05.2018</i>	Rugby Radio Station Watling Street Rugby CV23 0AS	Substitution of house types of plots 031 and 032 in Phase 1 Parcel G of approved planning permission ref: R16/0337 dated 08/07/2016 and house types 308-321 in Phase 1 Parcel G of approved planning permission ref: R17/0366 dated 23/09/2017. Submission of reserved matters appearance, landscape, layout and scale pursuant to outline planning permission ref.no R17/0022, dated 28/06/2017).
<i>R18/0338 Approved 15.05.2018</i>	Gate Farm Main Street Bourton on Dunsmore Rugby CV23 9QX	Conversion of barns to form one residential dwelling (previously approved under R17/1103).

<i>R18/0677 Approved 15.05.2018</i>	242 Alwyn Road Bilton Rugby CV22 7RR	Erection of a single storey rear infill extension
<i>R18/0659 Approved 15.05.2018</i>	Buildings South-West of and adjacent to Mill House Stockton Road Rugby CV23 8EE	Conversion of agricultural buildings to residential dwelling with link extension.(alterations to the previously approved scheme under R15/0953 granted 11th July 2016)
<i>R18/0628 Approved 16.05.2018</i>	15 Badby Leys Rugby CV22 5RB	Erection of a two storey extension and replacement of a flat roof over the garage to a pitched roof
<i>R18/0697 Approved 16.05.2018</i>	38 South Road Clifton Upon Dunsmore CV23 0BZ	Demolition of existing conservatory and erection of two storey rear extension and replacement canopy to front elevation
<i>R17/1875 Approved 16.05.2018</i>	Clifton Manor Lilbourne Road Clifton Upon Dunsmore Rugby CV23 0BD	Conversion of coach house to B1 [a] Use and erection of extensions new pitched roof and car parking provision
<i>R18/0054 Approved 16.05.2018</i>	Jax Barn Flecknoe Road Broadwell Rugby CV23 8HS	Conversion of existing barn to form 2 new dwellings
<i>Prior Approval Applications</i>		
<i>R18/0597 Prior approval not required 04.05.2018</i>	19 Adkinson Avenue Rugby CV22 6RG	Prior approval for a rear extension measuring 6 metres in depth; 4 metres in height to the ridge; and 4 metres in height to the eaves.
<i>R18/0601 Prior approval not required 04.05.2018</i>	17 Macbeth Close Bilton Rugby CV22 6LP	Prior approval for a rear extension measuring 4.0 metres in depth; 2.8 metres in height to the ridge; and 2.5 metres in height to the eaves.
<i>R18/0667 Prior approval required and granted</i>	3 Wolds Lane Hinckley LE10 3LL	Prior approval for erection of single storey rear extension projecting 5.15metres from the original rear elevation of the dwelling, 2.55

15.05.2018		metres to the eaves height, with a maximum height of 3.8 metres.
Prior Notification		
<i>R18/0447 Prior notification of agriculture or forestry development not required 10.05.2018</i>	Woodside Farm Frankton Lane Frankton Rugby CV23 9JQ	Prior notification of intention to erect an agricultural storage building.
Advertisement Consents		
<i>R18/0450 Advertisement Consent 28.04.2018</i>	Unit 7 Elliotts Field Shopping Park Leicester Road Rugby CV21 1SR	Display of 1no.internally illuminated fascia sign, 1no.internally illuminated "over-door" fascia sign, and 2no.non-illuminated double-sided projecting signs (affixed to hoarding).
Approval of Details/ Materials		
<i>R17/2019 Approval of Details 26.04.2018</i>	Former Peugeot Factory Site C (Prologis Park) Oxford Road Ryton on Dunsmore CV8 3EA	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)).
<i>R17/0022 Approval of Details 30.04.2018</i>	Radio Station Rugby Watling Street Rugby CV23 0AS	Outline application for an urban extension to Rugby for up to 6,200 dwellings together with up to 12,000sq.m retail (A1), up to 3,500sq.m financial services (A2) and restaurants (A3 - A5), up to 3,500sq.m for a hotel (C1), up to 2,900sq.m of community uses (D1), up to 3,100sq.m assembly and leisure uses (D2), 31 hectares (up to 106,000sq.m) of commercial and employment space (B1, B2 and B8), and ancillary facilities; a mixed use district centre and 3 subsidiary local centres including retention and re-use of the existing buildings known as 'C' Station (Grade II listed), 'A' Station and some existing agricultural

		<p>buildings; a secondary school and 3 primary schools; public art; green infrastructure including formal and informal open space and amenity space; retention of existing hedgerows, areas of ridge and furrow and grassland; new woodland areas, allotments and areas for food production, wildlife corridors; supporting infrastructure (comprising utilities including gas, electricity, water, sewerage, telecommunications, and diversions as necessary); sustainable drainage systems including ponds, lakes and water courses; a link road connecting the development to Butlers Leap, estate roads and connections to the surrounding highway, cycleway and pedestrian network; ground remodelling; any necessary demolition and any ground works associated with the removal of any residual copper matting, with all matters reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane - Variation of conditions 5,6,7,63 64 and 81 of the outline planning permission R11/0699 dated 21/05/2014 to cover minor material changes to the approved Parameter Plans and Development Specification and to reflect approvals already granted pursuant to the outline planning permission and the latest land control position; removal of condition 73 and consequent renumbering of conditions 74 - 81 inclusive.</p>
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<p>R17/0022 Approval of Details 01.05.2018</p>	<p>Radio Station Rugby Watling Street Rugby CV23 0AS</p>	<p>Outline application for an urban extension to Rugby for up to 6,200 dwellings together with up to 12,000sq.m retail (A1), up to 3,500sq.m financial services (A2) and restaurants (A3 - A5), up to 3,500sq.m for a hotel (C1), up to 2,900sq.m of community uses (D1), up to 3,100sq.m assembly and leisure uses (D2), 31 hectares (up to 106,000sq.m) of commercial and employment space (B1, B2 and B8), and ancillary facilities; a mixed use district centre and 3 subsidiary local centres including retention and re-use of the existing buildings known as 'C' Station (Grade II listed), 'A' Station and some existing agricultural buildings; a secondary school and 3 primary schools; public art; green infrastructure including formal and informal open space and amenity space; retention of existing hedgerows, areas of ridge and furrow and grassland; new woodland areas, allotments and areas for food production, wildlife corridors; supporting infrastructure (comprising utilities including gas, electricity, water, sewerage, telecommunications, and diversions as necessary); sustainable drainage systems including ponds, lakes and water courses; a link road connecting the development to Butlers Leap, estate roads and connections to the surrounding highway, cycleway and pedestrian network; ground remodelling; any necessary demolition and any ground works associated with the removal of any residual copper matting, with all matters reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane - Variation of conditions 5,6,7,63 64 and 81 of the outline planning permission R11/0699 dated 21/05/2014 to cover minor material changes to the approved Parameter Plans and Development Specification and to reflect approvals already granted pursuant to the outline planning permission and the latest land control position; removal of condition 73 and consequent renumbering of conditions 74 - 81 inclusive.</p>
<p>R12/1353 Approval of Details 01.05.2018</p>	<p>Coton House Lutterworth Road Churchover Rugby CV23 0AA</p>	<p>A Hybrid Planning Application seeking Full Planning Permission for the demolition of redundant buildings, alterations to existing access on to A426, change of use and extension of Coton House to form 4 dwellings, construction of garaging to serve Coton House, change of use of stable buildings and extension to form 8 dwellings, change of use of the old dairy and extension to form 1 dwelling, conversion of buildings H, J & K to form 3</p>

		<p>dwelling, engineering works to form a noise bund, below ground installation of private sewage treatment plant; and Outline Planning Permission for the provision of a new estate village comprising of the provision of 60 dwellings together with internal access, road layout, car parking, relocation of electricity sub-station, landscaping and open space and 2 bat barns (access and layout to be considered at this stage) (76 dwellings in total).</p>
<p><i>R16/2195</i> <i>Approval of Details</i> <i>02.05.2018</i></p>	<p>Radio Station Rugby - Key Phase 2 Crick Road Hillmorton Rugby</p>	<p>Key Phase 2 Parcel D - Submission of reserved matters comprising access, appearance, landscaping, layout and scale for the erection of 186 dwellings together with associated highways, landscaping and ancillary works pursuant to outline planning permission ref.no R11/0699 dated 21st May 2014.</p>
<p><i>R15/2505</i> <i>Approval of Details</i> <i>02.05.2018</i></p>	<p>Land at Mobbs Wood Farm Brinklow Road Coombe Fields CV7 9JN</p>	<p>Change of use of land for use as a moto-cross practise track together with construction of a car parking area and associated landscaping including the creation of a bund.</p>
<p><i>R17/1760</i> <i>Approval of Details</i> <i>04.05.2018</i></p>	<p>14 Hillmorton Road Rugby CV22 5DQ</p>	<p>Listed Building Consent for the proposed increase in height of the existing roof of the side extension, other internal and external alterations and the change of use of a C3 residential property to 3 self-contained flats.</p>
<p><i>R17/1049</i> <i>Approval of Details</i> <i>04.05.2018</i></p>	<p>Warwickshire County Council Warwickshire College Technology Drive Rugby CV21 1AR</p>	<p>Erection of a detached two-storey building for education purposes.</p>
<p><i>R17/1925</i> <i>Approval of Details</i> <i>04.05.2018</i></p>	<p>Gate Farm Main Street Bourton on Dunsmore Rugby CV23 9QX</p>	<p>Prior approval for the change of use of an agricultural building to 2 (no) residential dwelling houses (Part 3, Class Qa and Qb)</p>
<p><i>R13/0124</i> <i>Approval of Details</i> <i>09.05.2018</i></p>	<p>Warwickshire College Lower Hillmorton Road Hillmorton Rugby CV21 3QS</p>	<p>Outline application for Class C3 residential development of up to 131 dwellings and provision of 0.4 hectare of land for the provision of a Class C2 Extra Care facility, with associated works and landscaping. All matters reserved except for access.</p>

<p><i>R17/1994</i> <i>Approval of Details</i> <i>09.05.2018</i></p>	<p>King Georges Field Pavilion School Street Long Lawford Rugby CV23 9AB</p>	<p>Demolition of existing pavilion and erection of a new replacement pavilion (variation of Condition 2 of Planning Permission R17/0016 to allow for amended plans).</p>
<p><i>R17/0022</i> <i>Approval of Details</i> <i>14.05.2018</i></p>	<p>Radio Station Rugby Watling Street Rugby CV23 0AS</p>	<p>Outline application for an urban extension to Rugby for up to 6,200 dwellings together with up to 12,000sq.m retail (A1), up to 3,500sq.m financial services (A2) and restaurants (A3 - A5), up to 3,500sq.m for a hotel (C1), up to 2,900sq.m of community uses (D1), up to 3,100sq.m assembly and leisure uses (D2), 31 hectares (up to 106,000sq.m) of commercial and employment space (B1, B2 and B8), and ancillary facilities; a mixed use district centre and 3 subsidiary local centres including retention and re-use of the existing buildings known as 'C' Station (Grade II listed), 'A' Station and some existing agricultural buildings; a secondary school and 3 primary schools; public art; green infrastructure including formal and informal open space and amenity space; retention of existing hedgerows, areas of ridge and furrow and grassland; new woodland areas, allotments and areas for food production, wildlife corridors; supporting infrastructure (comprising utilities including gas, electricity, water, sewerage, telecommunications, and diversions as necessary); sustainable drainage systems including ponds, lakes and water courses; a link road connecting the development to Butlers Leap, estate roads and connections to the surrounding highway, cycleway and pedestrian network; ground remodelling; any necessary demolition and any ground works associated with the removal of any residual copper matting, with all matters reserved for future determination except the three highway junctions on the A428, the two junctions on the A5 and the link road junctions at Butlers Leap and Hillmorton Lane - Variation of conditions 5,6,7,63 64 and 81 of the outline planning permission R11/0699 dated 21/05/2014 to cover minor material changes to the approved Parameter Plans and Development Specification and to reflect approvals already granted pursuant to the outline planning permission and the latest land control position; removal of condition 73 and consequent renumbering of conditions 74 - 81 inclusive.</p>
<p><i>R17/0690</i> <i>Approval of Details</i> <i>16.05.2018</i></p>	<p>Old House Farm Sawbridge Road Sawbridge</p>	<p>Erection of a two-storey linked extension together with a sunken terrace</p>

	Rugby CV23 8BB	
<i>R17/0691 Approval of Details 16.05.2018</i>	Old House Farm Sawbridge Road Sawbridge Rugby CV23 8BB	Listed Building Consent for the erection of a two-storey linked extension together with a sunken terrace
Approval of reserved matters		
<i>R17/1744 Approval of reserved matters 02.05.2018</i>	Rugby Radio Station Watling Street Rugby CV23 0AS	Urban extension to Rugby under ref.no R17/0022 approved on 28th June 2017 - Application for reserved matters approval (outside of a Key Phase) of appearance, landscaping, layout and scale in respect of the Central Primary Street grey infrastructure and associated works.
Approval of Non Material Changes		
<i>R14/1794 Approval of non-material changes 01.05.2018</i>	Land adjacent to Coton House Lutterworth Road Churchover Rugby CV23 0AA	Application for Reserved Matters for 18 dwellings relating to appearance, landscaping and scale (Phase 1) against hybrid planning application R12/1353 that included outline planning permission for the provision of a new estate village comprising of the provision of 60 dwellings.
<i>R15/1463 Approval of non-material changes 02.05.2018</i>	Unit 3 (Plot 2) Rugby Gateway Employment Waver Way Rugby CV23 0XF	Erection of building for Class B8 - storage, warehouse and distribution use, with associated access and other works. (Approval of reserved matters relating to outline planning permission R10/1272.)
<i>R17/0821 Approval of non-material changes 04.05.2018</i>	26 Shenstone Avenue Rugby CV22 5BJ	Erection of annex to rear of No 26 Shenstone Avenue
<i>R17/2078 Approval of non-material changes 10.05.2018</i>	Top Farm Long Itchington Road Rugby CV23 8EQ	Demolition of existing 2 no. agricultural buildings and construction of 1 no. single-storey agricultural building and associated plant and ancillary structures including highway access works.
<i>R17/1376 Approval of non-material changes</i>	Brookside Surgery Brookside Stretton on Dunsmore	Extensions and alterations to existing surgery.

16.05.2018	Rugby CV23 9LY	
Withdrawn		
R17/1917 Withdrawn 02.05.2018	49 Wheatfield Road Bilton Rugby CV22 7LN	Outline planning permission for a detached dwelling with all matters reserved