

27<sup>th</sup> June 2011

## **PLANNING COMMITTEE - 6<sup>TH</sup> JULY 2011**

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 6<sup>th</sup> July 2011 in the Council Chamber, Town Hall, Rugby.

### **Site Visit**

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

4.00pm      Land adjacent to 30 Kings Newnham Road, Church Lawford.

Andrew Gabbitas  
Executive Director

***Note: Members are reminded that, when declaring interests, they should declare the existence and nature of their personal interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a prejudicial 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 personal 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 15<sup>th</sup> June 2011.

2. Apologies.

To receive apologies for absence from the meeting.

3. Declarations of Interest.

To receive declarations of –

(a) personal interests as defined by the Council's Code of Conduct for Councillors;

(b) prejudicial 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. Statistics of Planning Applications – June 2010 – May 2011
7. Delegated Decisions – 27<sup>th</sup> May to 16<sup>th</sup> June 2011.

## **PART 2 – EXEMPT INFORMATION**

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2011/12 – 4) are attached.

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

Councillors Gillias (Chairman), Allen, Cranham, Day, Kirby, Lewis, Roberts, Ms Robbins, Sandison, Spiers, Whistance and D Williams.

***If you have any general queries with regard to this agenda please contact Claire Waleczek, Democratic and Scrutiny Services Officer (Team Leader) (01788 533524 or e-mail [claire.waleczek@rugby.gov.uk](mailto:claire.waleczek@rugby.gov.uk)). Any specific queries concerning reports should be directed to the listed contact officer.***

*If you wish to attend the meeting and have any special requirements for access please contact the Democratic and Scrutiny Services Officer named above.*

**RUGBY BOROUGH COUNCIL  
PLANNING COMMITTEE – 6<sup>TH</sup> JULY 2011  
REPORT OF THE HEAD OF PLANNING AND CULTURE  
APPLICATIONS FOR CONSIDERATION**

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Planning applications for consideration by Committee are set out as follows:

- (i) applications recommended for refusal with the reason(s) for refusal (pink pages)
- (ii) applications recommended for approval with suggested conditions (gold 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	R11/0253	Land adjacent to 30 Kings Newnham Road, Church Lawford, Rugby  Erection of a single storey detached dwelling (resubmission).	3

### Recommendations for Approval

Item	Application Ref Number	Location Site and Description	Page number
2	R11/0728	12 Regent Street. Rugby, CV21 2QF  Change of use of basement, ground and first floor from A1 retail to A2 Estate Agency and change of use of second floor from A1 retail to C3 to form no.1 flat and a single storey rear extension.	7
3	R11/0608	42 North Road, Clifton Upon Dunsmore, CV23 0BN  New dwelling at rear of 42 North Road for a Local Housing Need (Re-submission of R10/1347).	11

**Reference number: R11/0253**

**Case Officer: Chris Davies (01788 533627)**

**Site address: Land adjacent to 30 Kings Newnham Road, Church Lawford, Rugby**

**Description : Erection of a single storey detached dwelling (resubmission).**

**History:**

R96/0100/21504/OP Use of land for erection of a detached dwelling. Refused 03/04/96  
R10/0936 Erection of a single storey detached dwelling. Refused 19/08/10

**Proposal:**

The applicant seeks planning permission to erect a single storey detached dwelling to meet a specific personal housing need (disability). Following recent refusal of a similar scheme, the applicant is attempting to address the refusal reasons as part of a resubmission.

**Relevant Information:**

The application has been brought before the Committee for consideration at the request of Councillor Kirby.

The application site is on Kings Newnham Road, and lies at the end of a short row of semi-detached dwellings.

The site is former Severn Trent land (the site of the old village cess pit). It slopes away from the highway such that the actual site of the proposed bungalow is at a lower level than the adjacent property (No.30 Kings Newnham Road) and the highway itself.

Access to the site is narrow but the kerb is already dropped (or at least flattened).

The site widens towards the rear, where the proposed house would be situated.

Housing in the locality is typically two storey, with a mixture of semi-detached and detached dwellings.

There is an established building line along this side of Kings Newnham Road, with properties on average set approximately 10-11m back from the highway.

**Technical Consultation Responses:**

WCC Highways - Objection (lack of sufficient visibility and no way of attaining it).  
WCC Ecology - No objection but require condition regarding presence of a qualified reptile and great crested newt ecologist to supervise ground works. Also request informatives regarding nesting birds and the planting of indigenous species (if possible).  
Environmental Health - No objection but recommend informative regarding development hours.

**Ward/Parish Council Responses:**

Ward - Observation (concerns over highway safety/reasons 2 and 3 of the previous refusal (R10/0936) still apply).  
Parish Council - Objection (lack of visibility for access/impact on privacy for neighbours).

**Neighbour Responses:**

Petition (24 names) - Out of character/loss of privacy.  
Objections (5) - Unsuitability of site/inaccuracies in the plans/highway safety/impact on biodiversity/out of character/lack of sufficient off street parking/potential for future enlargement of the bungalow/loss of residential amenities/overbearing.

### **Planning Policy:**

Rugby Borough Core Strategy 2011:

CS16: Sustainable Design and Construction Conflicts  
CS20: Local Housing Needs Complies

Rugby Borough Supplementary Planning Documents:  
RBC Affordable Housing SPD

National Planning Guidance:

PPS3: Housing  
PPG13: Transport

### **Considerations:**

The key considerations in determining this application are the impact of erecting a single storey detached dwelling on a) identified housing needs in the locality, b) the character and appearance of the locality, c) neighbouring residential amenity, and d) operation of the highway network.

### **Identified Housing Needs**

An immediate housing need for a dwelling of this nature was identified in the Kings Newnham and Church Lawford Housing Needs Survey. However this survey was carried out in 2006, and the need referred to would in all likelihood have either already been met or ceased. The applicant has therefore attempted to identify an individual local need to support the proposal, namely that his disability required him to live in a single storey dwelling as his present home is unsuitable.

The applicant has identified a lack of availability of suitable housing for rent or sale in the locality at this time.

The proposal therefore complies with Policy CS20: Local Housing Needs of the Rugby Borough Core Strategy 2011 and the Rugby Borough Council Affordable Housing Supplementary Planning Document, which seek to ensure that new dwellings meet an identified local need that cannot be met elsewhere in the locality, and relevant sections of the guidance set out in PPS3: Housing.

### **Character and Appearance**

The proposed dwelling would be sited some 51m back from the highway, be back from the established building line shared by the majority of properties on this side of Kings Newnham Lane. Whilst it is clear from the site layout that this set back is a practical necessity (the front of the site is too narrow) it would nevertheless alter the character of the streetscene significantly.

The single storey nature of the dwelling is out of keeping with the design of properties in the locality, which are predominantly two storey. Again the set back location plays a part, causing the property to be viewed in isolation rather than as part of an established pattern and thus highlighting the difference.

When viewed in the context of the streetscene, this dwelling would be out of keeping. It therefore conflicts with the relevant sections of Policy CS16: Sustainable Design and Construction of the Rugby Borough Core Strategy 2011, which seeks to ensure that development is in keeping with its surroundings.

### **Residential Amenity**

The proposed dwelling's single storey design reduces the visual impact on neighbouring dwellings in terms of mass, and would avoid creating an overbearing impact on neighbouring properties.

The proposal would lie North of existing dwellings, and would have minimal impact on access to natural light.

A new 1.8m high close boarded fence is proposed to be built along the side boundaries with No's 28 and 30, and the existing boundary screening with No.38 is sufficient to preserve their privacy. Although proposed amenity space is limited, there is sufficient space to allow the applicant to sit outside, hang washing etc. should he choose to do so.

The proposal therefore complies with the relevant sections of Policy CS16: Sustainable Design and Construction of the Rugby Borough Core Strategy 2011, which seeks to preserve and protect residential amenity.

### **Highways**

The County Highway Engineer has raised specific concerns over the proposed access arrangements for the site, particularly over the width of the access and the lack of visibility.

Although the applicant has apparently cut back the adjacent boundary hedge in an effort to improve visibility, this hedge is not in his ownership and therefore could not be maintained by the applicant. There is a likelihood that the hedge would be allowed to re-grow, and the visibility improvements would therefore have to be considered temporary.

The Highways Engineer goes as far as to say that he believes visibility at the point of access to be so poor as to increase the likelihood of a collision due to the fact that users would have to edge their vehicles over the footpath and out into the road before being able to clearly see the highway in both directions.

The application therefore conflicts with guidance set out in PPG13: Transport.

### **Recommendation:**

Refusal due to conflict with Policy CS16 of the Rugby Borough Core Strategy 2011, guidance set out in relevant sections of PPS3: Housing and in PPG13: Transport, and relevant sections of the guidance set out in PPS3: Housing.

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R11/0253

### **DATE VALID**

10/05/2011

### **ADDRESS OF DEVELOPMENT**

Land adjacent to 30 Kings Newnham Road  
Church Lawford  
Rugby  
CV23 9EP

### **APPLICANT/AGENT**

Mrs Beverley Bates  
25 Main Street  
Kilsby  
Rugby  
Warwickshire

**APPLICATION DESCRIPTION**

Erection of a detached bungalow and associated works (resubmission).

**CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES**

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

Policy CS16 of the Rugby Borough Core Strategy 2011, guidance set out in relevant sections of PPS3: Housing and in PPG13: Transport.

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

**REASON FOR REFUSAL 1:**

The proposed location and style of the property is out of keeping with the locality and would create an alien feature within the streetscene. The proposal is therefore contrary to Policy CS16: Sustainable Development of the Rugby Borough Core Strategy 2011, which seeks to ensure that development is sympathetic to the character of the locality in which it is situated, and in conflict with guidance set out in PPS3: Housing.

**REASON FOR REFUSAL 2:**

The site's vehicular access does not allow for sufficient visibility to comply with current standards and is therefore detrimental to highway safety. Although a hedge adjacent to it has been cut back to increase visibility it is not in the applicant's ownership or control, and as such could be allowed to grow back, thus restricting visibility in the near future. The proposal is therefore in conflict guidance set out in PPG13: Transport, which seeks to ensure that development or the use thereof does not impact on the safety of highway users, both vehicular and pedestrian.

**Reference number:**

R11/0728

**Site address:**

12 Regent Street. Rugby, CV21 2QF

**Description:**

Change of use of basement, ground and first floor from A1 retail to A2 Estate Agency and change of use of second floor from A1 retail to C3 to form no.1 flat and a single storey rear extension.

**Case Officer Name & Number:**

Laura Berg. 01788 533545

**Relevant decisions**

R10/2242 - Change of use of first and second floors to residential flats from A1 retail storage to C3 dwellings to create 2no. 2 bed flats and external staircase. Approved – 4 February 2011.

**Technical Consultations**

Environmental Health - No objections subject to implementation of noise mitigation.  
WCC Highways - No objections.  
WCC Archaeology - No objections.

**Third Party Consultations**

Neighbours (3) - Object to the loss of a retail unit on Regent Street and believe the area should be retained for quality retail.

**Other relevant information**

This application is being brought before you for a decision due to the applicant Mr B Singh being the spouse of with Councillor Kam Kaur.

The site is located within the Rugby Town Centre and is within the Town Centre Conservation Area; the property is also a Locally Listed Building of Architectural Interest. The building is a three storey brick-built structure with a pitched roof. There are large shop windows at ground floor level and a large painted sign on the curved brickwork at first to second floor levels. The ground floor is currently a vacant retail property and the first and second floors are storage areas for the retail unit on the ground floor.

**Planning Policy Guidance**

GP1	Design and Appearance	Complies
GP3	Protection of Amenities	Complies
T5	Parking Facilities	Complies
TCR3	Town Centre Uses	Complies

PPS3 Housing  
PPS5 Planning for the Historic Environment

**Determining Considerations**

The main issues for consideration in this application relate to the principle of an A2 use at basement, ground floor and first floor levels and a second floor residential flat in this location, and in impact on parking, appearance, amenity and conservation area issues.

The site is located within the Rugby town centre where provisions of policy TCR3 details that C3 uses will be permitted at first and second floor levels. It is considered that the proposal for a second floor flat complies with the requirements of this policy and the principle of the development is acceptable.

Futhermore, Policy TCR2 states that use classes A1-A5 are appropriate in this location. Therefore, the proposal for an A2 use (financial and professional services) at basement, ground floor and first floor levels in no.12 Regent Street complies with the requirements of this policy and the principle of the development is acceptable.

A single storey rear extension is proposed to the rear of the application property. The extension would be visible from the side view of the property facing Bank Street. An existing staircase leading to the first floor will remain. The extension will project 3.3 metres from the rear of the property with a height of 2.9 metres, it will be set in 0.1 metres from the side of the property to run almost flush with the public highway on Bank Street. The extension will be constructed with red bricks to match the existing building. As a result of the sites location in the Town Centre Conservation Area, there is a requirement to assess the proposals relationship to the Conservation Area and the provisions of PPS5. The extension will be replacing the quite unsightly existing entrance gate with security rail which currently sits on the side boundary. Visually the extension would not be seen to harm the conservation area and could be considered to improve the visual amenity of this side elevation. The proposal is considered appropriate in terms of scale and massing with the existing building and in keeping with the surrounding area. The proposal would not have an adverse impact on the design, appearance or character of no. 12 Regent Street or the conservation area and therefore would be acceptable in terms of GP1.

Amenities are dealt with in the provisions of policy GP3. Due to the nature of the internal layout, Environmental Health requested that a noise survey should be carried out. In order to overcome the findings of the noise survey, conditions are required to ensure the implementation of the noise mitigation scheme. Futhermore, due to the rear extension being limited in nature, it is considered that the proposal would have no detrimental impact on the amenities of the neighbouring properties and therefore the proposal therefore complies with the requirements of policy GP3.

The town centre location means that the proposed change to a D2 use and flat will be accessible by a variety of transport modes, in addition to the on-street parking currently available to the front and side of the building there. Due to this location in the high access area, the omission of formal parking in association with the proposed flats is acceptable with the provisions of both Appendix 3 and policy T5.

### **Recommendation**

Approval subject to conditions.

Report prepared by: Laura Berg. 23/06/11

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R11/0728

### **DATE VALID**

13/04/2011

### **ADDRESS OF DEVELOPMENT**

12 REGENT STREET  
RUGBY  
CV21 2QF

### **APPLICANT/AGENT**

Mr Dill Sidhu  
Bilton Design & Build Ltd  
Bilton Design  
Rugby  
Warwickshire  
CV21 2UH  
On behalf of Mr B Singh, Brown and  
Cockerill Estate Agents

### **APPLICATION DESCRIPTION**

Change of use of basement, ground and first floors from A1 to A2, change of use of second floor from A1 to form no.1 C3 unit and ground floor rear extension.

### **CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES**

#### CONDITION 1:

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

#### REASON:

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

#### CONDITION 2:

The development shall not be carried out other than in accordance with the plans numbered RRS12/01, RRS12/04, RRS12/05 and RRS12/06 received by the Local Planning Authority on 11 April 2011.

#### REASON:

For the avoidance of doubt.

#### CONDITION 3:

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

#### REASON:

In the interest of visual amenity.

#### CONDITION 4:

No development shall commence unless and until a scheme for an appropriate form of mechanical/passive ventilation built into the walls for natural ventilation is submitted to and approved in writing by the Local Planning Authority.

#### REASON:

In the interests of residential amenity.

**CONDITION 5:**

The development shall not be carried out other than in accordance with the full mitigation scheme within the noise report ref 10096-1. received by the Local Planning Authority on 18 May 2011. The results and recommendations of further acoustic testing referred to in the report shall be submitted to and agreed in writing by the Local Planning Authority before any development commences.

**REASON:**

In the interests of residential amenity

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

GP1, GP3, T5 and TCR3

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

**REASON FOR APPROVAL:**

The proposed change of use and extension would be in keeping with the locality as well as not impacting upon amenity or the character and appearance of the Rugby Town Centre Conservation Area and is therefore in accordance with policies GP1, GP3, T3 and TCR3 of the Rugby Borough Local Plan 2006 as well as guidance contained in PPS3 'Housing' and PPS5 'Planning for the Historic Environment'.

**INFORMATIVE 1:**

The granting of Planning Permission does not give the Applicant/Developer consent to carry out works on the Public Highway (verge, footway or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to Warwickshire County Council's Rugby Area Team Tel 01926 412515, before any work is carried out, this shall include for materials and skips which are stored within the highway extents. A charge will be made for the carrying out of inspections and the issue of permits.

**INFORMATIVE 2:**

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the [applicant{s}/ developer{s}] must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

**INFORMATIVE 3:**

The proposed works cannot be carried out without obstruction of the public highway. Any delivery lasting longer than 10 minutes would therefore require the parking bays to be suspended and the appropriate fees paid. The Developer would need to contact Rugby Borough Councils Parking Services Section on 01788 533729 for further details.

**Reference number: R11/0608**

**Site address: 42 North Road, Clifton Upon Dunsmore, CV23 0BN**

**Description: New dwelling at rear of 42 North Road for a Local Housing Need (Re-submission of R10/1347).**

**Applicant: Mrs J. Palmer**

**Case Officer Name & Number: Nigel Reeves (01788 533685)**

### **Background to the Current Proposal**

This application is a re-submission of a scheme that was previously approved in January 2011 (Ref: R11/0608) under powers delegated to planning officers. The current proposal now involves a further slight re-location/re-orientation to the siting of the approved dwelling. It now transpires that the originally approved dwelling cannot now be built in the position in which it was intended, without encroaching on land which is subject to separate land ownership issues.

The siting of the proposed dwelling is now rotated by approximately 15 degrees on its axis from its western end and re-positioned slightly further to the west, so that it no longer encroaches on the above land.

The only other changes compared to the previously approved scheme (Jan 2011) is that the proposed has now been slightly reduced in size. The 'local need' circumstances relating to the applicant remain unchanged.

Although the previous application was approved under delegated powers in January 2011, the current application has been called in for consideration by the Planning Committee, by Councillor Hunt.

### **The Proposal**

The application site is located on part of a large garden at the rear of 42 North Road in the village of Clifton upon Dunsmore. It lies within the limits of development of the village and also partly within the boundary of Clifton upon Dunsmore Conservation area. The site falls within a wider area which is predominantly residential in character and is generally of a fairly low density. There are a small number of semi-mature trees and shrubs along and close to the eastern and western site boundaries.

This site along with land at the rear of No. 9 Main Street immediately to the south-west, has a fairly extensive planning history. Of particular importance is the recent approval for a two-storey detached dwelling, which was granted on appeal in March 2009 (R08/0025/PACA). This is located immediately to the south of the current application site. The dwelling which was granted on appeal and the current proposal both lie on land that previously formed part of the rear garden of 42 North Road. The rear garden of 42 North Road has recently been subdivided by a fence to create a smaller garden area at this property.

Planning permission is now sought for a new dwelling to meet a local housing need. The building footprint now measures 13.2m x 6.0m (previously 14.0m x 6.0m) and comprises a chalet style building with the majority of habitable rooms on the ground floor (bedroom, hall, open plan kitchen/lounge) and a carers bedroom with en-suite built into the roof-space at first floor level. It measures approximately 2.7m to the eaves and 5.8m to the ridge in height. The finished floor level of the proposed

dwelling has been excavated into the ground so that it is at a slightly lower level than surrounding properties (around 0.5m to 0.75m) to reduce its impact in relation to surrounding houses and gardens.

The proposed dwelling will be constructed as an oak-framed structure with cedar boarding walls and a plain tiled roof, and windows to the ground floor rooms are positioned in parts of the north and east elevations. Timber posts support the eaves along both of the main elevations. Two gable windows are sited in the north facing roof slope and two roof lights in the south facing roof slope.

The revised building plot itself now measures approximately 12m x 27m and contains a hard-standing for cars, a small raised garden and a small border along the boundary. The proposed dwelling is located on the southern part of the site with its rear wall sited along the southern boundary.

It is proposed that the building will be used by the applicant who currently resides in No. 42 North Road and has mobility problems. The new dwelling has been designed to allow better accessibility within and around the ground floor of the property and to allow a carer to live upstairs.

### **Authorised Use**

Residential (Garden Land)

### **Site History**

The land at the rear of 42 North Road (on which the application site falls) and land at the rear of 9 Main Street has a fairly long and complex planning history. In all instances access is gained from 42 North Road. These decisions are set out below:

- Erection of 5 dwellings with an access from North Rd(R02/1025/7371/P) - Refused 18/06/02
- Erection of 4 residential units and alteration of access (R04/0083/7371/P) - Refused 22/06/04 (Appeal dismissed)
- Erection of a new dwelling and garage and alteration of access (R04/1254/7371/P) – 42 North Road only - Refused 01/12/04
- Erection of a new dwelling and garage and alteration of access – 42 North Road only (R05/0797/7371/P) - Refused 03/05/05 (Appeal dismissed)
- Erection of a detached dwelling – 42 North Road only - Refused 28/09/05
- Erection of a local needs dwelling incorporating carers accommodation, and alterations to access – 42 North Road only (R06/1785/PACA) - Refused 09/01/07 (Appeal dismissed)
- Erection of a detached dwelling (incorporating conversion of existing stables) – 42 North Road only (R08/0025/PACA) - Refused 12/03/08 (Appeal Allowed)
- Erection of a dwelling at rear of 9 Main Street and associated works, with access from North Road (R09/0649/PLBC) - Refused 07/09/2009 (Appeal Allowed).
- Erection of a New dwelling at rear of 42 North Road for a Local Housing Need – Approved 17/01/2011 (R10/1347)

### **Technical Consultations**

WCC Highways	No objection	Subject to conditions
WCC Archaeology	No objection	Subject to conditions.
WCC Ecology	No objection	Subject to conditions

### **Planning Policies**

Rugby Borough Local Development Framework – Core Strategy (2011).

CS1	complies	Development Strategy
CS2	complies	Parish Plans
CS16	complies	Sustainable Design
CS19	complies	Affordable Housing
CS20	complies	Local Housing Needs

Saved Rugby Borough Local Plan (2006) – Post Core Strategy Adoption.

GP2	Complies	Landscaping
T5	Complies	Parking facilities

Saved Rugby Borough Local Plan (2006) – **now superseded by the Adopted Core Strategy, but provided for information:**

S1	Complies	Urban development priorities
S2	Complies	Release of development land
S4	Complies	Windfall developments
H14	Complies	Housing developments outside Rugby Urban Area
GP1	Complies	Appearance and design of development
GP3	Complies	Protection of amenity
T3	Complies	Access and highway layout

Supplementary Planning Guidance.

Affordable Housing Supplementary Planning Document – June 2009  
 Clifton upon Dunsmore Village Design Statement (2004)  
 Clifton upon Dunsmore Housing Needs Survey (2008)

National Planning Guidance.

PPS1	Complies	Delivering Sustainable Development
PPS3	Complies	Housing
PPS5	Complies	Planning for the Historic Environment

**Representations.**

Originally Submitted Scheme.

Neighbour (1) Object on following grounds:

There appear to be some discrepancies between the previously approved plans and the current plans in terms of the length of the development site. The current application shows this length as being longer than shown on the previously approved layout.

*NB. Following this objection a measured site survey was requested. This was submitted and checked on site and confirmed as being accurate. The proposed site layout plan was then amended to reflect the survey and re-submitted.*

First Amendment (amended site layout plan) – April 2011.

Neighbours (10) Object on the following grounds:

- Do not believe there is a local need to build on conservation/greenfield land, properties do become available locally for sale or rent on a regular basis – dwelling is unnecessary and could easily be altered.
- Will increase traffic flows in North Rd, which at school times is busy
- Will be visible from adjacent roads
- Will involve development in heart of area defined as an important buffer zone – Appeal Inspector previously recognised that sylvan gardens was an important part of the streetscape – will reduce buffer zone and be out of character and does not fit into pattern and character of village – will affect and

- Plans are misleading – house will be closer to Letchworth than indicated on plans
- Light pollution caused by headlights of cars using driveway – noise and disturbance to adjoining properties if gravel drive allowed – should be a tarmac surface over whole length.
- Disruption to existing wildlife
- loss of existing long gardens and open views

Second Amendment – May 2011.

Neighbours including Clifton Action Group (11) Object on the following grounds:

- refer to various Planning Inspectors decision letters and opinions including the need to protect the openness in the area and that there should be a buffer zone, leaving an uninterrupted view from the footpath at the pub through to Letchworth House, thus retaining important glimpsed views through the last vestige of the historic part of the village.
- Although the proposed house (*granted on appeal*) is sited close to existing barns and 25 Main Street, it would retain a large amount of open land and the retained garden of 42 North Road would act as a buffer zone and maintain the separateness of this part of the village – will degrade historic core/conservation area and create precedent for the development of other long rear gardens in village
- Village Design Statement seeks to preserve green spaces in the centre of the village
- Policy HE9 in PPS5 states that there should be a presumption in favour of the conservation of a designated heritage asset (i.e. the conservation area)
- The application for a local needs dwelling has not been subject to a full sequential test
- The designated carer is often away and the applicant is often left on her own
- Existing property could easily be adapted
- There are a number of suitable bungalows in the village currently for sale in South Road
- Positioning of proposed house is poor and will not be in harmony with the houses and gardens around it
- Applicants mobility audit (para 2.1) indicates that a partial ground floor conversion is possible, but does not further examine the cost and viability further – thus the affordable housing policy has not been satisfied. Why has this not been fully explored, whilst being required for other planning applications in Rugby.
- Proposal is poorly related to other houses – it affects setting and doesn't enhance it
- Why applicant cannot adapt the existing house is extraordinary
- No evidence of a local housing need
- Concern about driveway being constructed in gravel – potential noise and disturbance

Clifton Parish Council – have raised no objections to the proposed development, subject to it being for a local need.

**Considerations**

The planning application has gone through a number of iterations, before arriving at the scheme that is before members for consideration, These are as follows:

- The originally submitted scheme

- An amended site layout following clarification of the site boundaries and overall site dimensions, following concerns raised by an objector
- A further amended design for the proposed house, reducing its size and building footprint and moving it slightly further to the west

The main issues to be considered in the current application, relates to the following:

- Does the proposal conform with current development plan policy?
- Is the re-positioning of the proposed dwelling still acceptable, when compared to the previously approved scheme, which was granted in January 2011?

Principle of Development – Local Need.

During the course of processing this application, the previously saved Local Plan Policies have now been superseded by policies contained in the newly adopted Rugby Borough Local Development Framework – Core Strategy (2011).

The application site comprises garden land to the rear of No 9 Main Street, within the village of Clifton upon Dunsmore which is allocated as a Main Rural Settlement.

Until recently, 'Planning Policy Statement 3 – Housing' defined 'previously developed' land (PDL) as land occupied by a permanent structure including the curtilage of the developed land. On this basis, garden land was previously considered to be PDL as it fell within the curtilage of a dwellinghouse. Following the amendment to PPS3 (Annex B - Definitions) which was issued in June 2010, garden land was excluded from the definition of PDL.

Until the Core Strategy was adopted, Saved Local Plan Policies S4 and H14 formed the main basis to consider the acceptability of this proposal in planning policy terms. In saved Policies S4 proviso (b) and Policy H14 provisos (a) to (e) both required that housing development in Main Rural Settlements could only be considered on sites; of less than 0.2ha and/or capable of accommodating no more than 6 dwellings, that did not form part of a larger developable area/could not reasonably be expanded to include adjacent land, and, comprised PDL. The site area of the application site plus the site area of the recently approved dwellings adjoining it (including the access drive) measured approximately 0.2ha. Due to the fact that the total developable area (of which the application site forms part) measured 0.2ha and was not PDL, the proposal failed to comply with proviso (b) in saved Policy S4 and provisos (a) and (e) in saved Policy H14. Unless the proposed dwelling met an identified local need, this was the only option where the development could be allowed under the previous policy grounds. These policies have now been superseded by the newly adopted Core Strategy.

Core Strategy Policy CS1 (Development Strategy) requires that the location and scale of new development must comply with the settlement hierarchy set out in this policy, which seeks to ensure that the most sustainable locations are considered ahead of those further down the hierarchy.

Clifton upon Dunsmore is identified as a Main Rural Settlement, which is the third tier in the settlement hierarchy (behind Rugby Town Centre and the Rugby Urban Area) as set out in Policy CS1. Within Main Rural Settlements, housing development is now permitted within existing village boundaries and local housing need is prioritised over market housing. The site size threshold of 0.2ha and the requirement that development should only be on PDL land unless for a local housing need (contained in the previously saved policies), is now deleted.

As stated earlier, garden land is now deleted from the definition of PDL in Annex B of PPS3. This does not mean that any development of garden land is now ruled out,

but as stated in a recent letter from the Chief Planning Officer to all Local Authorities in England, it advises that it is for local authorities and communities to take decisions that are best for them and decide for themselves the best locations and types of development in their areas. Applications for housing development on garden land should therefore still continue to be considered in terms of compliance with development plan policies and other material planning considerations. In this case these would include its impact on the character of the area (including the adjoining conservation area) and the impact on the amenities of adjoining properties.

An assessment of the impact of the proposal on the character of the area and neighbouring properties is set out, further on in this report.

Turning to the issue regarding local housing needs, this is now prioritised in Core Strategy Policies CS1 and CS20 in main rural settlements such as Clifton upon Dunsmore. Policy CS20 seeks to ensure that in main rural settlements, any development should seek to deliver any local housing need dwellings before market dwellings will be permitted.

The Borough Council's adopted SPD 'Affordable Housing', (paragraphs 4.6.1 to 4.6.6) sets out the criteria by which proposals for Local Needs Housing should be assessed:

1. Where specialised types of housing for local people is required, the applicant must demonstrate how and why there is a particular need and the circumstances that justify a new dwelling
2. Applicants must show evidence of the existence of a local need. This will involve meeting the criteria for local connection and a clear demonstration of a need that cannot be met through the existing housing stock or conversion.
3. Where it is identified that the need cannot be met by their existing property the applicant will need to demonstrate that there are no suitable available properties to meet the identified need in the parish.

Information was supplied for the previous application (R10/1347) which was approved in January 2011. This demonstrated that the property is required to meet an identified local need. In particular, the applicant was 88 years old, was infirm and had very poor mobility. She currently lives at No. 42 North Road and requires constant care and supervision. The information supplied at the time to support the application included:

- A comprehensive statement of the applicants needs (letter from doctor, mobility audit, evidence from Department of Work and Pensions, evidence from previous Planning Committee reports/appeal decision letters)
- An analysis of properties for sale in Clifton upon Dunsmore and their suitability for the housing needs of the applicant.

It was clear from the information submitted for the previous application, that the applicant had demonstrated; a clearly identified local housing need, an established local connection, and, that from the evidence supplied the existing property at 42 North Road would be difficult to properly adapt for the applicants needs.

The existing property is a very large 5-bed detached house, which was built in 1905, and contains its original timber windows, many of its original fittings and importantly a central staircase that has a number of 90 degree turns via a number of landings. It has been accepted in the past by Borough Council Planning Officers (in the 2007 appeal decision) and Appeal Inspectors that that the existing house would be difficult and costly to adapt, especially the impracticality of fitting a stair lift to a winding staircase. The house is also very large (approximately 325 sq metres) and there are also many doorways that would need widening to allow wheelchair access should the

applicant be confined to a wheelchair, again leading to significant cost. Excessive heating costs for such a large house, occupied by a single person plus a carer, is also considered to provide a further justification for moving to a newly built property which is much smaller.

Evidence supplied by the applicant also demonstrated (in October 2010) that there were no other suitable properties in the village that could be purchased, that would meet the applicant's particular needs. The proposed new dwelling is designed to be of a relatively small size with sufficient living space for the applicant and a small bedroom area at first floor for the carer who has to be on-hand at most times.

Following the receipt of concerns from nearby residents about the supporting information (when the previous application was under consideration), planning officers visited the property (in December 2010) to establish the points raised by the objectors at that time. It was considered that:

- The house was occupied and the applicant was present at the time of the site visit
- The carer lives at the property, and currently works nearby so is on hand to attend if required during the day
- The staircase is of an unusual design and shape making the installation of a stairlift difficult
- Although the internal décor is in good order but dated, the large number of outer windows are in a poor decorative order and require refurbishing/re-painting
- The Inspector in 2007 (Mr Hollox) did overrule the proposal for a local needs dwelling not on the issue of the local need per se, but on the wider grounds of its impact on the character of the immediate area. The situation on site 'vis-à-vis' the current proposal is somewhat different from the previously refused scheme - the proposed dwelling is now sited further away from the existing house than in the 2007 proposal, which was considered to be too close. The concerns about the impact on the character of the area are now considered to have been mitigated in the current proposal (this is discussed in more detail below)
- The situation regarding the applicant's particular local housing needs has also moved on since the 2007 appeal decision, given her advanced years and increased frailty.

Although, the current application is a re-submission, the case for the local needs house was accepted in January 2010. The submitted information at that time, is therefore considered to still meet the above requirements (set out in the Affordable Housing SPD) and as such provides a justification for the provision of a new dwelling to meet a local housing need in this location.

To ensure that the proposed dwelling once built, continues to remain available for the purposes of meeting a local housing need, a planning condition would be applied. This condition would include the following provisos:

- The first occupier shall be Mrs J. Palmer plus her appointed carer.
- Thereafter, the dwelling will only be occupied as the sole or main residence of a person who meets the local housing need criteria
- That the person has been continually resident in the locality (i.e. the parish or an adjoining parish) for the previous 5 years
- That the person needs to live in the locality because he/she is ill and in need of support from a relative who lives within the locality

- That the person has spent most of his/her life living in the Parish, but has moved away or has spent most of his/her school education living in the village but has moved away
- That the person is a widower or in the case of a civil partnership is the survivor of the person who met the local housing need criteria

Therefore on this basis, the principle of the development of this site for a local needs house is acceptable in terms of Core Strategy Policies CS1 & C20 and guidance in the SPD 'Affordable Housing'.

The proposals must still be assessed though against all other policies to ensure an acceptable form of development can be achieved. These are discussed below.

#### Appearance & Design and Impact on the Character of the Conservation Area

There have been a number of appeal decisions that relate to the principle of development on this site. The most relevant of which are set out below:

- Erection of 4 residential units at rear of 42 North Rd and 9 Main Street (R04/0083/7371/P) – Appeal dismissed June 2004 (**Appeal A**)
- Erection of detached dwelling at rear of 42 North Rd (R08.0025/PACA) – Appeal allowed March 2009 (**Appeal B**)
- Erection of detached dwelling at rear of 9 Main Street (R09/0649/PLBC) – Appeal allowed January 2010 (**Appeal C**).
- Erection of a local needs dwelling at rear of 42 North Road, Clifton upon Dunsmore (R06/1785/PACA) – Appeal dismissed October 2007 (**Appeal D**)

The current application site is located adjacent to the Conservation Area boundary and is located on part of the former rear garden to the rear of 42 North Road. Permission was recently allowed for a single dwelling-house on appeal (Appeal B) on another part of this garden immediately to the south of the current application site. It also lies to the north-east of a second appeal site which is located at the very northern end of the rear garden of 9 Main Street (Appeal C), where permission for a detached dwelling was also allowed. The Inspector in considering Appeal C considered that proposed dwellings on the appeal site, plus the adjoining plot also recently granted on appeal (Appeal B) would integrate satisfactorily into the existing development pattern. The principle of a small scale housing development on these adjoining appeal sites has therefore already been established, with the access gained from North Road.

The current application site lies on roughly the middle part of the existing rear garden at 42 North Road. The Inspector in the 2004 appeal (Appeal A) did not raise significant concerns about the development of the much larger site made up of the large parts of the rear gardens of 9 Main Street and 42 North Road. Instead the Inspector was more concerned about the impact of part of the development on setting of the Grade 2 listed building (9 Main Street).

The Inspector, when considering the dismissed 2007 appeal (Appeal D) raised concerns about the impact of a proposed local needs dwelling on the openness, sylvan nature and tranquillity of the large rear gardens at the rear of 42 North Road and the adjoining properties. It was considered to be an intrusion and the actual presence of the dwelling was considered to cause serious harm to the character of the surroundings. The proposed dwelling was proposed to be located around 16-17m to the rear of 42 North Road, on part of the garden that is the subject of the current application.

Planning permission was subsequently granted on appeal in 2009 for a two-storey detached dwelling on part of the very end of the garden at 42 North Road (Appeal B) and immediately to the south of the current application site. The Inspector in this instance recognised the importance of the site as part of a large buffer area in the village, but thought that it made very little contribution in other respects to the environmental character of the village and had little inherent value in the public domain. He felt that the siting of the proposed house close to an existing barn and the new dwelling at 25 Main St, related better to these buildings and still retained a sense of space and separation between the proposed dwelling and No. 42 North Rd. Importantly it was considered that these factors distinguished it from the earlier 2007 appeal for a local needs dwelling that was dismissed (Appeal D).

The proposed dwelling that is the subject of the current application will be located 5m from the flank wall of the dwelling granted permission on appeal in 2009 (Appeal D) and will project built development a further 10m closer to 42 North Road. Whilst the approved scheme and the current proposal both bring built development closer to properties on North Road, it is considered that on balance, a reasonable buffer is still retained between the rear of 42 North Road and the grouping of dwellings referred to above - even with the insertion of the current proposed dwelling - as a distance of 30.5m will be retained between the respective buildings. This is broadly similar to that achieved in the January 2011 approval which was between 29.2 m and 32.0m (the building was cranked in relation to the rear of 42 North Rd rather than parallel as shown in the current proposal).

The plans also show a retained garden at 42 North Road of around 23m in depth, which is viewed on balance to be commensurate with its surroundings – it is considered though that this is the absolute minimum depth of garden at 42 North Road that would be acceptable. A condition to retain the garden size at 42 North Road by preventing the enlargement of the curtilage of the application site is suggested, to ensure that this boundary cannot be changed at a later date.

The proposed dwelling has also been designed as a subservient element in terms of its size and massing in relation to the other house that has been permitted on appeal to the south as well as in relation to 42 North Road. It has also been further reduced in size during the course of the application, moving it further away from the boundary to 44 North Road. The proposed dwelling could in effect appear similar to an outbuilding located on land to the rear of 42 North Road, which is a characteristic often found in the grounds of many larger detached properties.

The proposed building design will also have a semi-rural appearance, with significant timber cladding on the building elevations, which is appropriate for the village setting and help it to fit better into the surrounding landscape.

A village design statement has been produced for Clifton upon Dunsmore, but there is no specific mention in it of the rear garden land located between Main Street and North Road, of which the application site forms a part. It is therefore considered that in terms of its impact on the character of the immediate area (including this part of the conservation area) the siting and design of the proposed dwelling will relate to the grouping of dwellings to the south (including the appeal dwelling not yet built) and will leave sufficient spacing to provide an acceptable buffer between it and the existing properties on North Road.

It is accepted that the introduction of further built development on this land will have some impact on the character of the area, but for the reasons set out above it is not considered that on balance it would have such an adverse effect to warrant a planning refusal.

A condition is proposed to prevent the residential curtilage around the dwelling from being extended in the future and the proposed dwelling itself from being extended or additional windows being installed.

The proposal is therefore considered to be in accordance with Core Strategy Policy CS16 and national planning guidance contained in PPS1, PPS3 & PPS5.

#### Residential Amenity.

The proposed dwelling comprises in effect a single-storey dwelling with rooms in part of the roof-space, resulting in the majority of windows being at ground floor level. There are also two dormer windows at first floor level in the north facing roof-slope, to serve the proposed carers bedroom. Two small roof lights are also located in the south facing slope. A first floor window was proposed to be located in the east gable overlooking No.44, to serve the living area, although the high level element has now been deleted in the amended plans.

In terms of relationship to adjoining properties sufficient distance will be achieved between the north elevation and existing properties in North Road. The retained dwelling (42 North Rd), which directly overlook the proposed dwelling will be a minimum of 30.5m away. Nos. 40 and 44 North Road are both sited at an angle from the proposed dwelling – at a distance of 27m and 29m respectively. In both instances the boundaries are fairly heavily planted with trees and shrubs. Where two conifer trees are proposed to be removed, replacement trees and shrubs will be sought via a planning condition, to retain a landscaping screen along the boundary to No. 44.

The proposed first floor dormers are located fairly centrally within the site and not close to any of the site boundaries. A distance of around 24m to the boundary to No. 44 is maintained (at an angle of 45 degrees) from the closest dormer window, which is considered more than adequate in relation to overlooking distances in order to protect the amenities of residents enjoying the adjoining garden area.

The dormers will be located 7.5m away from the new boundary to the retained garden at the rear of No. 42. Although this is slightly closer than would normally be expected, views again will be partially screened by new tree planting along this boundary.

The proposed dwelling is also slightly sunk into the surrounding ground (by 0.5 to 0.6m), meaning that only parts of the side gable end and the roof will be visible from adjoining gardens (particularly No. 44). Given that the side elevation of the proposal will be located a minimum of 5.0m from the boundary to No. 44 (where it indents) and up to 10.0m from the main part of the garden to the rear of No.44, this relationship is considered to be acceptable. The eaves level of the proposed new dwelling will be roughly at the same height as the existing close boarded fence on this boundary.

The siting and positioning of the proposed dwelling is therefore considered to be acceptable in terms of its impact on the amenities of adjoining residential properties and thus complies with Core Strategy Policy CS16 and national planning guidance contained in PPS1 and PPS3.

#### Landscaping & Trees

Most existing shrubs and trees are located on or close to the site boundaries and therefore the proposal will have little impact on existing landscape features.

Two semi-mature conifer trees close to the eastern site boundary are proposed to be removed as part of this application. It is considered that these trees are not

significant and can be removed subject to a suitable replacement landscaping being provided along this boundary, to maintain a sufficient level of screening.

A landscaping scheme will be required, including new planting to fill any gaps along the site boundaries, to break up any possible views between 42 North Road and the proposed dwelling and to ensure that adequate site boundary fences are provided.

Some objectors have raised concerns about the proposed surfacing of the access drive, which is indicated on some plans as being constructed in gravel, which may lead to surface noise when cars travel across it. A condition will be included to ensure that the driveway is constructed in tarmac or a similar bound material, which is to be agreed before the development is commenced.

The proposal therefore complies with saved Local Plan Policy GP2.

#### Highways.

No objections have been received from Warwickshire CC (Highways) subject to suitable conditions relating to the design of the access driveway and turning/parking arrangements.

The proposal therefore complies with saved Local Plan Policy T5 and national planning guidance contained in PPG13.

#### Archaeology.

WCC (Archaeology) has commented that the site lies within an area of significant archaeological potential, within the probable extent of the medieval settlement at Clifton upon Dunsmore. They have recommended that programme of archaeological works be carried out before development is commenced. This will be secured via a planning condition.

On this basis the proposal is considered to comply with national guidance set out in PPS5.

#### Other Matters.

A nearby objector did raise some initial concerns about the accuracy of the submitted plans and in particular in terms of the correct position of the boundary adjacent to his property.

Following this being brought to officers attention, a measured site survey was requested, with key dimensions indicated on the plan. This was then checked and verified on site. The second amendment submission was then made using this survey drawing.

#### Recommendation

Approve subject to conditions.

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R11/0608

### **DATE VALID**

17/03/2011

### **ADDRESS OF DEVELOPMENT**

42 NORTH ROAD  
Clifton upon Dunsmore  
RUGBY  
CV23 0BN

### **APPLICANT/AGENT**

Hb Architects  
The Triforium  
17 Warwick Street  
Rugby  
Warwickshire  
CV21 3DH  
On behalf of Mrs J. Palmer

### **APPLICATION DESCRIPTION**

New dwelling at rear of 42 North Road for a Local Housing Need (Re-submission of R10/1347) - Amended Plans showing reduced building footprint and re-located positioning of proposed 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 51 of the Planning and Compulsory Purchase Act 2004.

#### CONDITION 2:

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

Site Location Plan - Dwg No. 115:00:52B dated May 2010.

Site Layout - Dwg No. 115.00.53E - Received by the LPA on 25/05/2011

Plans/Elevations - Dwg No. 115:00:151 - Received by the LPA on 25/05/2011

Site Plan (Measured Boundary Dimensions) - Dwg No 115.00.601C - Received by the LPA on 25/05/2011.

Boundary Treatments & Fence Details - Dwg No.R115:00:62A - Received by the LPA on 25/05/2011

#### REASON:

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

#### CONDITION 3:

The dwelling hereby permitted shall be first occupied as the sole or main residence by

Mrs J. Palmer (formally resident at 42 North Road, Clifton upon Dunsmore) and her appointed carer Miss A Palmer. Subsequent to this, the dwelling shall only be occupied by an "Approved Person". In this condition an "Approved Person" shall be deemed to be a person who has immediately prior to such occupation:

(i) been continuously resident in the Locality for five years; or

- (ii) has completed a post secondary education course within the past 3 years outside the Locality and prior to attending such course lived in the Locality for a period in excess of 5 years; or
- (iii) is currently in the Armed Forces, in hospital or similar accommodation outside the Locality and for whom such location is beyond their control, and immediately before moving to such accommodation lived in the Locality for a continuous period of at least 5 years; or
- (iv) needs to live in the Locality because he/she is ill and in need of support from a relative who lives within the Locality; or
- (v) needs to live in the Locality in order to give support a relative who is ill and needs support and lives in the Locality; or
- (vi) has spent most of his/her life living in the Locality and left the Locality less than 10 years prior to his/her intended first occupation of the dwelling (for this purpose most of his/her life shall mean over half of his/her life up to the point that he/she left the Locality, or a continuous period of 20 years up to the point that he/she left the Locality); or
- (vii) has spent at least 10 years of his/her school education living in the Locality but has left the Locality in excess of 10 years prior to his/her intended first occupation of the dwelling; or
- (viii) is the widow or widower of the previously Approved Person resident in the dwelling together with any person living in the dwelling as a member of his/her household; or
- (ix) in the case of a civil partnership is the survivor of the previously Approved Person resident in the dwelling together with any person living in the dwelling as a member of his/her household.

In this condition the definition of Locality shall be deemed to comprise as being solely within the parishes of Clifton upon Dunsmore and Newton & Biggin.

Reason:

To ensure that the property is retained for the occupation by a person who has genuine local need to live in the locality.

CONDITION 4:

No development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples of the facing bricks 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 5:

No development shall commence unless and until a comprehensive landscaping scheme, which shall include suitable replacement planting along the existing boundary with No. 44 North Rd and the new boundary with No. 42 North Road, 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 LPA 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 LPA gives its written consent to any variations.

**REASON:**

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

**CONDITION 6:**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, and the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking or re-enacting that order, no development shall be carried out which comes within Classes A to E inclusive of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

**REASON:**

In the interest of residential amenity.

**CONDITION 7:**

The residential curtilage around the boundary of the garden at the proposed dwelling hereby permitted and shown on the submitted plan (Dwg No.115.00.53E), the site location plan (Dwg No 115:00:52B) and the Boundary Treatments/Wall & Fence Detail (Dwg No. R115:00:62A), shall retained as such in perpetuity and shall not be extended beyond the size indicated on the submitted plans.

**REASON:**

To ensure that a satisfactory residential curtilage is retained around 42 North Road, which contributes to the character of the area.

**CONDITION 8:**

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

**REASON:**

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

**CONDITION 9:**

No development shall commence unless and until full details of finished floor levels of all buildings and ground levels of all access roads, parking areas and raised garden patio areas, 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 10:**

The vehicular access to the site shall not be used until it has been constructed to include the following requirements all of which are specified in 'Transport and Roads for Developments - The Warwickshire Guide 2001 (published by Warwickshire County Council).

- a) A minimum width of 5.0 metres with a gradient not steeper than 1 in 10 and hard surfaced in a bound material for a distance of 62.0 metres from the near edge of the highway carriageway.
- b) Gates and barriers opening into the site and not being placed within the vehicular access any closer than 5.5 metres from the near edge of the highway carriageway.

- c) Visibility splays for vehicles having been provided with an 'x' distance of 2.0 metres and 'y' distances of 43 metres measured from the centre of the access, and visibility splays for pedestrians have been provided with an 'x' distance of 2.0 metres and 'y' distances of 2.0 metres as measured from the edges of the access. No structure, erection, trees or shrubs exceeding 0.6 metres in height shall be placed, allowed to grow or be maintained within the visibility splays so defined.
- d) The access not reducing the effective capacity of any highway drain, and not allowing surface water to run off the site onto the highway.

**REASON:**

In the interest of highway safety.

**CONDITION 11:**

Vehicular access to the site from the highway (North Road - D31180 shall not be made other than at a position shown on application drawing no.115.00.53E.

**REASON:**

In the interests of highway safety.

**CONDITION 12:**

There shall not be any direct vehicular access made or maintained between the site and the existing dwelling at 42 North Road.

**REASON:**

In the interests of highway safety.

**CONDITION 13:**

The development shall not be used for the purposes hereby permitted unless adequate vehicular turning space is provided and maintained within the site so that vehicles are able to enter and leave the highway in a forward gear.

**REASON:**

In the interests of public and highway safety.

**CONDITION 14:**

The development hereby permitted shall not be occupied before the highway/verge crossing has been laid out and constructed to the satisfaction of the Local Planning Authority in accordance with the standard specification of the Highway Authority.

**REASON:**

In the interest of highway safety.

**CONDITION 15:**

No retained tree shown on the submitted plans shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority.

**REASON:**

To ensure the proposed development of the site.

**CONDITION 16:**

Other than those shown on the approved plans, no new windows/rooflights shall be formed in the any elevation/roofslope of the proposed development, unless otherwise agreed in writing by the Council.

**REASON:**

In the interest of residential amenity and for the avoidance of doubt.

**INFORMATIVE 1:**

As the development requires the removal of trees, bats or nesting birds which are protected species may be affected. Should any evidence of bats, or their roosts, or nesting birds, be found during the site clearance/construction period, development should cease immediately and contact be made with the Warwickshire County Council Ecology on tel. 01926 418060.

**INFORMATIVE 2:**

The granting of Planning Permission does not give the Applicant/Developer consent to carry out works on the Public Highway (verge, footway or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to Warwickshire County Council's Rugby Area Team Tel 01926 412515, before any work is carried out, this shall include for materials and skips which are stored within the highway extents. A charge will be made for the carrying out of inspections and the issue of permits.

**INFORMATIVE 3:**

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicants/developers must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

**REASON FOR APPROVAL:**

The proposed development is considered to be acceptable as it is required for a person with an identified local need currently residing within the village of Clifton Upon Dunsmore, in accordance with policies CS1, CS19 and CS20 of the adopted Rugby Borough Local Development Framework Core Strategy 2011.

The siting and design of the proposed local needs dwelling is considered on balance to be in keeping with the existing house and the character of the surrounding area (including the part of the Clifton Conservation Area of which it adjoins) and is considered to not adversely impact on the residential amenity of neighbouring properties, in accordance with policy CS16 of the adopted Rugby Borough Local Development Framework Core Strategy 2011 and national planning guidance contained in PPS5.

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

Rugby Borough Local Development Framework Core Strategy 2011  
Policies CS1, CS16, CS19 and CS20.

Saved Rugby Borough Local Plan (2006)  
Policies GP2 and T5.

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



**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	6 <sup>th</sup> July 2011
<b>Report Title</b>	Statistics for Planning Applications – June 2010 – May 2011
<b>Portfolio</b>	Economy, Development and Culture
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	N/A
<b>Contact Officer</b>	Ross Middleton
<b>Report Subject to Call-in</b>	N/A
<b>Report En-Bloc</b>	N/A
<b>Forward Plan</b>	N/A
<b>Corporate Priorities</b>	N/A
<b>Statutory/Policy Background</b>	Planning and Local Government Legislation
<b>Summary</b>	The report provides statistics for decisions on planning applications in relation to BVP1 log.
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	N/A

<b><i>Environmental Implications</i></b>	N/A
<b><i>Legal Implications</i></b>	N/A
<b><i>Equality and Diversity</i></b>	N/A
<b><i>Options</i></b>	N/A
<b><i>Recommendation</i></b>	The report be noted.
<b><i>Reasons for Recommendation</i></b>	N/A

**Rugby Borough Council**

**Planning Committee – 6th July 2011**

**Statistics for Planning Applications –  
June 2010 – May 2011**

**Report of the Head of Planning and Culture**

**Recommendation**

The report be noted

This report shows the planning statistics as they have always been reported at Appendix 1 with the exception of the percentage of the applications determined in 8 weeks being removed and also the new format in line with the government's current development control targets for determining planning applications as specified in the best value performance indicator BVP1 157a, 157b and 157c.

See Appendices 2, 3 and 4

Name of Meeting: Planning Committee

Date Of Meeting: 6<sup>th</sup> July 2011

Subject Matter: Stats. for Planning Applications –  
June 2010 – May 2011

Originating Department: Planning and Culture

### 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
--------------	------------------------------------

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

(\*Delete if not applicable)

**RUGBY BOROUGH COUNCIL**  
**Planning Committee – 6<sup>th</sup> July 2011**  
**Report of the Head of Planning and Culture**  
**Statistics for Planning Applications June 2010 – May 2011**

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Statistics for planning applications for the period June 2010 – May 2011

	B/F	Received	Determined	Outstanding
June 2010	217	36	64	189
July 2010	189	76	86	179
August 2010	179	47	96	130
September 2010	130	99	96	133
October 2010	133	33	91	75
November 2010	75	72	71	76
December 2010	76	69	58	87
January 2011	87	58	59	86
February 2011	86	67	67	86
March 2011	86	83	64	105
April 2011	105	64	56	113
<b>May 2011</b>	<b>113</b>	<b>52</b>	<b>74</b>	<b>91</b>
<b>Monthly Average</b>	<b>123</b>	<b>63</b>	<b>74</b>	<b>113</b>

### 1.1 RECOMMENDATION

The report be noted.

## RUGBY BOROUGH COUNCIL

Planning Committee – 6<sup>th</sup> July 2011

## Report of The Head of Planning and Culture

## Statistics for Major Planning Applications (Major) – BVP1 157a

The Government's development control target for Major applications is 60% in thirteen weeks.

Statistics for planning applications for the period June 2010 – May 2011

Month	Applications Determined	Major Applications Determined Within 13 Weeks	% Of Major Applications Determined Within 13 Weeks
June 2010	2	0	0.0%
July 2010	1	0	0.0%
August 2010	4	0	0.0%
September 2010	1	0	0.0%
October 2010	2	0	0.0%
November 2010	2	0	0.0%
December 2010	2	0	0.0%
January 2011	1	0	0.0%
February 2011	1	1	100%
March 2011	1	0	0.0%
April 2011	4	3	75%
<b>May 2011</b>	<b>3</b>	<b>1</b>	<b>33.3%</b>

### 1.1 RECOMMENDATION

The report be noted

## RUGBY BOROUGH COUNCIL

Planning Committee – 6<sup>th</sup> July 2011

Report of The Head of Planning and Culture

## Statistics for Minor Planning Applications (Minor) BVP1 157b

The Government's development control target for Minor applications is 65% in eight weeks.

Statistics for planning applications for the period June 2010 – May 2011

Month	Applications Determined	Minor Applications Determined Within 8 Weeks	% Of Minor Applications Determined Within 8 Weeks
June 2010	18	8	44.4%
July 2010	28	7	25%
August 2010	28	7	25%
September 2010	35	16	46%
October 2010	26	18	69%
November 2010	26	19	73%
December 2010	54	18	33%
January 2011	45	28	61%
February 2011	19	14	74%
March 2011	22	16	73%
April 2011	22	13	59%
<b>May 2011</b>	<b>24</b>	<b>17</b>	<b>71%</b>
<b>Monthly Average</b>	<b>29</b>	<b>15</b>	<b>54%</b>

### 1.1 RECOMMENDATION

The report be noted.

## RUGBY BOROUGH COUNCIL

Planning Committee – 6<sup>th</sup> July 2011

Report of The Head of Planning and Culture

## Statistics for Other Planning Applications (Other) BVP1 157c

The Government's development control target for Other applications is 80% in eight weeks.

Statistics for planning applications for the period June 2010 – May 2011

Month	Applications Determined	Other Applications Determined Within 8 Weeks	% of Other Applications Determined Within 8 Weeks
June 2010	44	10	22.7%
July 2010	47	19	40.4%
August 2010	53	21	39%
September 2010	59	35	59.3%
October 2010	63	53	84.1%
November 2010	43	36	84%
December 2010	38	33	87%
January 2011	30	27	90%
February 2011	47	34	72%
March 2011	41	35	85%
April 2011	30	29	96.6%
<b>May 2011</b>	47	37	78.7%
<b>Monthly Average</b>	<b>45</b>	<b>31</b>	<b>70%</b>

## 1.1 RECOMMENDATION

The report be noted.

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	06.07.2011
<b>Report Title</b>	Delegated Decisions –27.05.2011 to 16.06.2011
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Contact Officer</b>	Paul Varnish 3774
<b>Report Subject to Call-in</b>	Y
<b>Report En-Bloc</b>	N
<b>Forward Plan</b>	N
<b>Corporate Priorities</b>	N/A
<b>Statutory/Policy Background</b>	Planning and Local Government Legislation
<b>Summary</b>	The report lists the decisions taken by the Deputy Chief Executive under delegated powers
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	N/A

***Environmental Implications*** N/A

***Legal Implications*** N/A

***Equality and Diversity*** N/A

***Options*** N/A

***Recommendation*** The Report be noted

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

**Rugby Borough Council**

**Planning Committee – 06.07.2011**

**Delegated Decisions – From 27.05.2011 To 16.06.2011**

**Report of the Head of Planning and Culture**

**Recommendation**

The report be noted

**1. BACKGROUND**

Decisions taken by the Head of Planning and Culture in exercise of powers delegated to her during the above period are set out in the Appendix attached

Name of Meeting: Planning Committee  
Date Of Meeting: 06.07.2011  
Subject Matter: Delegated Decisions – 27.05.2011 to 16.06.2011  
Originating Department: Planning and Culture

### 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.

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\* 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 DIRECTOR OF TECHNICAL SERVICES UNDER  
DELEGATED POWERS FROM 27.05.2011 TO 16.06.2011

**A. APPLICATIONS – DELEGATED**

**Applications  
Refused**

<i>R10/2245 Refused 26.05.2011</i>	Old Goods Yard adj to Station Cottages Station Road Broadwell	Erection of a residential dwelling and detached garage.
<i>R11/0402 Refused 02.06.2011</i>	Stretton Fields Farm Hydes Lane Stretton Baskerville	Retention of a temporary mobile home for equestrian purposes for a period of 3 years

**Applications  
Approved**

<i>R11/0269 Approved 25.05.2011</i>	24 Buchanan Road Bilton Rugby	Erection of a two storey side extension
<i>R11/0600 Approved 25.05.2011</i>	6 Dunnerdale Brownsover Rugby	Single storey extension to rear
<i>R11/0579 Approved 25.05.2011</i>	11 Bowen Road Rugby	Two storey extension to side, single storey extension to rear.
<i>R11/0224 Approved 27.05.2011</i>	Land North and West of Leicester Road (Tribune Trading Estate) Rugby	Redevelopment of land to provide a DIY retail store (6124sq.m) with ancillary areas for the display and sale of building materials (929sq.m) and garden centre products (1394sq.m) together with an access road and associated car parking, landscaping and ancillary works. - extension of time limit for implementation of planning permission ref. R07/1344/MAJP, dated 03/04/2008
<i>R11/0724 Approved 27.05.2011</i>	Avonview Main Street Brandon	Demolition of existing garage and erection of double garage
<i>R11/0283 Approved</i>	27 Vere Road Rugby	Erection of a single storey rear extension

01.06.2011

R11/0564  
Approved  
01.06.2011

2 Edyvean Close  
Rugby

Erection of first floor rear extension

R11/0681  
Approved  
01.06.2011

Land adjacent 70  
Anderson Avenue  
Rugby

Renewal of outline planning permission for  
erection of a dwelling and provision of  
associated access

R11/0648  
Approved  
02.06.2011

Ivy House Farm  
Rugby Road  
Coventry

Bricking up external toilet door and creation of  
an internal door (Listed Building Consent).

R11/0189  
Approved  
02.06.2011

Ansty Golf Centre Ltd  
Ansty Golf Club  
Brinklow Road  
Coventry

Erection of a brick wall with advert recesses to  
replace the existing post and rail fence at the  
site entrance

R10/1303  
Approved  
02.06.2011

Shelford Lodge Barn  
Lutterworth Road  
Hinckley

Single storey extension to dwelling

R11/0837  
Approved  
03.06.2011

The Gate House  
Flecknoe  
Rugby

Erection of single-storey rear extension

R11/0108  
Approved  
03.06.2011

The Stables  
Rugby Road  
Brandon

Erection of a single storey rear extension and  
an extension to the existing garage including  
accommodation in the roofspace.

R11/0340  
Approved  
06.06.2011

154 Addison Road  
Rugby

Provision of an access including a dropped  
kerb, and provision of off road parking to front.

R11/0787  
Approved  
06.06.2011

The Bridles, Homestead  
Coventry Road  
Dunchurch

Erection of garden room to side of property

R11/0827  
Approved  
07.06.2011

Unit 7 Swan Centre  
15 Chapel Street  
Rugby

Installation of 84cm light grey satellite dish

R11/0694  
Approved  
07.06.2011

Phase 3, Coton Park  
Leicester Road  
Rugby

Erection of dwelling to include conservatory on  
the rear - substitution of house type on plot  
no.392 approved under planning permission  
ref. 09/0368/MAJP dated 31/07/2009.

<i>R11/0921 Approved 08.06.2011</i>	33 Woodlands Road Binley Woods Coventry	Erection of a single storey rear extension
<i>R11/0869 Approved 08.06.2011</i>	Ty Gwynt Grays Orchard Thurlaston	Proposed Replacement Dwelling (amendment to approval R10/1985)
<i>R11/0566 Approved 08.06.2011</i>	Marston Hall Farm Priory Road Coventry	Conversion of agricultural buildings to 4 residential units and associated works, including erection of new cartshed building for parking
<i>R11/0859 Approved 09.06.2011</i>	The Pavilion Speedway Lane Brandon Coventry	Use of existing building as a dwelling (resubmission).
<i>R11/0478 Approved 09.06.2011</i>	2 Post House Gardens Rugby Road Pailton	Erection of a gate
<i>R11/0828 Approved 09.06.2011</i>	Rugby School Michell House 3 Hillmorton Road Rugby	Addition of ramped approach and relocation of steps at Michell House. Relocation of ramp to House Master residence, and resurfacing of hardstanding areas including access driveway
<i>R11/0923 Approved 09.06.2011</i>	Grange Farm Brandon Lane Coventry	Retrospective application for the erection of entrance gates and wall to property.
<i>R11/0168 Approved 09.06.2011</i>	Cawston Farm Coventry Road Cawston	Formation of new vehicular access
<i>R11/0935 Approved 09.06.2011</i>	8 Moyeady Avenue Rugby	Erection of a two storey side extension and extension to the existing canopy to the front.
<i>R11/0825 Approved 10.06.2011</i>	Addison Cottage Church Walk Bilton	Erection of extension to form granny annexe
<i>R11/0920 Approved 10.06.2011</i>	3 Goodacre Close Rugby	Erection of a single storey extension to replace existing conservatory
<i>R11/0751</i>	57 Church Road	Veranda to the rear of No. 57 Church Road

<i>Approved</i> 10.06.2011	Ryton On Dunsmore Coventry	
<i>R11/0088</i> <i>Approved</i> 10.06.2011	398 Newbold Road Rugby	Single storey rear extension.
<i>R11/0526</i> <i>Approved</i> 13.06.2011	High Hollows 6 Draycote Road Draycote	Erection of a front porch and detached garage
<i>R11/0470</i> <i>Approved</i> 14.06.2011	Dunchurch & Thurlaston Working Men's Club The Green Dunchurch	Retention and relocation of roof mounted extract ducting and retention of 2no. satellite dishes together with the erection of a 800mm parapet wall (resubmission of previously refused planning application R10/1468 dated 10th November 2010)
<i>R11/0870</i> <i>Approved</i> 14.06.2011	44 Tennyson Avenue Rugby	Erection of side and front extension and insertion of a bow window to the front elevation
<i>R11/0752</i> <i>Approved</i> 14.06.2011	60 South Road Clifton Upon Dunsmore Rugby	Single storey and two storey rear extensions
<i>R11/0443</i> <i>Approved</i> 15.06.2011	The Boardroom Lower Hillmorton Road Rugby	Conversion of boardroom to single residential use with associated car parking, formation of vehicular access and boundary treatment.
<i>R11/0831</i> <i>Approved</i> 15.06.2011	7 York Street New Bilton Rugby	Erection of a two storey side and a single storey rear extension
<i>R11/0742</i> <i>Approved</i> 15.06.2011	13-15 Harris Drive Rugby	Erection of single storey extensions
<i>R11/0750</i> <i>Approved</i> 15.06.2011	125 Overslade Lane Rugby	Single storey side and rear extension and first floor and two storey front extensions
<i>R11/0588</i> <i>Approved</i> 15.06.2011	11 & 13 Bank Street Rugby	Division of ground floor shop into two A1 (retail) units and alterations to shop front
<i>R10/2159</i> <i>Approved</i>	Top Pool Lodge Brinklow Road	Erection of a facilities block incorporating public conveniences, a retail unit and a multi-function

15.06.2011                      Coombe Abbey  
Ansty    training room.

**Advertisement  
Consents**

R11/0819                                      CO-OP Foodstore  
*Approved*                                      55-57 High Street  
27.05.2011                                      Hillmorton                                      Installation of a Fascia Sign

**Agricultural  
Determinations**

R11/0839                                      Brandon Grange Farm  
*Prior Approval not*                              Bretford Road  
*required.*                                      Coventry                                      Application for prior notification for the erection  
08.06.2011                                      of an extension to an existing potato store.

**Approval of Details/  
Materials**

R10-0122                                      Land off Tee Tong Road  
*Approval of Details*                              Back Lane  
25.05.2011                                      Long Lawford                                      Construction of 120 no. two and three storey  
affordable dwellings and associated site  
development works (amendment of planning  
approval ref: R00/471/08787/OP dated 26th  
June 2003).

R09/0035/MEIA                              Ansty Park  
R09/0809/MRES                              Land East of the A46  
*Approval of Details*                              (Coventry Eastern  
27.05.2011                                      Bypass)  
South of the M6  
Ansty                                      Use of land for the construction of 124,484  
sq.m. of floor space for use as a High  
Technology Park for purposes within Class B1  
of the Town and Country Planning (Use  
Classes) Order 1987, as amended, and  
associated infrastructure, car parking and  
landscaping.

E2E 503                                      Wharf Farm  
*Approval of Details*                              Kilsby Lane  
31.05.2011                                      Rugby                                      Listed Building Consent for internal and  
external alterations to the buildings.

R07/1457/MAJP                              Land off School Street  
E2E 475                                      School Street  
R10/0128                                      Long Lawford                                      Reference 475. Erection of 99 dwellings,  
*Approval of Details*                              approval of reserved matters (layout, scale,  
01.06.2011                                      appearance and landscaping) against outline  
permission R07/1454/MAJP.

R10/0128                                      Land off School Street  
E2E 475                                      School Street  
*Approval of non-*                                      Long Lawford                                      Reference 475. Erection of 99 dwellings,  
*material changes*                                      approval of reserved matters (layout, scale,  
06.06.2011                                      appearance and landscaping) against outline  
permission R07/1454/MAJP.

<i>R10/0294 Approval of Details 07.06.2011</i>	Coombe Abbey Farm Brinklow Road Coventry	Change of Use of redundant agricultural buildings for purposes within Class B8 and amendment to existing access (renewal of planning permission for R07/0394/PACA approved 18/04/2007).
<i>E2E 125 Approval of Details 09.06.2011</i>	Junction One Retail Park Leicester Road Rugby	Erection of three A3/A5 (Restaurant & Café/Hot Food Take Away), Units, Car Parking Alterations and Associated works.
<i>R10/1013 Approval of Details 10.06.2011</i>	Royal British Legion Club 35 Heath Lane Rugby	Demolition of existing club, the erection of 4 detached dwellings and creation of a new vehicle access.
<i>R10/1109 Approval of non-material Changes 10.06.2011</i>	Former Skoda Garage, 339 Hillmorton Road, Rugby	Change of use of premises for the purposes of a local convenience store (Use Class A1) and a separate non -food retail shop (Use Class A1)
<i>R11/0074 Approval of non-material Changes 10.06.2011</i>	Sainsbury's Supermarket Ltd 339 Hillmorton Road Rugby	Display of 2 No. internally illuminated static fascia signs, 2No. Internally illuminated static projecting signs, 2 No. wall mounted aluminium panels displaying opening hours, 5No. Wall mounted lockable poster frames and ATM surround sign.
<i>R08/0443/PLN Approval of Details 14.06.2011</i>	GP Practice Track London Road Ryton on Dunsmore	Erection of a new clubhouse and provision of changing facilities and vehicular storage.
<b><i>Withdrawn/ De-registered</i></b>		
<i>R10/0243 Withdrawn Application 07.06.2011</i>	Rugby Dry Cleaners 39 Regent Street Rugby	Retention of 2no. Illuminated fascia signs
<i>R10/2259 Withdrawn Application 10.06.2011</i>	Lark Rise 4 Green Lane Copston Magna	Two storey rear extensions
<i>R11/0348 Withdrawn Application 14.06.2011</i>	Clifton Cruisers Clifton Wharf Clifton Upon Dunsmore	Temporary siting of a mobile home

