

15<sup>th</sup> July 2011

## **PLANNING COMMITTEE - 27<sup>TH</sup> JULY 2011**

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 27<sup>th</sup> July 2011 in the Council Chamber, Town Hall, Rugby.

### **Site Visit**

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

3.30pm      Gorse House, Ashlawn Road, Rugby.  
4.15pm      Lark Rise, 4 Green Lane, Copston Magna.

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 6<sup>th</sup> July 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 – July 2010 to June 2011.

7. Delegated Decisions – 17<sup>th</sup> June to 7<sup>th</sup> July 2011.

8. Planning Appeals Update.

## **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 – 5) 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 - 27<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	R11/0059	Land on the West Side of Oxford Road (Sunrise Park), Ryton-on-Dunsmore  Application for Removal of Condition 1 (the use of the land for a limited period of 4 years) of Planning Permission APP/E3715/C/09/2110115 (R09/0291/MDPT) granted on appeal on 4th February 2010 to allow the permanent occupation of the land by the applicants.	3
2	R11/1181	Lark Rise, 4 Green Lane, Copston Magna  Two storey rear extension.	14
3	R11/1133	Gorse House, Ashlawn Road, Rugby, CV22 5QE  Description: Proposed first floor and two storey side extension and proposed two storey front extension to form a porch.	21

### Recommendations for Approval

No applications recommended for approval to be considered.

**Reference number: R11/0059**

**Site address: Land on the West Side of Oxford Road (Sunrise Park), Ryton-on-Dunsmore**

**Description: Application for Removal of Condition 1 (the use of the land for a limited period of 4 years) of Planning Permission APP/E3715/C/09/2110115 (R09/0291/MDPT) granted on appeal on 4th February 2010 to allow the permanent occupation of the land by the applicants.**

**Applicant: Simon & Gerry Doherty**

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

**The Proposal:**

This application relates to an area of land located on the south-western side of Oxford Road (A423), opposite the junction with Freeboard Lane, approximately 2.0 km south of Ryton-on-Dunsmore and approximately 2.0 km north of Princethorpe. It lies within the parish of Ryton.

The site lies within open countryside which forms part of the Green Belt.

There are mature trees and hedging on the application site frontage to the A423, with a mature hedgerow along the south-eastern boundary and a bund along the western boundary. There is an existing gypsy site (Woodside Park – which is partly owned by the Borough Council) to the west with Ryton Wood (An SSSI) beyond. A small temporary gypsy site is also located immediately to the north.

Until early 2009, the application site was in agricultural use, when the site was occupied by a large family of travellers who had moved off existing pitches at Woodside Park. Retrospective planning permission was granted on appeal on 4<sup>th</sup> February 2010 for 10 gypsy pitches, associated amenity buildings, hard standing areas and a new access off Oxford Road opposite Freeboard Lane. Condition 1 of the appeal decision (APP/E3715/C/09/2110115) stated:-

*The use hereby permitted shall be for a limited period being the period of 4 years from the date of this decision. At the end of this period the use of the land for the siting of caravans for residential purposes shall cease, all caravans, structures, materials and equipment brought onto the land in connection with that use shall be removed and the land restored to its former condition.*

Following the granting of the above planning approval, your planning officers negotiated amendments to the submitted layout – this in effect located all of the pitches and associated buildings/structures to the rear of the site (close to the bund separating the site from Woodside Park), leaving the front part of the site alongside Oxford Road to be retained as more open grass paddocks. Subsequently the details of 2 package sewage treatment works, a site landscaping scheme and walls/fencing and gates erected at the site entrance, were agreed under condition 7 of this permission. These works have now been substantially implemented.

Permission is now sought to amend condition 1 to allow the permanent occupation of the land by the existing applicants.

In terms of supporting information the applicant's agent has produced a statement that makes the following points:

- The Inspector at the recent appeal accepted that the applicants and their extended families have strong local connections both to Rugby Borough but also with the Ryton area – they previously lived on the adjoining Woodside Park site for around 15 years before moving onto Sunrise Park. He accepted the fact that it was not unreasonable for the extended families to live close together and also close to other family members who still live on Woodside Park.
- The Inspector attached considerable weight in his decision to the general unmet need for additional Gypsy sites and the absence of any realistic alternative sites.
- It is not disputed that the application site is in the Green Belt and that the change of use of land for gypsy sites is normally inappropriate development within the Green Belt, or that the harm caused by inappropriate development must carry substantial weight. Notwithstanding this, recent case law (Wychavon DC v Secretary of State for Communities and Local Government) recognises the shift in emphasis towards the development of gypsy sites in the Green Belt as set out in Circular 01/2006. Paragraph 49 of this circular does not entirely preclude the possibility of permission for sites being granted in the Green Belt as a last resort.
- Approximately two thirds of land outside of urban areas in Rugby Borough is designated as Green Belt, including land around Coventry and the motorway network – the existing gypsy and traveller community lives exclusively within the Green Belt.
- In preparing options to be considered during the preparation of the Core Strategy, the Council defined broad locations close to urban areas considered to contain a sustainable level of services. All of these locations were in the Green Belt. Together with the Council's decision to purchase additional pitches at Woodside, this demonstrates an acceptance that new gypsy sites are likely to be in the Green Belt.
- None of the purposes of including land in the Green Belt are affected by the current development
- The harm to the character and appearance of the countryside has been reduced by modifications to the site layout, in conjunction with liaison with RBC Planning Officers, and extensive landscaping that has recently been carried out.
- Circular 01/2006 states that Gypsies and Travellers are believed to experience the worst health and education status of any disadvantaged groups in England – due to lack of good quality sites and poor health and education. Some of the children on the application site attend local schools and others are involved in on-going programmes of religious education. Regular access to local health facilities and GPs is also important.
- There is clearly harm by reason of inappropriateness, loss of openness, encroachment into the countryside, and some limited harm to the character and appearance of the area. This has to be balanced against the substantial unmet need for additional gypsy sites in the district, the likelihood that additional sites will have to be met within the Green Belt, the families need for lawful accommodation and the absence of alternative suitable sites
- The temporary permission was granted by the Inspector on the basis that sites were likely to come forward via the LDF process – the Gypsy and Travellers Site Allocations DPD was scheduled for adoption in February 2012 at the time of the appeal decision. This schedule has now slipped and it is unlikely that the Site Allocations DPD will deliver alternative sites before their current planning permission expires
- Therefore the above factors weigh in favour of the proposal and clearly outweigh the harm to the Green Belt. The family has become integrated into the local community during the course of the last 16 years and it would be unreasonable to prolong their uncertainty as to permanence of their home.
- A permanent, though personal planning permission should now be granted.

**Authorised Use:**

Agricultural/Temporary Permission for Gypsy & Travellers Site (10 pitches).

**Site History:**

- Retrospective application for the use of land as a residential caravan site for gypsy families, comprising of 10 No. pitches for residential purposes including formation of new access and ancillary works, including the erection of an amenity building – Refused 10/6/2009 (Ref: R09/0291/MPDT) and resolution granted to commence Enforcement Action.

- Appeal against Enforcement Notices (2) - Allowed 4/02/2010 (Ref: APP/E3715/C/09/2110115).
- Discharge of Condition 7 (foul and surface water drainage, lighting, internal site layout, landscaping) – Approved 16/09/2010

### **Technical Consultations**

Environmental Services	Comment	<p>No specific comments as to suitability of whether the site should be given permanent planning permission. However if planning permission is to be granted the following should be taken into consideration:</p> <ul style="list-style-type: none"> <li>- plots should be restricted to members of the nuclear family of the applicant</li> <li>- specific condition to limit the number of caravans for each plot – to prevent overcrowding and overstretching of existing amenity facilities</li> <li>- specific condition to prevent further subdivision of the 10 defined pitches</li> <li>- specific condition to ensure that the existing layout meets current standards for separation distances between caravans</li> <li>- each pitch should have its own amenity block – drainage to be connected to recently installed system</li> <li>- significant boundary planting and screening and to ensure that a secure boundary is provided between site and Woodside Park</li> <li>- re-word condition 4 to prevent trade or commercial activities on site</li> </ul>
Natural England	Object	<p>The proposal is likely to have an adverse impact on the special interest features of Ryton Wood (SSSI) for the following reasons:</p> <ul style="list-style-type: none"> <li>- the proposed development has damaged Ryton Wood and would continue to pose a threat to its special scientific interest – a permanent consent would also destroy the woodland edge habitat and also would pose a continual threat to the integrity of the SSSI. Problems included unauthorised access, dumping of domestic waste in woodland, a medieval wood-bank and trees have been destroyed by construction works. The woodland edge habitat has been lost, which should be restored on the cessation of the temporary permission. The current drainage system is not sealed and as such still poses a threat that nutrient rich water would enter the water course.</li> <li>- Ryton Wood SSSI is of national importance and Government policy is to protect SSSI's from the adverse effect of development</li> <li>- The development would not be in accordance with the emerging Core Strategy Policy CS1, since it damages the Green Belt.</li> <li>- The development is similar to the previous application that was granted on appeal, pending proper provision of facilities – Natural England accepted the need for the temporary uses because it was for a limited period in</li> </ul>

Warwickshire CC (Ecology)	Object	Fully support the objection from Natural England about the proposed use of the site on a permanent basis, due to adverse impact on Ryton Wood (SSSI)
Warwickshire Wildlife Trust	Object	WWT has a general presumption against development immediately adjacent to a nationally important SSSI – evidence that this will result in a range of adverse implications on the ecological integrity of the site. Local Authorities have duties and responsibilities for SSSI's as set out in the Wildlife and Countryside Act 1981. Whilst the Trust accept the circumstances surrounding the grant of the temporary permission, reasonable alternative sites should be assessed before a decision on a permanent consent made Concerns have been raised previously about the

### **Third Party Consultations**

Neighbours	Non received.	
Ryton Parish Council	Object	<ul style="list-style-type: none"> <li>- Inspector determined permission should be temporary and nothing has changed to overrule his opinion</li> <li>- the original justification for allowing the appeal for 4 years was on basis that other sites should become available in that time period – no logical grounds in making permission permanent less than 1 year after it was granted</li> <li>- the development is in Green Belt where there is a presumption against development – application should be refused.</li> </ul>

### **Planning Policy Guidance**

#### Rugby Local Development Framework - Core Strategy (July 2009)

CS1	conflicts	Development Strategy
CS24	conflicts	Sites for Gypsies, Travellers & Travelling Showpeople

#### National Planning Guidance

Planning Policy Guidance Note 2 'Green Belts,'  
 Planning Policy Statement 1 'Planning & Sustainable Development'  
 Planning Policy Statement 3 'Housing'  
 Planning Policy Statement 7 'Sustainable Development in Rural Areas'  
 Planning Policy Statement 9 'Biological & Geological Conservation'  
 ODPM Circular 01/2006 'Planning for Gypsy and Traveller Sites.'  
 Planning for Traveller Sites (consultation document)

## **Determining Considerations**

Temporary planning permission currently exists on this site for the continued use of this land as a residential site for gypsy families comprising 10 pitches including a new access, ancillary works including the erection of an amenity building. This permission was granted on appeal in February 2010 for a temporary period of 4 years, which expires in February 2014 (condition 1 of the planning appeal decision).

The key issues to assess in relation to this application are as follows:

- Policy Background
- The harm to the Green Belt that would result from the granting of a planning consent for the permanent use of the site as 10 pitches for gypsy families.
- The future timescale for the production of the Gypsy & Travellers Site Allocation DPD (Development Plan Document), which will seek to identify and allocate suitable sites in the Borough for additional Gypsy and Travellers pitches.
- Impact on Ryton Wood SSSI
- Any other matters

### 1. Policy Background.

The site is located in the countryside and also within the Green Belt. PPG 2 – Green Belts states that there is a presumption against development within the Green Belt, and unless it is for a range of specified purposes set out in PPG2, it is inappropriate. The development of residential caravan sites is not specified as an acceptable form of development and the proposals are therefore inappropriate development that is, by definition, harmful to the Green Belt. Inappropriate development will not be permitted unless there are very special circumstances that will outweigh the harm by reason of inappropriateness.

The main policy in the adopted Core Strategy relating to the provision of gypsy and traveller sites is Policy CS22. This is a criteria based policy that states that permanent sites will be permitted provided that the following criteria are clearly satisfied:

- The site will be assessed on a sequential approach to its location having regard to need (as identified in the GTAA or local assessment), and the sites suitability, availability and vitality, in the following order of preference:
  - The site is within an urban area; before
  - The site is within a Main Rural Settlement; before
  - The site is within the Countryside;
  - The site is within the Green Belt.

*The policy requires evidence to be submitted with any planning application to demonstrate compliance with the requirements of the sequential approach.*

- The site is cumulatively appropriate and proportionate in scale to the nearest settlements, its local services and infrastructure
- Vehicular access onto the site via the public highway is appropriate
- The site is capable of sympathetic assimilation into the surroundings
- If screening is required, suitable landscaping and planting will be provided and maintained by the developer, and, development of the site will not cause unacceptable nuisance to existing neighbours by virtue of noise and other disturbance caused by movement of vehicles to and from the site

Only where national policy on Green Belt allows will development be permitted.

Issues relating to the sequential approach to development locations and in particular the impact on the Green Belt is covered in section 2 below.

In terms of need for pitches for Gypsies and Travellers, the most up to date evidence is contained in the 2008 Gypsy & Traveller Accommodation Assessment (GTAA). This identified a need for 48 additional permanent residential pitches within the Borough of Rugby in the short term (i.e. until 2012), these were part of a long term need (up to 2026) for a total of 94 additional pitches.

It has been accepted by various appeal Inspectors (including the Sunrise Park appeal) that there is an unmet need within the Borough for Gypsy and Traveller pitches.

## 2. Green Belt.

At the 2010 planning appeal, the Inspector in coming to his decision, balanced the inappropriate and harmful impact of the development in this Green Belt location against the lack of available alternative sites and the personal circumstances of the appellants. In this case the Inspector, in paragraph 26 of the appeal decision, considered that the matters put forward by the appellant did not clearly outweigh the harm by reason of appropriateness and other harm to the Green Belt, to justify the granting of a permanent planning permission on this site.

The Inspector also considered whether a temporary permission could be warranted under Paragraphs 45 and 46 of Circular 01/2006. In this instance, he argued that as there was an undisputed unmet need for additional sites in the Borough - and that there was a reasonable prospect that a forthcoming DPD is likely to have identified additional sites within the Borough that would be available for occupation (i.e. by February 2014) - a temporary permission for 4 years would be appropriate in this instance (paragraph 27).

Importantly, the Inspector still considered that the harm of this development through inappropriateness remained substantial. Additionally the identified harm to the character and appearance of the area was balanced against the limited duration of the life of the planning permission as the land would be restored to its former condition when the temporary permission expired.

Core Strategy Policy CS22 does place a specific requirement on the applicant to demonstrate compliance with the sequential approach to the selection for Gypsy and Travellers sites. In this policy Green Belt sites are the least sequentially acceptable locations. No evidence has been provided by the applicants to demonstrate whether any subsequent site search and assessment has been carried out, to meet the requirements of Policy CS22, before submitting the latest planning application. Therefore the proposal as submitted does not comply with Core Strategy Policy CS22.

On 29<sup>th</sup> August 2010 the Secretary of State for Communities and Local Government announced the Government's intention to withdraw the existing planning circulars in relation to Gypsy, Travellers and Showpeople with a new Planning Policy Statement for traveller sites. In April 2011 the Government published a consultation document entitled Planning for Traveller Sites and whilst this document is only at the consultation stage it clearly outlines the Government's intended approach which cannot be ignored. A key element is the focus on protecting Green Belt land from development and the perception of current circular advice is that traveller applications have been treated more favourably than members of the settlement community. Policy E of the draft Planning Policy Statement states traveller sites in the Green Belt are inappropriate and that if a Local Planning Authority wishes to make an exceptional limited alteration to the defined Green Belt boundary to meet a specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. It continues to state that if land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.

It is considered that the proposed development still results in significant harm to the openness of this part of the Green Belt. Even with the mitigation measures carried out by the applicants - the relocation of the some of the pitches to the rear of the site and landscape works that have been carried out or proposed to be completed shortly – this still is not considered to overcome this harm.

Therefore for the reasons set out above, the current proposal for the use of this land for 10 gypsy and traveller pitches on a permanent basis still fails to comply with Core Strategy Policy CS22 and national planning guidance set out in PPG2.

### 3. Future Production of Gypsy & Travellers Site Allocations DPD.

This was a key issue when the Inspector arrived at his decision to grant the 4 year temporary planning permission to the current applicants. In coming to his decision, he balanced the inappropriate and harmful impact of the development in this Green Belt location against the lack of available alternative sites and the personal circumstances of the applicants. In this case the Inspector, in paragraph 26 of the appeal decision, considered that the matters put forward by the appellant did not clearly outweigh the harm by reason of appropriateness and other harm to the Green Belt, to justify the granting of a permanent planning permission on this site.

The applicants, in putting forward their case for a permanent permission to be considered, have placed significant weight on the fact that the adoption of this DPD is likely to be delayed beyond the time when the 4 year temporary permission expires.

The Borough Council's Cabinet approved the Local Development Scheme on 18<sup>th</sup> April 2011, which sets out the timetable for the future preparation of Development Plan Documents.

The future timetable for the preparation of the Gypsy & Travellers Site Allocations DPD was reviewed following on from the Local Development Framework (LDF) Core Strategy Examination which ended in mid January. It is now expected that the Borough Council will progress this DPD along the following timetable:

- Needs Survey – Autumn 2011
- Call for Suitable Sites for inclusion in the DPD – Spring/Summer 2012
- Consultation – Nov 2012 to Jan 2013
- Submission of DPD to Secretary of State – Sept 2013
- Examination – Jan 2014
- DPD Adoption – May 2014

It is accepted that the temporary permission at Sunrise Park (which runs out on 4<sup>th</sup> February 2014) is likely to expire close to or slightly ahead of the DPD adoption.

However, it is considered that the substantive issues that existed when the Inspector granted temporary permission (following the planning inquiry in January 2010) still remain unchanged. At this stage it is not considered that the applicants have demonstrated a good enough case for the site to be considered for a permanent planning permission, to replace the temporary permission that exists at present. It is not sufficient to claim that simply because the timetable for the DPD has slipped since the planning inquiry, that this offers such a justification to allow a permanent planning permission, given the demonstrable harm to the Green Belt that undoubtedly exists.

Notwithstanding the possible delay to DPD production, it is important to note that the Borough Council is committed to carrying out the work to identify sites to meet the unmet need identified in the 2008 Gypsy & Traveller Accommodation Assessment (GTAA). The Borough Council has demonstrated a commitment to produce the Gypsy and Travellers Site Allocations DPD, by its inclusion in the approved Local Development Scheme. It is anticipated that a review of the Rugby Borough Council part of the

GTAA will be carried out later in 2011 as part of the evidence gathering stage of the DPD. This will be followed by a call for potential sites for inclusion in the DPD.

Although paragraph 72 of Planning Policy Statement 3 advises that Local Planning Authorities should not refuse applications solely on the grounds of prematurity, the reasoning of the Appeal Inspector at Sunrise Park in granting a temporary 4 year planning permission, is a clear material planning consideration that needs to be addressed for the current proposal.

The Planning Inspector also stated that the Local Planning Authority has now produced a timetable for the preparation and adoption of its DPD to address the identified need. The Inspector also stated that whilst it may be that some sites identified through this process will be in the Green Belt because of the extent of its coverage in the Borough this does not justify pre-empting the thorough and proper planning process and accepting the development of the appeal site on a permanent basis.

Since the granting of this appeal, further appeal decisions at Smeaton Lane and Woodside (Kerry site), have also been granted where the respective Inspectors adopted a consistent approach to the earlier Sunrise Park appeal and allowed similar 4 year temporary consents. In these instances, the respective Inspectors also thought that the temporary permission approach was valid, whilst awaiting the DPD to be produced and adopted.

A case has not been made to demonstrate why the circumstances at Sunrise Park are any different from these cases.

Circular 01/2006 does make it very clear that by granting temporary planning permission this should not be regarded as setting a precedent for the determination of any future applications for full permission for use of the land as a caravan site. The Government's consultation document on Planning for Traveller Sites, April 2011, implies that when that document has come into effect if a Local Planning Authority cannot demonstrate an up to date five year supply of deliverable sites, it should consider favourably applications for the grant of a temporary planning permission. This again reiterates the planning policy direction of travel the Government intends for gypsy and traveller sites.

It is therefore considered that to recommend granting a permanent planning permission in advance of the preparation of the DPD, would undermine the whole development plan preparation process and could set an important precedent for other sites with similar circumstances.

#### 4. Other Matters.

The existing temporary planning permission has just entered its second year of implementation and has almost 2.5 years still to run. The site has been stoned around all of the pitches, tarmac access drives have been built, an amenity building constructed and water/sewage facilities installed, so that there is now a significant improvement to the families living arrangements compared to the situation when they moved onto an unauthorised site.

The granting of a permanent permission at this stage is unlikely make any difference to the living conditions on site.

If the duration of the 4 year temporary period is close to reaching its expiry and the DPD has not been sufficiently progressed, the Borough Council in any case has the ability to permit a further temporary planning permission depending on circumstances at that time.

The Head of Environmental Services has provided some detailed requests regarding new conditions that could potentially be incorporated into any future planning decision. In this instance, the current application relates solely to a request to remove condition no.1 of the Inspectors appeal decision. It therefore would not be possible to re-consider or vary any other conditions of this appeal decision.

## 5. Impact on Adjoining Ryton Wood Site of Special Scientific Interest (SSSI).

The comments and concerns regarding incursions into the Ryton Wood SSSI (which have been raised by Natural England, Warwickshire CC Ecology and Warwickshire Wildlife Trust) have previously been investigated by the Borough Council's Enforcement Officers. While problems of incursion into the woodland have occurred in the past, there is no evidence of any recent problems in the vicinity of the Sunrise Park. Sunrise Park also has a very small length of boundary (approximately 20m in the corner of the site) compared to the adjoining Woodside Park gypsy site, which is much longer. It is understood that the majority of identified problems in Ryton Wood have resulted from incursions in the past from the Woodside Park site, not from Sunrise Park.

Natural England has maintained its objection to the proposal on the basis that the application is likely to have an adverse effect on special interest features contained within Ryton Wood Site of Special Scientific Interest (SSSI).

They have recommended that the Borough Council should refuse the application on the following grounds:

- the application site lies adjacent to Ryton Wood SSSI and has already caused damage to the woodland habitat
- a permanent planning permission would destroy the woodland edge habitat
- a permanent planning permission would pose a continual threat to the integrity of the SSSI

Natural England is very concerned about the proximity of permanent development too close to Ryton Wood. They claim that the woodland edge habitat provided by the former grassland has already been removed, and should be restored on the cessation of the current temporary planning permission. They are also concerned about the sewage treatment system (the Klargester drainage system) that has been installed, as it discharges to a water course leading into the SSSI. This is contrary to the Inspectors Decision, which stated that a sealed system would resolve the threat to the SSSI. Natural England subsequently accepted the current system on the understanding that planning permission was limited to 4 years.

Their objection to the permanent use of the Klargester system is that the heavy clay soil and the low lying nature of the ground near the water course, combine to reduce the "polishing" effect of the French drain linking the system to the water course. As a result, Natural England considers it likely that nutrient enriched water from the sewage treatment could enter the water course, reach the SSSI and alter the ground flora.

The Klargester drainage system was agreed by officers to be the most suitable foul water drainage system for this site, given the inherent problems that can occur with sealed systems (there still has to be an overflow provision even in a sealed system) and the Klargester does appear produce a high level of water quality. In addition, it would be expected that in normal circumstances that most of the outflow from the Klargester would be absorbed into the ground via the French drain leading from it to the watercourse.

The views of Natural England are material though in the consideration of the current application for a permanent planning permission and regard must be therefore be had of them, especially the potential future damage that could occur to the SSSI. Natural England has confirmed that they would support the Council if they decided to refuse the application on the above grounds, if a subsequent appeal is submitted.

For these reasons, the proposal is therefore considered to be contrary to national planning guidance set out in PPS9 'Biological & Geological Conservation'.

## 6. Highway Safety.

WCC Highways previously objected to the proposal on the grounds that it would be detrimental to highway safety, when the original application was under consideration. This objection was subsequently withdrawn by WCC Highways before the planning appeal, due to a reconsideration of the verge mowing regime, to ensure that satisfactory visibility at the site entrance along Oxford Road (A423), could be maintained.

On this basis the proposal was considered to be acceptable. The situation remains unchanged in the current proposal.

## 7. Residential Amenity.

Core Strategy Policy CS16 states that proposals will only be allowed which are of a scale, density and design that would not cause any material harm to the amenities of the areas in which they are situated.

It was accepted by the appeal Inspector that the proposal would not affect the amenity of neighbouring residents. There is a residential caravan site adjacent to the proposed site, this is screened by a close boarded fence and an earth bund and it is not considered that the proposals would adversely impact on the amenity of these residents. It is therefore considered the proposals comply with Core Strategy Policy CS16.

## Recommendation

**REFUSE** for the following reasons:

### DRAFT DECISION

#### APPLICATION NUMBER

R11/0059

#### DATE VALID

22/12/2010

#### ADDRESS OF DEVELOPMENT

LAND ON THE WEST SIDE OF  
OXFORD ROAD (Sunrise Park)  
RYTON-ON-DUNSMORE

#### APPLICANT/AGENT

Mr P Brown  
Philip Brown Associates Ltd  
74 Park Road  
Rugby  
Warwickshire  
CV21 2QX  
On behalf of Simon & Gerry Doherty

#### APPLICATION DESCRIPTION

Application for Removal of Condition 1 (the use of the land for a limited period of 4 years) of Planning Permission APP/E3715/C/09/2110115 (R09/0291/MDPT) granted on appeal on 4th February 2010 to allow the permanent occupation of the land by the applicants.

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

### REASON FOR REFUSAL: 1

The site is located in the Green Belt where there is a presumption against inappropriate development. It is the policy of the Local Planning Authority, as set out in the Development Plan and having regard to guidance contained in PPG2 "Green Belt" not to grant planning permission except in very special circumstances, other than for the purposes of agriculture and forestry, outdoor sports and recreation facilities, cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, and for the limited extension, alteration or replacement of existing dwellings.

The proposed development does not fall within any of the categories which are normally acceptable in the Green Belt and as such, constitutes inappropriate development having an adverse effect on the rural character of the area and detrimental to the openness of the Green Belt. In the opinion of the Local Planning Authority, the degree of special circumstances is not so significant to justify the granting of planning permission for the permanent use of the site as a Gypsy & Traveller Caravan Site in the face of a strong presumption against inappropriate development derived from the prevailing policies and it is considered that the development fails to preserve the openness and character of the Green Belt.

The proposed development would also result in development in the open countryside that forms part of the Green Belt and would thus detract from the openness, visual appearance and character of the area.

The proposed development is therefore contrary to Rugby Borough LDF Core Strategy Policy CS22 and national planning guidance relating to development in the Green Belt set out in PPG2.

### REASON FOR REFUSAL 2:

The proposed development lies outside any defined settlement boundary in a countryside location which forms part of the designated West Midlands Green Belt. Therefore, the proposal would not accord with the sequential approach taken in controlling development within rural areas and would thus be contrary to Policy CS22 of the adopted Rugby Borough LDF Core Strategy, 2006 & PPG2. In addition, the proposal would result in the permanent siting of a development that has not been through the proper planning process and pre-empts the outcome of the emerging Gypsy & Traveller Site Allocation Development Plan Document.

### REASON FOR REFUSAL: 3

The proposed development of a permanent gypsy and travellers site in this location could have the potential to generate foul drainage and has already resulted in significant harm to the woodland margin, which has the potential to impact on the adjoining Ryton Wood Site of Special Scientific Interest. The proposals are therefore contrary to national planning guidance contained in PPS9, which seeks prevent development which would directly or indirectly have an adverse effect on nature conservation sites of national, regional or local importance.

### RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Rugby Borough LDF Core Strategy (2011)  
Policy CS22.

National Planning Guidance.  
PPS1, PPG2, PPS3, PPS7 & PPS9  
ODPM Circular 01/2006  
DCLG Planning for Travellers, April 2011 - Consultation

**Reference number:**

R11/1181

**Site address:**

Lark Rise, 4 Green Lane, Copston Magna

**Description :**

Two storey rear extension

**Case Officer Name & Number:**

Richard Holt 01788 533687

This application is being reported to Planning Committee at the request of Cllr Warwick.

**Description of Site:**

The existing property is a two-storey semi-detached dwelling which is located in an elevated position on the south-western edge of the small settlement of Copston Magna. The front of the property has white painted render whilst the rear has white painted brickwork. The roof has small clay plain tiles with ornate semi-circular ones to the front and detailing to the ridge. Headers, cills and surrounds to various windows and doors are finished in black.

The property is on an elongated plot of approximately 65 metres in length by 15 metres wide, however the house itself is set back over 30 metres from Green Lane. The land rises steadily up from Green Lane and continues to rise through the rear garden up to the field behind. The rear garden has been terraced over three distinct levels and there is an existing single storey outbuilding on the upper level which runs along the northern boundary with Elm Tree. There is a mix of walls, hedging and side elevations of existing properties along the rear garden boundaries of the site.

Copston Magna has no defined settlement boundary and is washed over by the West Midlands Green Belt.

**Description of Proposals:**

The proposal is for a two-storey extension across virtually the entire rear elevation of the property and will comprise of two new bedrooms with en-suites to the first floor and a kitchen/diner and store extension to the ground floor, which is identical to the previously withdrawn revised scheme in June 2011.

The extension will project out by 3.5 metres from the rear of the existing property and measure approximately 10.2 metres wide rising to approximately 4.7 metres to the eaves and 6 metres to the double pitched roof ridge. It is intended that the external facing materials, including doors and windows, would match the existing dwellinghouse.

A supporting statement has been submitted with the application which raises various points including:

- 1) extensive discussions and meetings with officers at Council;
- 2) advice from Council is that development is inappropriate which is questionable based on approval at adjacent property, Elm Tree;
- 3) property would be extended by 226% over original dwelling to accommodate growing family;
- 4) adjacent property, Elm Tree, been allowed to extend by 340% over original dwelling;
- 5) adjacent property, Little Acre, has been extensively extended over a period of years;
- 6) consider design of extension at Elm Tree could have removed flat roof elements with smaller extension;
- 7) proposed extension at rear of property and will have no visual impact on openness of Green Belt; and
- 8) no impact on adjacent properties.

**Planning History:**

Erection of two storey side and rear extensions	Refused 11/12/1991
Erection of two storey side and rear extensions	Approved 19/02/1992
Two storey rear extension	Withdrawn 10/06/2011

**Technical Consultations:**

Health & Safety Executive	Do not advise against development	
WCC Ecology	No objection	Recommend condition/informative
WCC Archaeology	No comment	

**Third Party Comments:**

Copston Magna Parish Meeting	No objection	
Cllr Warwick	Support	Been on site to view location of extension at rear of semi detached cottage; Adjoining cottage has large extension, with approval for a further large extension which will dwarf this application; Location cannot be seen by any neighbours; In interests of fairness and consistency Planning Committee invited to conduct a site visit; and Fully endorse this modest application.
Neighbours	No comments received to date	

**Relevant Planning Policies & Guidance:**Rugby Borough Core Strategy

CS1 Conflicts	Development Strategy
CS16 Conflicts (in part)	Sustainable Design

Rugby Borough Local Plan Saved Policies

RBLP E6	Complies	Biodiversity
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Residential Extensions Design Guide Supplementary Planning Document

Planning Policy Statement 1 - Sustainable Development & Climate Change

Planning Policy Guidance Note 2 – Green Belts

Planning Policy Statement 5 – Planning for the Historic Environment

Planning Policy Statement 9 – Biodiversity & Geological Conservation

**Assessment of Proposals:**

The main issues relating to this application are the design and visual appearance of the extension, the impact upon the residential amenity of adjacent properties and the impact upon the Green Belt.

Para 1.4 of Planning Policy Guidance Note 2 (PPG2) states the most important attribute of Green Belts is their openness and Para 1.6 refers to the use of land within Green Belts and the objectives sought. Para 3.1 refers to a general presumption against inappropriate development within Green Belts and such development should not be approved, except in very special circumstances. Para 3.2 states that very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Para 3.15

states the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt, which might be visually detrimental by reason of their siting, materials or design.

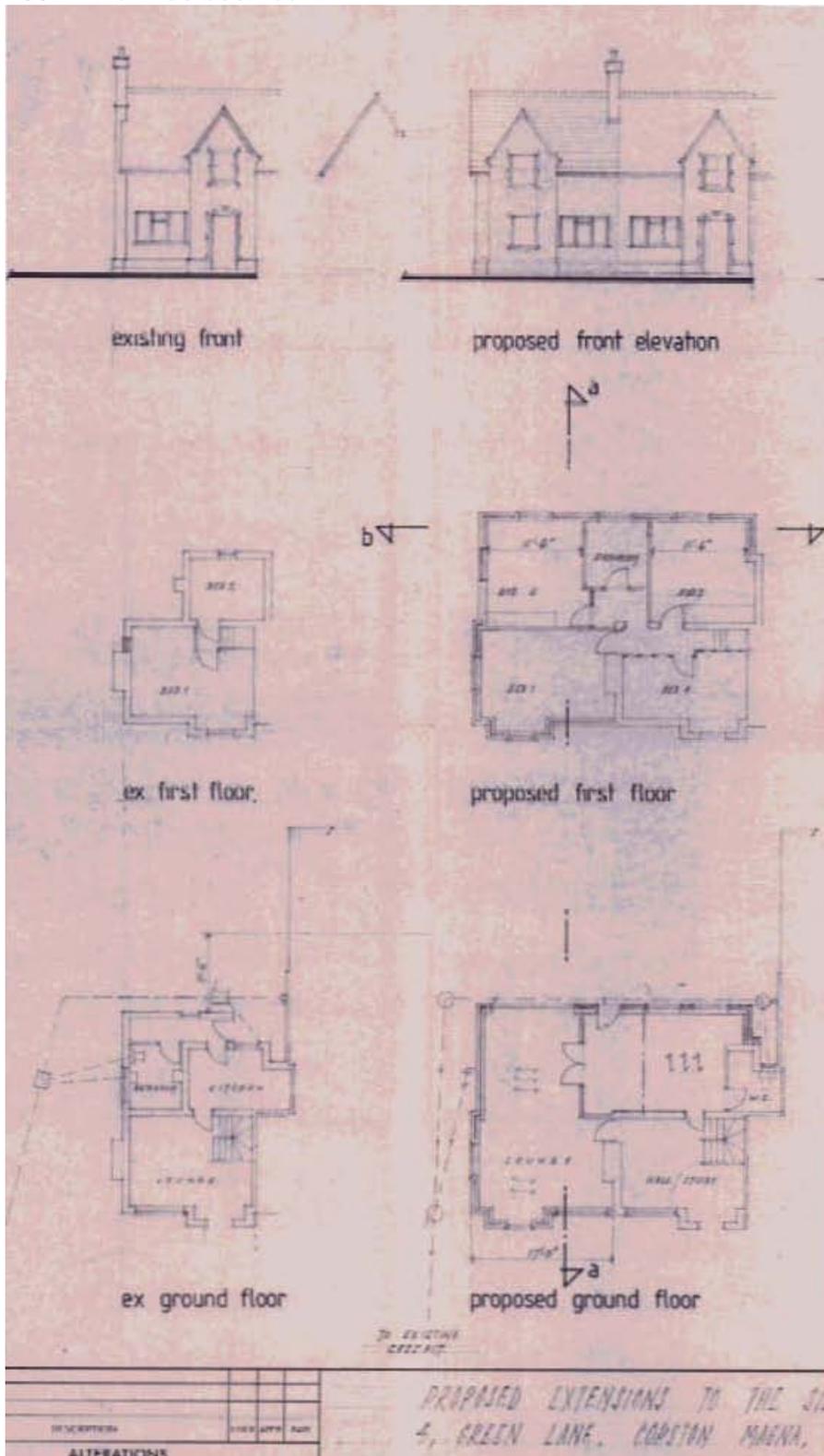
Section 5.0 of the Residential Design Guide SPD refers to the appearance and design of extensions. The rear extension with its dual pitched roof design and flat roof section in between, results in an addition that continues to reflect the appearance and design of the existing property. Therefore, based on the siting of the extension to the rear of the property adjacent the previously extended rear projection of Elm Tree and the surrounding topography which limits views of the rear elevation, it is not considered on balance that the proposed development would adversely impact upon the openness of the Green Belt.

Para 3.4 of PPG2 refers to the fact that limited extension, alteration or replacement of existing dwellings would not necessarily be considered inappropriate development. Para 3.6 of Planning Policy Guidance Note 2 (PPG2) further explains that the extension of dwellings is not inappropriate in the Green Belt provided that it does not result in a disproportionate addition over and above the size of the *original* building. Policy CS1 states that the location and scale of development must comply with the settlement hierarchy and that in the case of Green Belts new development will be resisted and only where national policy on Green Belt allows will development be permitted.

Based on the Local Planning Authority's calculations the volume of the original dwelling equated to approximately 200 cubic metres. In 1992 planning permission was granted and subsequently implemented more than doubling the size of the property creating an overall volume of approximately 460 cubic metres. The latest revised proposal would further increase the volume of the property by approximately 200 cubic metres. Overall this would represent an increase of approximately 225% over and above the volume of the original dwelling. Therefore, the scale of the proposed extension clearly represents inappropriate development that would not accord with Policies CS1, CS16 or PPG2.

(Report continued on next page)

The plans below show the original elevations and layout of Lark Rise and the approved extension of 1992 which has been built.



In May 2007 first floor and single storey extensions were dismissed at appeal at Elm Tree Cottage, Copston Magna, next to the site, as the proposal would exceed the original volume of the dwelling by 138% (APP/E3715/A/06/2032323). The Planning Inspectorate considered that the increase in the width of built development, lack of subordination and combination of previous extensions would result in a

disproportionate addition over and above the size of the original dwelling constituting inappropriate development in the Green Belt. The applicant's agent has referred to an extension that was approved in April 2010 at Elm Tree Cottage, Copston Magna. This scheme did involve significant additions to the property, however, it is understood that part of the very special circumstances focused on the proposed extensions removing a large flat roofed garage building which was not in sympathy with the existing building or area.

The previous extensions to Little Acre, the property to the immediate south of the application site, were approved in the 1980s and 1990s. Owing to the passage of time since these decisions, it is not considered that these applications can be judged to be in direct comparison to the latest application at Lark Rise and warrant very special circumstances in permitting the proposals at the application site.

In September 2010 a 2-storey extension was dismissed at appeal on the site opposite, Brookside Cottage, Copston Magna (APP/E3715/D/10/2132962), following its refusal by the Planning Committee in May 2010. This was on the basis that the proposal would effectively be the same size as the existing two storey section of the dwelling, increasing the overall footprint by nearly half and almost tripling the floor area at first floor level. This resulted in a disproportionate addition over and above the size of the original dwelling and did not constitute limited extension.

These two appeal decisions on adjacent sites clearly reinforce the importance of protecting the Green Belt from inappropriate development that results in disproportionate additions. It is considered that the current scheme at Lark Rise is no exception, however, notwithstanding the aforementioned applications and appeals, all applications are assessed on their own merits in accordance with the Development Plan and National Planning Policy & Guidance.

Policy CS16 and Section 4.0 of the Residential Design Guide SPD refers to the protection of amenity. Little Acre lies to the south of the site and is set back from Green Lane so a significant proportion of that property either lies at the side of Lark Rise or behind it adjacent the rear southern boundary of the application site. The two-storey side gable of Little Acre which is immediately on the southern boundary of Lark Rise is entirely blank with no windows or doors and is located further back from Green Lane than the existing two-storey side elevation of Lark Rise. On this basis, it is not considered that the residential amenity of Little Acre would be adversely affected by the proposed extensions.

Elm Tree forms the other half of the semi-detached property that is attached to Lark Rise. This property was extended to the rear at two-storey in 1980s and has resulted in a two-storey projection immediately along the northern rear boundary of Lark Rise. The proposed extension at Lark Rise will not project out as far as the existing two-storey extension at Elm Tree. Whilst Elm Tree does have an extant planning permission to further extend the rear elevation of the property an assessment of the impact of the extension at Lark Rise has to be based on the situation at present as the approved extension at Elm Tree may never be built. Owing to the rise in ground level to the rear of Lark Rise, the presence of an existing single-storey outbuilding along the northern boundary of the site in the rear garden of Lark Rise, and that the existing two-storey extension at Elm Tree would still project approximately a further 1.5 metres beyond the proposed extension at Lark Rise, the impact of the bulk of the extension at Lark Rise and the provision of first floor bedroom windows are not considered to adversely affect the residential amenity of Elm Tree to such an extent to warrant a reason for refusal. Therefore, the proposal is considered to accord with part of Policy CS16 in relation to the amenity of neighbouring properties.

The design of the extension is not considered to adversely affect the character of the property nor the amenities of nearby residents, however, the overall size of the extension based on the original dwelling would not respect the scale of the original property and therefore would conflict with part of Policy CS16 in relation to scale.

Warwickshire County Council Ecology Unit has confirmed that a protected species survey will not be required. However, they have requested that a condition should be imposed that when works to the existing roof occur a qualified bat worker should be present and that a report should then be submitted to the Local Planning Authority following the completion of the supervised works. The Local Planning Authority have previously considered the reasonableness of this condition and its potential enforceability and concluded that it does not satisfactorily meet all the tests in the Conditions Circular 11/95. On this

basis, it is considered that a note to applicant regarding the possible presence of protected species, especially bats, would be sufficient to comply with Policy E6 if planning permission was forthcoming.

Overall the proposal does not accord with the Development Plan or National Planning Policy and Guidance as detailed above and therefore the recommendation is for refusal.

**Recommendation:**

Refuse

Report prepared by: Richard Holt

**DRAFT DECISION**

**APPLICATION NUMBER**

R11/1181

**DATE VALID**

21/06/2011

**ADDRESS OF DEVELOPMENT**

LARK RISE  
4 GREEN LANE  
COPSTON MAGNA  
HINCKLEY  
LE10 3HE

**APPLICANT/AGENT**

Mrs Beverley Bates  
25 Main Road  
Kilsby  
Rugby  
Warwickshire  
CV23 8XR  
On behalf of Mr Sharp

**APPLICATION DESCRIPTION**

Two storey rear extension

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

**REASON FOR REFUSAL:**

The site is located in the Green Belt where there is a presumption against inappropriate development. It is the policy of the Local Planning Authority, as set out in the Development Plan and having regard to guidance contained in PPG2 - Green Belts not to grant planning permission except in very special circumstances, for new buildings other than for the purposes of agriculture and forestry, outdoor sports and recreation facilities, cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it, for the limited extension, alteration or replacement of existing dwellings and for limited infill in specified villages.

It is considered that the proposed development by reason of its scale and form would result in a disproportionate addition to the original dwellinghouse thereby constituting inappropriate development which is, by definition, harmful to the Green Belt. In the opinion of the Local Planning Authority, there are no special circumstances, which would justify the granting of planning permission for such an extension in the face of a strong presumption against inappropriate development derived from the prevailing policies. The proposed development is therefore contrary to policies CS1 & CS16 of the Rugby Borough Core Strategy 2011 and guidance contained within PPG2: Green Belts.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Rugby Borough Core Strategy 2011 - CS1 & CS16

Rugby Borough Local Plan 2006 Saved Policies - E6

Residential Extensions Design Guide Supplementary Planning Document, 2005

PPS1, PPG2, PPS5 & PPS9

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.

**Reference number: R11/1133**

**Site address: Gorse House, Ashlawn Road, Rugby, CV22 5QE**

**Description: Proposed first floor and two storey side extension and proposed two storey front extension to form a porch.**

**Case Officer Name & Number: Laura Berg, 01788 533545**

This application is being reported to Planning Committee at the request of Councillor Lewis.

### **Description of Site**

The application site is a two storey detached dwelling which is located within the open countryside. The original house was a two storey cottage which has historically had numerous large extensions. This has resulted in a footprint increase approximately five times the size that of the original dwelling. The dwelling is sited at the end of a driveway which leads approximately 90 metres away from the main highway Ashlawn Road. There are two neighbouring properties within close proximity which consist of Rainsbrook House and Gorse Cottage. Gorse Cottage is also owned by the applicants. None of the properties are visible from the highway.

### **Description of Proposal**

The application seeks to extend the existing property in order to create a ground floor and first floor extension above and in front of an existing single storey side element and a two storey front extension for the provision of a porch.

The existing single storey element of the property is currently 8.4 metres in depth with a ridge height of 5.2 metres and eaves 2.6 metres. The proposed extension will increase this to a depth of 10.3 metres, ridge height of 6.6 metres and eaves 5.1 metres and it is designed with a front facing gable end.

The proposed two storey porch will be replacing an existing porch which is modest in size to the front elevation of the property. The proposed porch is designed with a curve to sit within the corner of the North and West facing elevations of the dwelling. It incorporates five large windows surrounding the front door and a canopy in the design, with a projection of 5.1 metres from the front elevation and a 5.1 metres projection from the side elevation. The ridge height would be 6.4 metres and the eaves height is 4.9 metres. The Design and Access statement states that the two storey porch is required in order to house a new staircase to access the first floor extension, however there is an existing staircase which could be used for this purpose.

### **History**

R11/0481 Proposed first floor side extension and proposed two storey front extension to form a porch. Withdrawn 15/05/2011

Planning application R11/0481 was previously withdrawn due to the likelihood of a refusal. Amendments were requested during the application process in order to address the issues of design and scale, however the applicants were not willing to compromise. The application being considered now is a resubmission of the same scheme which is not considered to be materially different or to have addressed any of the previous concerns.

### **Technical Consultations**

WCC Ecology – Recommend refusal prior to a pre-determinative bat survey.

### **Third Party Consultations**

Neighbours – no objections received.

### **Planning Policy Guidance**

CS16 Conflicts      Sustainable Design and Construction

RBC Residential Extension Design Guide SPD

PPS7: Sustainable Development in Rural Areas

### **Determining Considerations**

The main issues of consideration within the determination of this application are the impact upon the character of the existing building, the character and appearance of the locality and the impact upon neighbouring residential amenity.

Core Strategy policy CS16 seeks to protect amenities of neighbouring residents. In considering development proposals it will be necessary to consider how they might affect the amenities of an area and immediate neighbours. It is important to safeguard the amenities enjoyed by the occupants of existing neighbouring properties and resist development where unacceptable harm would occur. It is not considered that the proposal would result in a detrimental impact on the neighbouring properties in terms of a loss of light or privacy and therefore complies with CS16 in terms of residential amenity.

Policy CS16 also seeks to protect visual amenity and states that development should 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 area which they are sited. PPS7 Sustainable Development in Rural Areas also states that development should be of an appropriate design and scale for its location.

The proposed extensions to Gorse House are considered to be overbearing on the existing property in terms of scale and massing. The proposal would be seen to dominate the dwelling and the height of the extensions means that they do not sit subserviently or in harmony with the existing building. In terms of design the extensions are considered to have a detrimental impact on the character of the building and do not relate well to the design of the property. In addition the proportions and style of the windows in the proposed porch do not reflect that of the existing dwelling and do not provide a semblance of balance and continuity.

The original size of Gorse House is reflected in the neighbouring property Gorse Cottage. The scale of development which has occurred over time at Gorse House has led to a disproportionate increase in size and now dwarfs the neighbouring cottage. The proposed development would further magnify this difference and would have a detrimental impact on the traditional character of both properties.

Planning permission should only be granted for development, which amongst other matters safeguards or creates an attractive environment. The scale, massing, form and orientation of buildings should be attractive, unobtrusive and not detract from local amenity or the appearance of the building being extended. It is considered that the proposal conflicts with

CS16 of the Core Strategy in terms of design, scale and massing and also with guidance set out in the Residential Extension Design Guide SPD and PPS7 therefore the application is recommended for refusal.

Warwickshire County Council have recommended refusal of the application prior to a pre-determinative bat survey. A bat survey has not been requested at this stage due to the recommendation of refusal for the application.

**Recommendation:** Refuse

### **DRAFT DECISION**

#### **APPLICATION NUMBER**

R11/1133

#### **DATE VALID**

27/05/2011

#### **ADDRESS OF DEVELOPMENT**

GORSE HOUSE  
ASHLAWN ROAD  
RUGBY  
CV22 5QE

#### **APPLICANT/AGENT**

Mrs Rebecca Chapman  
Chapman Design  
10 David Road  
Rugby  
Warwickshire  
CV22 7PX  
On behalf of Mr & Mrs Feeney

#### **APPLICATION DESCRIPTION**

Proposed first floor and ground floor side extension and proposed two storey front extension to form a porch

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

##### REASON FOR REFUSAL 1:

The proposal is considered by virtue of its design, scale and massing to be unsympathetic to the appearance and character of the existing dwelling and if approved would constitute in disproportionate, incongruous extensions and would be detrimental to the visual amenity and character of the property and would be contrary to Policy CS16 of the Rugby Borough Core Strategy which seeks to ensure that all new development is appropriate in terms of scale and character within the surrounding area.

##### REASON FOR REFUSAL 2:

Warwickshire County Council Field Services Ecology unit have commented by stating that a pre-determinative bat survey is required. Planning Policy Statement 9, Biodiversity & Geological Conservation deals with matters relating to bats and indicates that as bats are a protected species they are a material consideration in the determination of planning applications. Whilst a bat survey could be conditioned as part of any approval, it is considered inappropriate in this instance given that the proposed extensions would involve alterations to the existing roof space, if evidence of bats was found which could not be suitably mitigated, permission would have been given for something that could not be implemented. Therefore, in the absence of the bat survey the proposal conflicts with the provisions of PPS9.

##### RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

CS16 and PPS7

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>	27 <sup>th</sup> July 2011
<b>Report Title</b>	Statistics for Planning Applications – July 2010 – June 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 – 27<sup>th</sup> July 2011**

**Statistics for Planning Applications –  
July 2010 – June 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: 27<sup>th</sup> July 2011

Subject Matter: Stats. for Planning Applications –  
July 2010 – June 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
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\* There are no background papers relating to this item.

(\*Delete if not applicable)

**RUGBY BOROUGH COUNCIL**  
**Planning Committee – 27<sup>th</sup> July 2011**  
**Report of the Head of Planning and Culture**  
**Statistics for Planning Applications July 2010 – June 2011**

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

	B/F	Received	Determined	Outstanding
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
May 2011	113	52	74	91
<b>June 2011</b>	<b>91</b>	<b>74</b>	<b>63</b>	<b>102</b>
<b>Monthly Average</b>	<b>113</b>	<b>66</b>	<b>73</b>	<b>105</b>

### 1.1 RECOMMENDATION

The report be noted.

## RUGBY BOROUGH COUNCIL

Planning Committee – 27<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 July 2010 – June 2011

Month	Applications Determined	Major Applications Determined Within 13 Weeks	% Of Major Applications Determined Within 13 Weeks
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>
<b>June 2011</b>	<b>1</b>	<b>1</b>	<b>100%</b>

### 1.1 RECOMMENDATION

The report be noted

## RUGBY BOROUGH COUNCIL

Planning Committee – 27<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 July 2010 – June 2011

Month	Applications Determined	Minor Applications Determined Within 8 Weeks	% Of Minor Applications Determined Within 8 Weeks
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%
May 2011	24	17	71%
<b>June 2011</b>	<b>31</b>	<b>21</b>	<b>68%</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 – 27<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 July 2010 – June 2011

Month	Applications Determined	Other Applications Determined Within 8 Weeks	% of Other Applications Determined Within 8 Weeks
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%
May 2011	47	37	78.7%
<b>June 2011</b>	<b>32</b>	<b>29</b>	<b>91%</b>
<b>Monthly Average</b>	<b>44</b>	<b>32</b>	<b>73%</b>

## 1.1 RECOMMENDATION

The report be noted.

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	27 <sup>th</sup> July 2011
<b>Report Title</b>	Delegated Decisions –17.06.2011 to 07.07.2011
<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>	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 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 – 27<sup>th</sup> July 2011**

**Delegated Decisions –17.06.2011 to 07.07.2011**

**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: 27.07.2011  
Subject Matter: Delegated Decisions – 17.06.2011 to 07.07.2011  
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 17.06.2011 TO 07.07.2011

**A. APPLICATIONS – DELEGATED**

**Applications  
Refused**

R11/0811 Refusal 27.06.2011	Pinnacle Care LTD Elmhurst 42 Hillmorton Road Rugby	Variation of condition number 5 attached to R/91/0254/200010/DP to allow the ground floor windows in the eastern elevation to be clear glazed.
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**Applications  
Approved**

R11/0983 Approved 16.06.2011	118 Ashlawn Road Rugby	Erection of a replacement detached garage
R11/0795 Approved 17.06.2011	Barclays Bank PLC 30-32 North Street Rugby CV21 2AG	Proposed elevational alterations to front and rear, proposed ramp to rear, installation of ATM cameras, and installation of 3 condensing units to rear (following removal of 7 condensing units)
R10/1656 Approved 17.06.2011	Rugby School Land adj to 17 Horton Crescent Rugby	Erection of three storey building to provide new Modern Languages facility
R11/0370 Approved 17.06.2011	8 Buccleuch Close Rugby	Erection of porch / single storey front extension and a single storey rear extension.
R11/0098 Approved 17.06.2011	Phase 3, Coton Park Leicester Road Rugby	Erection of 3 dwellings and associated garages - (substitution of house types on plot nos. 136 and 188 and re-siting and handing of dwelling on plot no.135) and re-siting of garage serving plot no. 142 approved under planning permission ref. R08/0514/MAJP dated 16/06/2008.
R11/0966 Approved 17.06.2011	3 Albert Street Rugby	Provision of a replacement shopfront.
R11/0842 Approved 20.06.2011	St Leonards Church Church Road Ryton-on-Dunsmore	Provision of a prefabricated concrete storage building for a temporary basis of 5 years to the north-east and rear of St Leonard's Church.

<i>R11/0970 Approved 20.06.2011</i>	204 Rugby Road Binley Woods Coventry	Erection of single storey rear extension and conservatory
<i>R11/0962 Approved 21.06.2011</i>	8 Spinney Close Coventry	Erection of Conservatory
<i>R10/1861 Approved 21.06.2011</i>	6 Holly Drive Ryton-On-Dunsmore Coventry	Erection of a single storey rear extension, garage conversion and ramp with railings to front entrance
<i>R11/0711 Approved 21.06.2011</i>	Land at Back Lane Back Lane Long Lawford	Variation of condition 6 attached to consent R10/0122 to vary the timescale for the provision of the emergency access road to the development site from Briars Close.
<i>R11/0903 Approved 22.06.2011</i>	99 High Street Ryton-On-Dunsmore Coventry	Erection of first floor side extension and alterations to existing roof
<i>R11/0977 Approved 22.06.2011</i>	Unit 10 Junction One Retail Park Leicester Road Rugby	Removal of existing cupola and provision of flat roof in its place, new bronze entrance door, existing shopfront window frames to be sprayed silver with cappings sprayed white and new render to pillasters on entrance.
<i>R11/0498 Approved 23.06.2011</i>	Land adjacent to Willow Cottage Birdingbury Lane Frankton	Change of use of land for equestrian purposes, including erection of a stable building, provision of a manege and parking area, and associated works.
<i>R11/0809 Approved 23.06.2011</i>	55 Pytchley Road Rugby	Erection of a single storey side and rear extension and a detached garage
<i>R11/0246 Approved 27.06.2011</i>	Plots 1, 2 and 3, Zone C Central Park Castle Mound Way Rugby	Erection of an employment building and use for purposes within Class B2 (General Industrial) of the Town and Country Planning (Use Classes) Order 1987, as amended, with ancillary offices, together with the construction of vehicular access, parking, and servicing areas, earthworks, landscaping, fencing and drainage works.
<i>R11/0981 Approved 28.06.2011</i>	56 Temple Street Rugby	Erection of a detached garage (partially retrospective).

<i>R11/1037 Approved 28.06.2011</i>	166 Coventry Road Dunchurch	Erection of a side conservatory and a detached garage to the rear.
<i>R11/0073 Approved 29.06.2011</i>	42 Main Street Clifton-Upon-Dunsmore Rugby	Change of Use from retail in Use Class A1 to office within Use Class B1(a) for use as on-line estate agents office.
<i>R11/0793 Approved 30.06.2011</i>	1 Cottage Leap Rugby	Change of use of industrial unit to form B8 storage use with trade counter.
<i>R11/0995 Approved 01.07.2011</i>	41 Stanley Road Rugby	Demolition of Existing Garage and Erection of Annexe
<i>R10/2070 Approved 04.07.2011</i>	The Cottage 33 Brownsover Lane Rugby	Retention and alteration of single detached garage (resubmission of previously refused planning application R10/0019/PACA dated 17/07/2010)
<i>R11/0992 Approved 04.07.2011</i>	19 Cave Close Cawston Rugby	Change of use of part of the garage to use as a dog grooming parlour.
<i>R11/0864 Approved 04.07.2011</i>	68 Juliet Drive Bilton Rugby	Erection of side/rear conservatory
<i>R11/0469 Approved 04.07.2011</i>	Land to Rear of the Coach House Church Street Churchover Rugby	Erection of stables and haystore
<i>R11/1073 Approved 06.07.2011</i>	Cross in Hand Farm Watling Street Lutterworth	Erection of a steel framed agricultural storage building.
<i>R11/0980 Approved 06.07.2011</i>	66 Rugby Road Binley Woods Coventry	Erection of part two storey and part first floor extensions
<i>R11/0985 Approved 06.07.2011</i>	Bilton Grange School Rugby Road Dunchurch	Renewal of planning approval R07/2126/PALB dated 23/12/2008 for the installation of an all weather sports playing area, provision of floodlights and disabled parking area

<p>R11/0972 Approved 07.07.2011</p>	<p>Oaklands Frankton Lane Stretton on Dunsmore</p>	<p>Erection of a Toilet &amp; Shower Facility &amp; Storage block for existing touring caravan site</p>
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**Listed Building  
Consents**

<p>R11/0989 Listed Building Consent 06.07.2011</p>	<p>Bilton Grange School Rugby Road Rugby</p>	<p>Renewal of Listed Building Consent R07/2191/LBC dated 01/07/2008 for the formation of an all weather sports surface and associated alterations.</p>
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**Advertisement  
Consents**

<p>R11/0982 Approved 22.06.2011</p>	<p>Unit 10 Junction One Retail Park Leicester Road Rugby</p>	<p>Provision of 1 no. signbox, 1 no red KFC letters, 3 no white KFC letters, 6 no fascia signs, new panels to existing pylon signs, existing height restrictor to be painted white, 2 new replacement traffic signs, 2 no new leader boards to replace existing, 1no new menu board to replace existing, 2 no new disabled parking signs, 2 new large order bay signs and 1 no new parking disclaimer sign.</p>
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<p>R11/1030 Approved 27.06.2011</p>	<p>Ansty Golf Centre LTD Ansty Golf Club Brinklow Road Coventry</p>	<p>Installation of two illuminated signs at the entrance within the wall approved by application R11/0189 (Advertisement Consent)</p>
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<p>R11/0286 Approved 01.07.2011</p>	<p>Dunchurch Post Office Coventry Road Dunchurch</p>	<p>Display of 1no. non-illuminated projecting hanging sign.</p>
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**Approval of Details/  
Materials**

<p>E2E 294 Approval of Non- Material Changes 16.06.2011</p>	<p>Land north of Back Lane, Long Lawford</p>	<p>Erection of 108 dwellings with associated highway works, internal roads, footpaths &amp; cycleways, noise bund, earthworks, drainage and landscaping.</p>
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<p>R10/2313 Approval of Non- Material Changes 17.06.2011</p>	<p>Land adjacent, The Almshouses, Brockhurst Lane, Monks Kirby</p>	<p>Erection of a new dwelling house (resubmission of previously refused planning application R10/1325 dated 08/09/2010)</p>
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<p>R09/1045/LBCA Approval of Details 17.06.2011</p>	<p>Crantock Main Street Easenhall</p>	<p>Listed Building Consent for erection of a replacement detached garage, including demolition of the existing garage.</p>
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<i>R11/0380 Approved 23.06.2011</i>	Ainscough Crane Hire LTD Stockley's Spinney Rugby Road Princethorpe	Retention of electronic gates and fence, fuel tank and toilet block.
<i>R11/0326 Approval of Details 27.06.2011</i>	The Old Halt The Green Rugby	Demolition of porch and replacement of existing glass internal door.
<i>R10/2216 Approval of Details 30.06.2011</i>	Aveley House School Street Churchover	Erection of a two storey rear extension.
<i>R05/1308/1735/LBC Approval of Details 01.07.2011</i>	The Menagerie Coombe Abbey Country Park Brinklow Road Binley	Repair/refurbishment and minor alterations.
<i>R10/1093 Approval of Details 05.07.2011</i>	Former Cattle Market Land adj to Murray Road Rugby	Erection of three-storey building comprising 5no. apartments and ancillary communal and support accommodation on the ground floor together with 4no. associated parking spaces, and use as a Supported Housing Facility.
<i>R08/0787/MAJP Approval of Details 06.07.2011</i>	Newbold Farm Main Street Newbold	Erection of 9no. dwellings and conversion of existing barns to provide a further 7no. Dwellings together with associated garaging and parking facilities
<b><i>Withdrawn/ De-registered</i></b>		
<i>R11/1022 Withdrawn 05.07.2011</i>	St Oswalds Church Lawford Road New Bilton	Siting of a portakabin for use as a Sunday School (Use Class D1)

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	27 <sup>th</sup> July 2011
<b>Report Title</b>	Planning Appeals Update
<b>Portfolio</b>	
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Reporting Director</b>	Head of Planning and Culture
<b>Contact Officer</b>	Greg Vigars, Tel: Ext 3621
<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>	This report relates to the following priority(ies):  Ensure all the Borough's residents are aware of our services and can access and influence them. Enable the delivery of excellent Value for Money services in line with our corporate plans
<b>Statutory/Policy Background</b>	The Planning Appeals procedure which came into effect on 6 <sup>th</sup> April 2009
<b>Summary</b>	This report provides information on determined planning appeals and appeals currently in progress for the quarterly period 01.04.2001 to 31.06.2001
<b>Risk Management Implications</b>	There are no risk management implications arising from this report

<b><i>Financial Implications</i></b>	Increases scope for related costs claims within the Planning Appeals process
<b><i>Environmental Implications</i></b>	There are no environmental implications arising from this report
<b><i>Legal Implications</i></b>	Advice/Support with regard to Cost Claims and any subsequent Costs awards
<b><i>Equality and Diversity</i></b>	No new or existing policy or procedure has been recommended
<b><i>Options</i></b>	N/A
<b><i>Recommendation</i></b>	This report has been noted
<b><i>Reasons for Recommendation</i></b>	To keep Members of the Planning Committee updated on a quarterly basis with regard to the current position in respect of Planning Appeals

**Planning Committee - 27<sup>th</sup> July 2011**

**Planning Appeals Update**

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

**Recommendation**

The report be noted

This report provides information to update the Planning Committee on the position with regard to planning appeals. It is intended that this will continue to be produced on a quarterly basis.

**1.1 Appeals determined**

During the last quarter (1<sup>st</sup> April to 31<sup>st</sup> June 2011) a total of 4 appeals were determined of which 1 was allowed and 3 were dismissed.

A schedule of the appeal cases for this period is attached for information (see Appendix A).

**1.2 Appeals outstanding/in progress**

As at 30<sup>th</sup> June 2011 there were 17 planning appeals still in progress.

A schedule of these appeal cases is attached for information (see Appendix B)

Name of Meeting: Planning Committee  
 Date Of Meeting: 27<sup>th</sup> July 2011  
 Subject Matter: Planning Appeals  
 Originating Department: Head of 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
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\* There are no background papers relating to this item.

(\*Delete if not applicable)



**APPENDIX A**

**PLANNING APPEALS DETERMINED FOR THE PERIOD: 1<sup>st</sup> APRIL 2011 - 30<sup>th</sup> JUNE 2011**

<b>Application Ref No.</b>	<b>Location</b>	<b>Description</b>	<b>Appeal Decision</b>	<b>Planning Inspectorate Appeal Ref No.</b>  <b>Decision Type</b>
<b>R10/1598 MN</b>	<b>Site at 51 Norton Leys, Rugby, CV22 5RJ</b>	<b>Provision of pitched roof to existing garage</b>	<b>Written reps  Dismissed 05/05/2011</b>	<b>APP/E3715/D/11/2146174  Delegated – Refused 23/12/2010</b>
<b>NL</b>	<b>Fields Farm, Lower Green, Woolscott</b>	<b>Change of use of land and building to Haulage Depot</b>	<b>Enforcement Public Inquiry  Dismissed 18/05/2011</b>	<b>APP/E3715/C/10/2135712  Appeal Dismissed with amendments to Enforcement Notice</b>
<b>NL</b>	<b>Site at 41 Rugby Road, Pailton, Rugby, CV23 0QH</b>	<b>The erection, without planning permission of a 2.4m high close boarded fence</b>	<b>Enforcement Written reps  Dismissed 13/06/2011</b>	<b>APP/E3715/C/11/2145057  Enforcement notice upheld subject to variations.</b>
<b>R10/0679 OW</b>	<b>Land South West of 23 Plexfield Road Rugby</b>	<b>Outline Planning Application for a detached one and half storey bungalow (approval of access, siting and massing)</b>	<b>Written reps  Allowed 16/06/2011</b>	<b>APP/E3715/A/11/2143734/WF  Delegated – Refused 28.06.2010</b>

## PLANNING APPEALS OUTSTANDING/IN PROGRESS as at 30.06.2011

<b>Application Ref No.</b>	<b>Location</b>	<b>Description</b>	<b>Appeal Type</b>	<b>Planning Inspectorate Appeal Ref No. Decision Type</b>
NL	Canal View, Cathiron Lane, Harborough Magna	Without planning permission change of use of land to from agricultural to residential caravan site and the unauthorised importation and laying of material to form a hard-standing	<b>Enforcement</b>  <b>Public Inquiry</b>	APP/E3715/C/10/2140644  Further appeal refs. APPE3715/C/102139577 APP/E3715/A/10/2139572
NL	Guest Motors, Rugby Road, Withybrook	Without planning permission the erection of i) a lighting column, ii) a fence in excess of 1 metre on the northeast boundary abutting a highway  Without planning permission the change of use of land to the storage and selling of motor vehicles.	<b>Enforcement</b>  <b>Public Inquiry</b>	APP/E3715/C/11/2150344 and APP/E3715/C/11/2150342
R10/2181 CD	5 Windrush Way Long Lawford CV23 9SW	Erection of a two-storey terraced property with parking	<b>Written reps</b>	APP/E3175/A/11/2147772  Delegated – Refused 21/12/2010
R10/2307 RH	Land adjacent Daventry Road SP 45093 26958 Woolscott Grandborough	Prior agricultural notification of erection of grain store	<b>Written reps</b>	APP/E3715/A/11/2150683  Delegated – Refused 7/02/2011

NL	Land at South Side of Top Road, Barnacle. O.S. Ref. 438335, 285335, Rugby CV7 9LE	<p>Without planning permission, the change of use of the land from paddock to use for the siting of residential caravans, trailers and commercial vehicles.</p> <p>Without planning permission the formation of hard-standings, internal road, erection of fences and erection of amenity buildings</p>	<p><b>Enforcement</b></p> <p><b>Public Inquiry</b></p>	<p>APP/E3715/C/11/2150565</p> <p>Further appeal refs. APP/33175/C/11/2150566 APP/33175/C/11/2150567 APP/33175/C/11/2150568</p> <p>APP/E3715/C/11/2150569 APP/E3715/C/11/2150570 APP/E3715/A/10/2142674</p>
NL	New Haven Rugby Road Witherbrook CV7 9LN	<p>Without planning permission the change of use of land to the storage and selling of motor vehicles.</p> <p>Without planning permission the erection of i) a lighting column, ii) a fence in excess of 1 metre on the northeast boundary abutting a highway</p>	<p><b>Enforcement</b></p> <p><b>Public Inquiry</b></p>	<p>APP/E3715/C/11/2150342</p> <p>Further appeal refs. APP/E3715/C/11/2150344</p>
R10/1730 NL	Land South Side of Top Road Barnacle Coventry CV7 9LE	Change of use of land for use as a residential caravan site for gypsy families, comprising of 3 no. pitches and the siting of 3 mobile homes and 3 touring caravans including ancillary works and the erection of three timber buildings (part retrospective).	<b>Public Inquiry</b>	<p>APP/E3175/A/10/2142674/NWF</p> <p>Officer Rec. – Refusal and authorisation of formal enforcement action. Committee - Refused 01/12/2010 (plus authorisation for enforcement)</p>
R10/0572 NL	New Haven Rugby Road Witherbrook CV7 9LN	Outline planning permission for the erection of maximum of three dwelling houses.	<b>Written reps</b>	<p>APP/E3715/A/11/2152327/NWF</p> <p>Delegated – Refused 4/02/2011</p>

R11/0463 CD	Flecknoe Fields House Flecknoe Station Road Flecknoe CV23 8AZ	Erection of a single storey front extension and alterations to the rear fenestration.		APP/E3715/D/11/2153547  Delegated – Refused 04/05/2011
R10/2298 NL	Top Park Top Road Barnacle Coventry CV7 9FS	The retention of the use of land and ancillary operational development as a residential caravan site (renewal of planning permission (Appeal) reference APP/E3715/A/06/2030623 (R06/0743/PLN) dated 18th January 2008) including the erection of six temporary amenity blocks (resubmission of previously withdrawn application R10/0959 dated 26/11/2010)	<b>Public Inquiry</b>	APP/E3715/C/11/2153638  Further Appeal ref. APPE3715/C/11/2154137  Committee – Refused 06/04/2011
NL	Site at Top Park Top Road Barnacle Coventry CV7 9FS		<b>Enforcement Inquiry</b>	APP/E3715/A/11/2153749/NWF
R11/0005 MN	The New Willows Gossett Lane Brandon CV8 3GP	Extensions to dwelling including increase in roof height, dormer windows to front, erection of side extension and external alterations.	<b>Written Reps</b>	APP/E3715/D/11/2154485  Delegated – Refused 21/03/2011