



























currently obstructed by the applicants boundary hedging and has been obstructed for some time. As this obstruction is already occurring, rather than linked to the proposals, WCC Rights of Way have advised this can be addressed as a separate issue and have no objection to the proposals. They have, however, requested an informative advising the applicant of this issue.

Natural England commented that the impact on bats should be considered. WCC Ecology provide ecological advice to the Council and have no objection to the proposals, subject to informatives relating to bats and breeding birds. Subject to these informatives the impact on protected species is considered acceptable in accordance with saved policy E6.

### **Recommendation**

Approval – subject to conditions

### **DRAFT DECISION**

#### **APPLICATION NUMBER**

R11/1223

#### **DATE VALID**

21/07/2011

#### **ADDRESS OF DEVELOPMENT**

STATION FARM COTTAGE  
LONDON ROAD  
DUNCHURCH  
CV23 9LP

#### **APPLICANT/AGENT**

Richard Palmer  
Hb Architects  
The Triforium  
17 Warwick Street  
Rugby  
Warwickshire  
CV21 3DH  
On behalf of Graham Francis

#### **APPLICATION DESCRIPTION**

AMENDED PROPOSAL. Conversion of buildings to form 2 dwellings, internal and external alterations, installation of solar and PV panels.

#### **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:

Document	Reference	Date received
Site Location Plan	R95:11:04	19th July 2011
Site Layout	R95:11:06	25th August 2011
Scheme Design	R95:11:11A	25th August 2011
Solar panel details	Vaillant auroTHERMplus	26th August 2011
PV panel details	Sandtoft PV48	26th August 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 facing materials to be used on the external walls and roof and doors, windows and rooflights shall be of the same type, colour and texture as those used on the existing building.

**REASON:**

To ensure a satisfactory external appearance.

**CONDITION: 4**

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 those orders, no development shall be carried out which comes within Classes A, B, C, D, E or G 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: 5**

Other than those shown on the approved plans no new windows or rooflights shall be formed in the walls or roofslope of the dwellings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:**

In the interest of residential amenity.

**CONDITION: 6**

Unless otherwise agreed in writing by the Local Planning Authority, prior to the first occupation of barn 2 the existing first floor, north facing windows in Station Farm Cottage shall be obscure glazed, these shall not then be glazed or reglazed other than with obscure glass.

**REASON:**

To protect the residential amenity of neighbouring properties.

**CONDITION: 7**

Unless otherwise agreed in writing by the Local Planning Authority each dwelling hereby permitted shall be constructed to achieve a minimum water efficiency standard equivalent to Code Level 4 of the Code for Sustainable Homes (i.e. a maximum indoor water consumption of 105 litres per person per day.)

**REASON:**

In order to ensure water efficiency through sustainable design and construction.

**REASON FOR APPROVAL:**

The proposed development will increase the supply of housing through the reuse of an existing building, this will not have an adverse impact of the character of the countryside, residential amenity in accordance with policies CS1 and CS16 of the

Rugby Borough Core Strategy 2011, the draft National Planning Policy Framework, PPS3, PPS4 and PPS7.

A suitable level of car parking is proposed and the development will not impact on protected species or Public Rights of Way in accordance with saved policies E6 and T5 of the Rugby Borough Local Plan 2006 and PPG17.

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

Rugby Borough Core Strategy 2011 - CS1, CS11, CS16

Rugby Borough Local Plan 2006 Saved Policies - E6, T5

PPS3: Housing

PPS4: Planning for Sustainable Economic Growth

PPS7: Sustainable Development in Rural Areas

PPG17: Planning for open space, sport and recreation

Interim Parking Standards Guidance Note, May 2011

Draft National Planning Policy Framework 2011

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.

**INFORMATIVE: 1**

The legal line of Public Right of Way R168y crosses the south west and is currently obstructed by the boundary hedge. The Rights of Way Team at Warwickshire County Council should be contacted to discuss the diversion of this Right of Way.

**INFORMATIVE: 2**

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010, making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a license may be necessary to carry out any works.

Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523 . If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 01453 764450 for advice on the best way to proceed.

**INFORMATIVE: 3**

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season, lasts approximately from March to September, so work should ideally take place outside these dates if at all possible.

N.B birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

**Reference number: R11/1680**

**Site address: Land adjacent to Gas Street, Gas Street, Rugby, CV21 3PT**

**Description: Variation of condition 3 of planning permission 430 / R10/0093 (Demolition of existing buildings, erection of 25 dwellings (3 houses & 22 apartments) and associated works) to require dwellings to be provided to Level 3 of the Code for Sustainable Homes (instead of Level 5.)**

**Case Officer Name & Number: Karen McCulloch, 01788 533623**

### **Description of proposals**

This application is for the variation of a condition attached to a planning permission which was granted in April 2010.

The previous application granted permission for the demolition of the former Storm Lounge Building and units on Gas Street and the erection of 25 dwellings: 22 apartments and 3 houses.

The former Storm Lounge building is located within the Conservation Area and is included on the Local List of Buildings of Architectural Interest. The previous application was accompanied by information to demonstrate that the site had been marketed and that the conversion of the existing building was not commercially viable.

The applicants also advised that the building would be built to Level 5 of the Code for Sustainable Homes which will include energy efficiency and sustainability measures and result in a highly sustainable building exceeding building regulations requirements.

It was therefore considered, on balance, that the loss of the heritage asset was acceptable and a condition was attached to the approval requiring the dwellings to be built to Code Level 5.

This condition states:

#### **CONDITION: 3**

The dwellings shall achieve a Code Level 5 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that Code Level 5 has been achieved.

#### **REASON:**

In the interest of sustainability.

This application is for the variation of this condition to require the dwelling to be built to Code Level 3, instead of Code Level 5. All other issues, such as the principle of the development, design, access etc were agreed in relation to the previous application.

### **Description of site**

The previous permission and this application relate to land at Gas Street, Church Street and Railway Terrace. There are a range of existing buildings on the site and the proposals included the demolition of these.

These include the former Storm Lounge Building on the corner of Railway Terrace and Church Street, this is a three storey, white rendered building with a hipped roof. Along the Gas Street frontage are lower level units, some with flat roofs. These are mostly vacant and will also be demolished.

No works have started on site.

### **Third party comments**

None received

### **Technical consultation responses**

None required

### **Relevant planning history**

E2E reference 420 (R10/0093) Approved, April 2010

Demolition of existing buildings, erection of 25 dwellings (3 houses & 22 apartments) and associated works.

This permission was subject to a range of conditions including the requirement for dwellings to be provided to Code Level 5 and a requirement for at least 4 dwellings to be provided as affordable housing.

### **Relevant planning policies and guidance**

CS16 Complies Sustainable Design

CS17 Complies Reducing Carbon Emissions

Sustainable Design and Construction SPD, June 2009

PPS1: Delivering Sustainable Development

### **Assessment of proposals**

This application is for the variation of condition 3 to allow the properties to be built to Code Level 3 instead of Code Level 5, whether this is acceptable is, therefore, the only matter for consideration.

When the original application was under consideration the applicants advised that the properties would be built using a new structural panel construction system and that this would result in the properties meeting Code Level 5. This combined with the information submitted regarding marketing information and viability and the design of the building were considered to outweigh the loss of the building within the Conservation Area.

Condition 3 was therefore attached to the permission requiring the developer to provide the building to Code Level 5.

Information submitted with the application to vary this condition states that there have been delays in the availability of the structural panel construction system and at best only a small percentage of the dwellings will be able to be constructed using this system. To provide dwellings to Code Level 5 using other construction methods will be significantly more expensive.

The supporting information submitted with the application refers to research carried out by the Government into the additional costs of providing dwellings to different Code Levels. Based on this research to provide the development to Code Level 5 would cost an additional £383,874 whilst to provide it to Code Level 3 would cost an additional £23,856.

Policy CS16 relates to Sustainable Design and states that new residential development should meet the water conservation standards in Code Level 4. Policy CS17, Reducing Carbon Emissions states that new developments should comply with the Building Regulations relevant at the time of construction and developments of 10 dwellings or more shall incorporate equipment to reduce predicted carbon dioxide emissions.

However, policies CS16 and CS17 both state that the measures to be provided will be determined through negotiation taking account of site characteristics and issues relating to the viability of the development.

The water conservation standard within Code Levels 3 and 4 are the same, therefore providing the properties to Code Level 3 complies with the requirements of policy CS16.

Policy CS17 states that properties should be constructed to the relevant Building Regulations. To construct the properties to Code Level 3 will exceed the current requirements and the proposals are considered acceptable in relation to this.

Policy CS17 goes on to state that developments of 10 or more dwellings should reduce carbon emissions by at least 10%. The carbon standards contained within the current Building Regulations are the same as those required by Code Level 3, therefore compliance with Code Level 3 will not secure conformity with this part of the policy. The previous requirement for Code Level 5 would have secured with this reduction.

However, this policy goes on to state that the provision will be determined through negotiation and that the viability of the development will be taken into account.

The submitted information details the additional cost connected with providing the properties to Code Level 3. It is considered that including the requirement to reduce carbon emissions by 10% will impact on the viability of the development and would affect the ability to provide the dwellings to Code Level 3, it is therefore not considered reasonable to require the 10% carbon reduction in this case.

As the structural panel construction method is not available and compliance with the existing condition 3 would threaten the viability of the development it is considered that the variation of condition 3 to refer to Code Level 3 is acceptable and complies with current policy.

It is considered that an informative should be added to stress that the Council's preferred approach would be for the panel system to be used if it becomes available in future.

Section 73 of the Town and Country Planning Act 1990 allows amendments to conditions attached to existing planning permissions. However, this results in the issue of a new planning permission, including all original conditions in addition to the updated condition. This process should not allow additional time to implement the consent and the wording of condition 1 should be amended accordingly.

### **Recommendation**

Approval:

Vary condition 3 to read:

**CONDITION: 3**

The dwellings shall achieve a Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

**REASON:**

In the interest of sustainability.

Insert informative 6.

**INFORMATIVE: 6**

If the original proposed structural panel construction system to achieve Code Level 5 becomes available prior to the commencement of development the preference of the Local Planning Authority is for this system to be used.

**DRAFT DECISION**

**APPLICATION NUMBER**

R11/1680

**DATE VALID**

23/08/2011

**ADDRESS OF DEVELOPMENT**

LAND ADJACENT TO GAS STREET  
GAS STREET  
RUGBY

**APPLICANT/AGENT**

Id Partnership- Midlands  
27 Spon Street  
Coventry  
West Midlands  
CV1 3BA  
On behalf of , Hermod Ltd

**APPLICATION DESCRIPTION**

Variation of condition 3 of planning permission 430 / R10/0093 (Demolition of existing buildings, erection of 25 dwellings (3 houses & 22 apartments) and associated works.) to require dwellings to be provided to Level 3 of the Code for Sustainable Homes (instead of Level 5.)

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

**CONDITION: 1**

The development to which this permission relates must not be begun later than the 1st April 2013.

**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:

Plan	Reference	Received
Site location plan	C693/002	15th October 2009
Existing site plan	C693/001A	15th October 2009
Elevation A-A	C693/200D	4th March 2010
Elevation B-B	C693/201D	4th March 2010
Elevations C-C & E-E	C693/202C	4th March 2010
Elevation D-D	C693/203C	4th March 2010
Elevations F-F & G-G	C693/204A	15th October 2009
Elevations I-I & H-H	C693/205B	4th March 2010
Elevations J-J & K-K	C693/206	15th October 2009
Ground floor	C693/100H	4th March 2010
First floor	C693/101G	4th March 2010
Second floor	C693/102E	4th March 2010
Roof plan	C693/103D	4th March 2010

**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 dwellings shall achieve a Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

**REASON:**

In the interest of sustainability.

**CONDITION: 4**

The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of PPS3 or any future guidance that replaces it. The scheme shall include:

- a - the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 4 housing units;
- b - the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c - the arrangements for the transfer of the affordable housing to an affordable housing provider;
- d - the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- e - the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

**REASON:**

To ensure adequate provision of affordable housing.

**CONDITION: 5**

Notwithstanding any indication given on the approved drawings, full details of the colour, finish and texture of all materials to be used on external surfaces, including windows and external doors, including the reveal depths, shall be submitted to and approved in writing by the Local Planning Authority before any development

commences. Development shall not be carried out other than in accordance with the approved details.

**REASON:**

To ensure a satisfactory external appearance and in the interests of the character of the Conservation Area.

**CONDITION: 6**

Full details of the siting, design and materials of the proposed bin and cycle stores shall be submitted to and approved in writing by the Local Planning Authority. The bin and cycle stores shall be provided, in accordance with the approved details before the first occupation of any flat.

**REASON:**

In the interest of visual and residential amenity.

**CONDITION: 7**

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

**REASON:**

In the interest of visual amenity.

**CONDITION: 8**

No development shall commence unless and until a comprehensive hard and soft landscaping scheme 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: 9**

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

**REASON:**

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

**CONDITION: 10**

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

**REASON:**

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

**CONDITION: 11**

No development shall commence unless and until a contamination assessment has been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

**REASON:**

In the interest of health and safety.

**CONDITION: 12**

No development shall commence unless and until an air quality assessment has been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

**REASON:**

In the interest of health and safety.

**CONDITION: 13**

Prior to the commencement of the development, including the demolition of the existing buildings, a report detailing dust abatement and management measures shall be submitted to, and approved by the Local Planning Authority. Works shall not be carried out other than in accordance with the approved details.

**REASON:**

To protect the amenity of surrounding properties.

**CONDITION: 14**

The development shall be carried out in accordance with the noise mitigation measured detailed in the Environmental Noise Impact Assessment, reference 10003/NoiseRT, received by the Council on 27th January 2010.

**REASON:**

In the interest of the amenities of the area.

**REASON FOR APPROVAL:**

The applicants have demonstrated that reasonable efforts have been made to find viable uses for the existing building within the Conservation Area and that these efforts have been unsuccessful. The loss of this building is therefore considered acceptable in accordance with guidance contained within PPS5.

The proposals will not have an adverse impact on the character of the Conservation Area, visual or residential amenity and a suitable landscaping scheme can be provided without having an adverse impact on protected species in accordance with policies GP1, GP2, GP3 & E6 of the Rugby Borough Local Plan 2006.

Suitable levels of affordable housing are proposed in accordance with policy H6 of the Rugby Borough Local Plan 2006.

It is considered that an acceptable means of access, car and cycle parking facilities will be provided on site and that the proposals comply with policies T3 & T5 of the Rugby Borough Local Plan 2006.









**Reference number: R11/1648**

**Site address: Oakland House, Hinckley Road, Burton Hastings, Nuneaton.**

**Case Officer: Chris Davies 01788 533627**

**Description: Proposed extensions and alterations to form a car port with a terrace over.**

**History:**

R87/1829/9951/P	Erection of dwelling and garage. Approved 09/03/88
R02/0039/11234/P	Erection of conservatory. Approved 10/11/88
R06/0269/11234/P	Erection of a car port. Approved 20/03/06

**Proposal:**

The applicant seeks planning permission to erect a carport between his existing detached garage and the main dwelling, with a terrace over the top that would be accessed from the main dwelling at first floor level through a door in the front elevation.

**Relevant Information:**

The application is brought before the Committee for consideration at the request of the Ward Councillor, Councillor Warwick.

Oakland House is a large detached property lying within the village of Burton Hastings. The Property is set back over 20m from the highway by and enclosed block paved area capable of accommodating several vehicles.

Within this area, to the front of the main dwelling, is a four bay garage with guest accommodation in the roof space. The proposed development would link this to the main dwelling.

To the right of the property is an existing car port, but with a pitched roof over.

Along the side boundary immediately adjacent to the proposal site, trees and hedging provide screening. However views of the neighbouring property (Willow Bank, No.4 Olton Close) are afforded from the front first floor window that would become the access door to the terrace.

A combination of orientation and location means that the existing dwelling would screen the proposal from the other neighbouring property (Oakmere, No.10 Hinckley Road).

**Technical Consultation Responses:**

WCC Ecology - Bat and breeding bird informatives required.

- WCC Highways - Did not comment on the original scheme, but responded to the amended scheme consultation to say that a condition should be including regarding lighting to be used.
- Dave Gower (Trees) - No objection but condition recommended regarding tree protection barrier.

**Parish/Ward Responses:**

- Parish Meeting - Objection to original scheme (loss of privacy/not in keeping/distraction to vehicles - visually and due to glare/concern over future development on site/noise pollution).  
NB – response to the amended scheme will be verbally reported to the Committee.
- Ward - Amended scheme still has potential for windows to be inserted and site is already over-developed.

**Neighbour Responses:**

- Objections (3) - Out of character/loss of privacy/sets a precedent/materials not in keeping/highway safety issue (distraction)/lack of measurements on plans.  
NB – these comments were received in response to consultation on the original scheme. Any correspondence received in response to consultation on the amended scheme will be verbally reported to the committee.

**Planning Policy:**

Rugby Borough Core Strategy 2011  
CS16: Sustainable Development Complies

Rugby Borough Council Residential Extensions Design Guide SPD.

**Considerations:**

The key considerations in determining this application are the impact of erecting a car port with a roof terrace on a) the character and appearance of the property and the locality, and b) neighbouring residential amenity.

**Character and Appearance**

The concept of a car port, whilst possibly appearing a little surplus to requirements given the existing car port and four bay garage block, would not be out of keeping with either the setting or the property itself.

The proposed terrace would have the greater visual impact, both in terms of prominence and design.

The original design included a 1.6m high obscure glazed screen along the Western side of the terrace, with the rest of the terrace would be screened by a lower barrier. The amended scheme sees the Western screen increased to a height of 1.8m, thus increasing the level of screening and preserving the privacy levels of the adjacent property (Willow Bank).

The proposal is nestled into an existing recess between the garage and the main dwelling, significantly reducing the potential visual impact; clear views are only really afforded from within the property frontage. The screening is functional yet subtle, complimenting rather than sitting at odds with the existing property and garage.

Overall the design compliments the setting, adding visual variation without detracting from the character of either the property itself or the wider setting. The scheme therefore complies with elements of policy CS16 of the Rugby Borough Core Strategy 2011 that relate to character and appearance, and the Rugby Borough Council Residential Extensions Design Guide SPD, which seeks to ensure that development is in keeping with its surroundings.

### **Residential Amenity**

The orientation and location of the proposal are such that only the adjacent property (Willow Bank) has the potential to be directly affected.

The original scheme saw the carport structure projecting beyond the rear elevation of the existing garage block and coming closer to the Western boundary. Together with the originally lower screen, there was the potential for loss of privacy and an overbearing impact on Willow Bank.

The amended scheme, in addition to increasing the height of the privacy screen, also sees the car port structure set back so that it is in line with the rear elevation of the garage block. The terrace area itself is set further back by the introduction of a roof return. This puts the terrace area some 3.7m away from the boundary.

The combination of the increased screening and the set back from the boundary, together with the fact that the proposal lies adjacent to the far end of the adjacent garden (some 40m from the dwelling itself) mean that the proposal would not result in a significant loss of amenity to the occupants of Willow Bank.

The amended scheme therefore complies with policy CS16 of the Rugby Borough Core Strategy 2011 and the Rugby Borough Council Residential Extensions Design Guide SPD, which seek to preserve and protect residential amenity.

### **Recommendation:**

Approval subject to appropriate conditions.

## **DRAFT DECISION**

### **APPLICATION NUMBER**

R11/1648

### **DATE VALID**

17/08/2011

### **ADDRESS OF DEVELOPMENT**

Oakland House  
Hinckley Road  
Burton Hastings  
Nuneaton  
CV11 6RG

### **APPLICANT/AGENT**

Mr James Huckerby  
Hayward Architects  
19 Station Road  
Hinckley  
Leicestershire  
LE10 1AW  
On behalf of Mr J Sall

### **APPLICATION DESCRIPTION**

Proposed extensions and alterations to form a car port with a terrace over.

### **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 amended plan number 11/51 02B, received by the Local Planning Authority on 03 October 2011.

#### **REASON:**

For the avoidance of doubt.

#### **CONDITION 3:**

The facing materials to be used on the external walls and roof of the car port element of the scheme shall be of the same type, colour and texture as those used on the existing dwelling and garage block.

#### **REASON:**

In the interest of visual amenity.

**CONDITION 4:**

No development shall commence unless and until full details of the glazing to be used for the privacy screen, together with a sample, 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. Any future repairs and/or replacements of the screen shall only be in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority prior to commencement of the repair/replacement works.

**REASON:**

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

**CONDITION 5:**

Before the commencement of any works on site a protective barrier (2m high Heras fencing fixed into the ground) should be erected around the edge of the grassed area to the frontage of the property, to effectively form an exclusion zone and root protection area around the protected Oak tree. The protective barrier should remain in place until completion of all construction works. Root protection areas should be protected at all times, with no building activity, parking of vehicles or storage of building materials taking place within them.

**REASON:**

To safeguard the rooting area of the protected Oak tree during the construction phase.

**CONDITION 6:**

Glare shall not be created upon the public highway by the lighting sources for the hereby permitted terrace.

**REASON:**

In the interests of highway safety.

**REASON FOR APPROVAL:**

The amended scheme will be in keeping with the existing house and surrounding area and will not adversely impact on the residential amenity of neighbouring properties, in accordance with policy CS16 of the Rugby Borough Core Strategy 2011.

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

CS16: Sustainable Development of the Rugby Borough Core Strategy 2011. 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.

**INFORMATIVE:**

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their roost sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010, making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat roost, even if the roost is only occasionally used. Where a bat roost is present a license may be necessary to carry out any works.

Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 01453 764450 for advice on the best way to proceed.

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season lasts approximately from March to September, so work should ideally take place outside these dates if at all possible.

NB - birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	19th October 2011
<b>Report Title</b>	Revocation of Hazardous Substances Consent at the former site of Relay Distribution Services Limited, Crick Road, Rugby.
<b>Ward Relevance</b>	
<b>Prior Consultation</b>	-
<b>Reporting Director</b>	Head of Planning and Cultural Services
<b>Contact Officer</b>	Sarah Fisher, Tel: 3762
<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 (Hazardous Substances) Act, 1990.
<b>Summary</b>	The report seeks approval for the making of an Order under S14(2) of the Planning (Hazardous Substances) Act 1990 to revoke the Hazardous Substances Consent (HSC) at the former site of Relay Distribution Services Limited, Crick Road, Rugby, subject to confirmation by the Secretary of State.
<b>Risk Management Implications</b>	N/A

<b><i>Financial Implications</i></b>	None. S16(1) of the Planning (Hazardous Substances) Act provides that compensation is payable for a revocation or modification using powers under S14(1). Compensation is therefore not payable for a revocation or modification using powers under S14(2).
<b><i>Environmental Implications</i></b>	Revocation of the HSC will remove a constraint to the development of the Rugby Radio Station site.
<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 Legal and Election Services Manager be authorised to prepare a Revocation Order under S14 of the Planning (Hazardous Substances) Act 1990, as attached at Appendix 1 to the report, to be forwarded to the Secretary of State for confirmation.
<b><i>Reasons for Recommendation</i></b>	The Site is no longer used for the storage or use of materials stipulated in the HSC and the continuation of the HSC is no longer relevant.

**Planning Committee - 19th October 2011**

**Revocation of Hazardous Substances Consent at the former site of  
Relay Distribution Services Limited**

**Report of the Head of Planning and Cultural Services**

**Recommendation**

The Legal and Election Services Manager be authorised to prepare a Revocation Order under S14 of the Planning (Hazardous Substances) Act 1990, as attached at Appendix 1 to the report, to be forwarded to the Secretary of State for confirmation.

**Introduction**

This site at Crick Road, Rugby, formally occupied by Relay Distribution Services Limited, benefits from a Hazardous Substances Consent (HSC) in the form of a deemed consent under the Planning (Hazardous Substances) Regulations 1992 (SI 1992 No 656) as amended by the Planning (Control of Major Accident Hazards) Regulations 1999 (SI 1999 No 981). This HSC (Ref PHS/S11/1/92) allows for the presence of 9,000 tonnes of ammonium nitrate.

Due to the existence of the HSC, a Consultation Zone was established. Proposals for future development at the Site and/or on land adjacent/near to the Site are referred to consultees to consider possible effects on public safety. The Health and Safety Executive (HSE) is a consultee. The site is immediately adjacent to the Rugby Radio Station site and the HSE have confirmed that whilst the HSC remains in force it has implications for the distribution of proposed land uses. Although hazardous substances are no longer stored on the site, the consent can be re-enacted at any time without consultation with the Borough Council.

**Legislative Background**

The Planning (Hazardous Substances) Act 1990 (the Act) allows for HSCs to be revoked under Section 14. Rugby Borough Council, as Hazardous Substances Authority, can make a revocation order under S14(1) or (2) of the Act. The revocation will be subject to confirmation by the Secretary of State under S15 of the Act (even when it is unopposed).

The grounds under which revocation can be made are set out in S14(2) as being:-

- a) that there has been a material change of use of land to which a hazardous substances consent relates; or

(b) that planning permission [or development consent] has been granted for development the carrying out of which would involve a material change of use of such land and the development to which the permission [or development consent] relates has been commenced; or

(c) in the case of a hazardous substances consent which relates only to one substance, that that substance has not for at least five years been present on, over or under the land to which the consent relates in a quantity equal to or exceeding the controlled quantity; or

(d) in the case of a hazardous substances consent which relates to a number of substances, that none of those substances has for at least five years been so present.

S16(1) of the Act provides that compensation is payable for a revocation or modification using powers under S14(1). Compensation is therefore not payable for a revocation or modification using powers under S14(2).

### **The case for revocation under S14 (2)**

The site at Crick Road was formerly owned by Relay Distribution Services Limited who received deemed consent for the presence of ammonium nitrate upon the site in 1992. Relay Distribution subsequently vacated the site in 2000 and the company dissolved in 2001. Ammonium nitrate has therefore not been stored on the site since 2000. There have been several occupiers of the site since 2000; the site is currently occupied by Panther Logistics who store furniture.

Revocation of the HCS would therefore be compliant with S14 (2) of the Act and it is not considered that there are likely impediments to the revocation.

A draft Order is attached to this report at Appendix 1. Subject to the approval of the Committee, the Order will be submitted to the Secretary of State for consideration as required by S15 of the Act.

Name of Meeting: Planning Committee

Date Of Meeting: 19th October 2011

Subject Matter: Revocation of Hazardous Substances Consent at the former site of Relay Distribution Services Limited

Originating Department: Head of Planning and Cultural Services

**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)



THE RUGBY BOROUGH COUNCIL REVOCATION OF HAZARDOUS  
SUBSTANCES CONSENT ORDER (No 1) 2011

RELAY DISTRIBUTION SERVICES LIMITED, CRICK ROAD, HILLMORTON,  
RUGBY, WARWICKSHIRE, CV23 0AB

PLANNING (HAZARDOUS SUBSTANCES) ACT 1990 – SECTION 14(2)

WHEREAS

1. The Rugby Borough Council (hereinafter called “the Authority”) is the Hazardous Substances Authority for the area
2. On 25<sup>th</sup> August 1992 Relay Distribution Services Limited (“the Company”) claimed from the Authority a deemed consent for the presence of ammonium nitrate, with an established quantity of 9000 tonnes on land described in Schedule 1 hereto (the land). The established quantities of the Chemicals is given in Schedule 2
3. The Authority registered such deemed consent under reference number PHS/S11/1/92 (the Deemed Consent) on 23<sup>rd</sup> September 1992.
4. It appears to the Authority that none of the hazardous substances referred to in the Hazardous Substances Consent and reproduced in Schedule 2 to this Order have been present on the site for at least 5 years. Accordingly, this Order revokes the Deemed Consent pursuant to Section 14 (2) (c) of the Planning (Hazardous Substances) Act 1990.

Deleted: in 1992

NOW THEREFORE the Authority as Hazardous Substances Authority and in pursuance of Section 14(2) of the Planning (Hazardous Substances) Act 1990 and all powers enabling hereby make the following order:-

1. The Deemed Consent relating to PHS/S11/1/92 is revoked.
2. This Order shall be cited as “The Rugby Borough Council Revocation of Hazardous Substances Consent Order (No 1) 2011

## SCHEDULE 1

Land at Crick Road, Hillmorton, Rugby, Warwickshire, CV23 0AB, shown edged red on the plan attached hereto.

## SCHEDULE 2

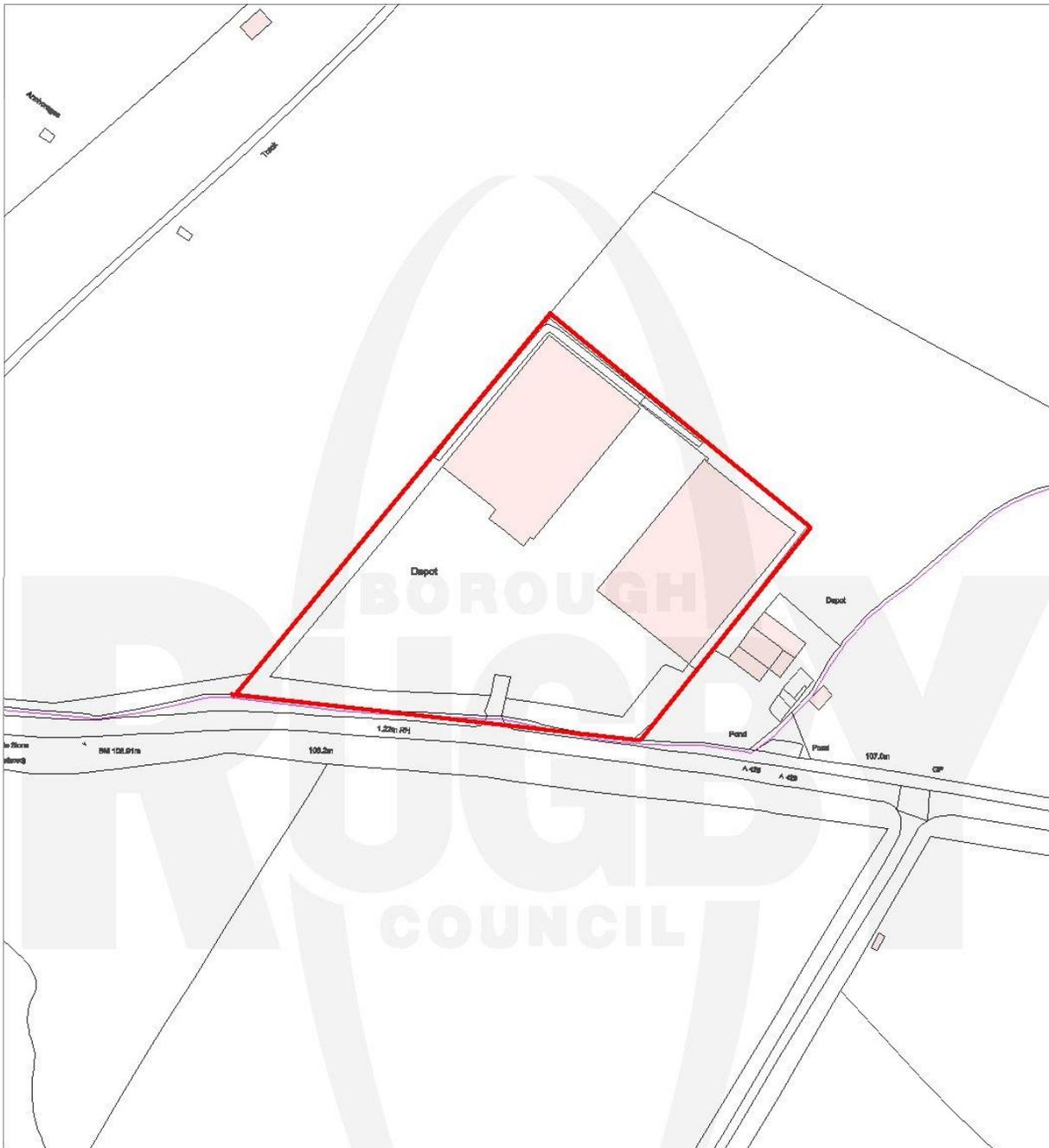
List of chemicals for which Deemed Consent was received on 23<sup>rd</sup> September 1992 attached hereto.

Substance	Established quantity(t)
Ammonium nitrate	9000

THE COMMON SEAL OF  
RUGBY BOROUGH COUNCIL was  
hereunto affixed on (date)  
in the presence of:-

## AUTHORISED SIGNATORY

The office of the Secretary of State for Communities and Local Government ("the Secretary of State") hereby confirms the foregoing Order



**Note: This Block Plan is produced by the Council for information only and does not form part of the application.**



**PLANNING AND CULTURE SERVICES**

Town Hall, Rugby, CV21 2RR.  
Tel. No. (01788) 533533 Fax. No. (01788) 533778

Planning Application Reference No. R/

Address **Land at Crick Road, Rugby**

Post code



Grid. Ref.      Date **23/9/2011**      Scale **1:2000**

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Rugby Borough Council. 100019417.

- Application Site
- Other Land in Applicants Ownership

GENERAL COUNCIL  
**A4**



**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	19 <sup>th</sup> October 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 01/07/2011 to 30/09/2011
<b>Risk Management Implications</b>	There are no risk management implications arising from this report

<b><i>Financial Implications</i></b>	Increases the 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>	The report be 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 - 19<sup>th</sup> October 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> July to 30<sup>th</sup> September 2011) a total of 8 planning appeals were determined of which 5 were allowed and 3 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> September 2011 there were 20 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: 19<sup>th</sup> October 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
--------------	------------------------------------

\* 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> JULY 2011 - 30<sup>th</sup> SEPTEMBER 2011

Application Ref No.	Location	Description	Appeal Decision	Planning Inspectorate Appeal Ref No. Decision Type
R10/2181 CD		Erection of a two-storey terraced property with parking	Written reps Dismissed 22/07/2011	APP/E3175/A/11/2147772 Delegated – Refused 21/12/2010
R10/2307 RH		Prior agricultural notification of erection of grain store	Written reps Allowed 27/07/2011	APP/E3715/A/11/2150683 Delegated – Refused 7/02/2011
	The New Willows Gossett Lane Brandon CV8 3GP		Written Reps Dismissed 08/08/2011	APP/E3715/D/11/2154485 Delegated – Refused 21/03/2011
R10/0572 NL			Written reps Dismissed 22/08/2011	APP/E3715/A/11/2152327/NWF Delegated – Refused 4/02/2011

<b>R11/0463</b> <b>CD</b>			<b>Written Reps</b> <b>Allowed</b> <b>08/08/2011</b>	<b>APP/E3715/D/11/2153547</b> <b>Delegated – Refused 04/05/2011</b>
<b>NL</b>	<b>Canal View, Cathiron Lane, Harborough Magna</b>		<b>Enforcement</b> <b>Public Inquiry</b> <b>Allowed</b> <b>20/09/2011</b> <b>Allowed</b> <b>20/09/2011</b> <b>Allowed</b> <b>20/09/2011</b>	<b>APP/E3715/C/10/2140644</b> <b>Further appeal refs.</b> <b>APPE3715/C/102139577</b> <b>APP/E3715/A/10/2139572</b>

## PLANNING APPEALS OUTSTANDING/IN PROGRESS as at 30.09.2011

Application Ref No.	Location	Description	Appeal Type	Planning Inspectorate Appeal Ref No. Decision Type
NL	Guest Motors, Rugby Road, Withybrook	<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>Without planning permission the change of use of land to the storage and selling of motor vehicles.</p>	<b>Enforcement Inquiry</b>	APP/E3715/C/11/2150344 and APP/E3715/C/11/2150342
NL	New Haven Rugby Road Withybrook 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>	<b>Enforcement Inquiry</b>	APP/E3715/C/11/2150342  Linked appeal refs. APP/E3715/C/11/2150344
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>Inquiry</b>	APP/E3175/A/10/2142674  Officer Rec. – Refusal and authorisation of formal enforcement action. Committee - Refused 01/12/2010 (plus authorisation for enforcement)

NL	Land at South Side of Top Road, Barnacle. O.S. Ref. 438335, 285335, Rugby CV7 9LE	Without planning permission, the change of use of the land from paddock to use for the siting of residential caravans, trailers and commercial vehicles.  Without planning permission the formation of hard-standings, internal road, erection of fences and erection of amenity buildings.	<b>Enforcement</b>  <b>Inquiry</b>	APP/E3715/C/11/2150565  Linked appeal refs. APP/33175/C/11/2150566 APP/33175/C/11/2150567 APP/33175/C/11/2150568 APP/E3715/C/11/2150569 APP/E3715/C/11/2150570 APP/E3715/A/10/2142674(as above)
NL	Top Park Top Road Barnacle Coventry CV7 9FS	The change of use, without planning permission, of the land from paddock to a use for the siting of residential caravans, trailers and commercial vehicles.	<b>Inquiry</b>	APP/E3715/C/11/2153638  Linked Appeal ref. APPE3715/C/11/2154137 APP/E3715/A/11/2153749(as below)
R10/2298 NL	Site at 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>Enforcement</b>  <b>Inquiry</b>	APP/E3715/A/11/2153749  Committee – Refused 06/04/2011
R11/0754 NM	Site at Central Reservation, Newbold Road, Rugby	Determination as to whether prior approval is required for the installation of an 11.8m high slim-line monopole telecom mast and provision of 1No. new associated equipment cabinet and a meter pillar (Resubmission)	<b>Written Reps</b>	APP/E3715/A/11/2156384  Committee - Refused 25/05/2011

R11/0252 RR	Sunrise School Street Long Lawford CV23 9AT	Variation of Condition 16 of Planning Permission R10/1239 dated 7th September 2010 to allow insertion of roof lights and provision of retaining wall.	<b>Written Reps</b>	APP/E3715/A/11/2155694  Delegated – Refused 04/03/2011
NL	Site at Plot 20b (Tuckeys Farm), East Side of Cathiron Lane, Harborough Magna, CV23 0JH	Without planning permission the erection of two timber outbuildings	<b>Enforcement</b>  <b>Written Reps</b>	APP/E3715/C/11/2158026
R11/0485 NM	Land at Dunchurch Road, Rugby	Determination as to whether prior approval is required for the installation of a 11.8m high slim- line monopole telecom mast and provision of 1No. new associated equipment cabinet and a meter pillar	<b>Written Reps</b>	APP/E3715/A/11/2159822  Committee - Refused 08/08/2011
R11/0402 KMCC	Stretton Fields, Hydes Lane, Hinckley, LE10 3DP	Retention of a temporary mobile home for equestrian purposes for a period of 3 years	<b>Written Reps</b>	APP/E3715/A/11/2158522  Delegated – Refused 02/06/2011
R11/0233 DH/CD	Millfield, Mill Road, Wolvey, LE10 3AS	Erection of a detached granny annexe.	<b>Written Reps</b>	APP/E3715/A/11/2160512  Delegated – Refused 26/07/2011

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	19.10.2011
<b>Report Title</b>	Delegated Decisions –09.09.2011 to 29.09.2011
<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 – 19.10.2011**

**Delegated Decisions – From 09.09.2011 To 29.09.2011**

**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: 19.10.2011  
Subject Matter: Delegated Decisions – 09.09.2011 to 29.09.2011  
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 09.09.2011 TO 29.09.2011

**A. APPLICATIONS – DELEGATED**

**Applications  
Refused**

<i>R11/1604 Advertisement Refusal 08.09.2011</i>	Holmefield Farm Bilton Lane Long Lawford	Retention of 2 gantry signs facing A428
<i>R11/1497 Refusal of Certificate of Lawful Use or Development 13.09.2011</i>	71 Pytchley Road Rugby	Certificate of Lawfulness application for the erection of a part two-storey, part single-storey rear extension

**Applications  
Approved**

<i>R11/1543 Approved 08.09.2011</i>	15 Rugby Lane Stretton On Dunsmore Rugby	Erection of single storey side and rear extension and front porch
<i>R11/1092 Approved 12.09.2011</i>	Tithe Farm Montilo Lane Rugby	Demolition of existing agricultural buildings and the erection of a single replacement agricultural unit
<i>R11/1079 Approved 12.09.2011</i>	Tithe Farm Montilo Lane Rugby	Conversion of five redundant barns to five residential units
<i>R11/1544 Approved 13.09.2011</i>	29 Ashlawn Road Hillmorton Rugby	Erection of two storey rear extension and detached double garage
<i>R11/1019 Approved 14.09.2011</i>	Meadow View Main Street Harborough Magna	Erection of garage and workshop including driveway
<i>R10/2234 Approved 14.09.2011</i>	Brockhurst Cottage 56 Brockhurst Lane Rugby	Erection of a replacement porch.
<i>R11/1462 Approved</i>	165 Norman Road Newbold	Erection of single storey front and rear extensions and provision of off street parking to

15.09.2011	Rugby	the front of the property.
R11/1644 Approved 16.09.2011	42 Harebell Way Rugby	Conversion of garage to bedroom.
R11/1591 Approved 16.09.2011	22 Fellows Way Hillmorton Rugby	Retention of a 1.6m high fence together with the retention of a timber playhouse and decking area.
R11/1589 Approved 16.09.2011	22 Fellows Way Hillmorton Rugby	Conversion of existing garage to create ancillary living accommodation. (Retrospective)
R11/1407 Approved 16.09.2011	3 Lutterworth Road Pailton Rugby	Conversion of redundant outbuildings including a one and half storey extension.
R11/0555 Approved 16.09.2011	63 Meadow Road Wolston Coventry	Erection of a two storey side extension
R10/0534 Approved 16.09.2011	Land Adjacent to Wolvey Hall Hall Road Wolvey	Erection of 4 dwellings with associated access and parking.
R11/1655 Approved 16.09.2011	HSBC Bank PLC 15 Church Street Rugby	Replacement of existing night safe with an external business pay in machine
R11/1643 Approved 16.09.2011	170 Percival Road Rugby	Erection of a single storey rear extension
R11/1217 Approved 16.09.2011	Manor Farm Fishing Lakes Kings Newnham Road Kings Newnham	Retention of car parking area to serve the existing fishing lakes (retrospective)
R11/1285 Approved 19.09.2011	Newbold on Avon RFC Newbold R F Club Parkfield Road Newbold	Erection of an extension to an existing building to provide additional changing room and gymnasium facilities.
R11/1654 Approved 19.09.2011	18 Main Street Stretton Under Fosse Rugby	Erection of garden room

<i>R11/1646 Approved 19.09.2011</i>	51 Holly Drive Ryton On Dunsmore Coventry	Erection of a first floor side extension.
<i>R11/1548 Approved 19.09.2011</i>	Frensham House School Lane Hill	Addition of pitched roof to rear element of dwelling, alterations and provision of pitched roofs to existing dormer windows, external alterations to dwelling including use of render and new windows.
<i>R11/0715 Approved 19.09.2011</i>	Land Rear of Bryants Bungalow Brandon Lane Brandon	Change of use of land for siting of 6no residential caravan pitches and associated works (partially retrospective) (variation of condition 4 of R10/0320 dated 16th June 2010 to allow no more than 6 residential pitches accommodating one household per pitch be provided, of which 2 pitches shall contain no more than one caravan and 4 pitches shall contain no more than two caravans each.
<i>R11/1517 Approved 20.09.2011</i>	Cattle Market Craven Road Rugby	Erection of electricity substation building and associated works
<i>R11/1513 Approved 20.09.2011</i>	11 Temple Court 43 Hillmorton Road Rugby	Replacement of ballustrade around balcony and increase in height from 0.8m to 1.1m to improve safety.
<i>R11/1597 Approved 20.09.2011</i>	217 Norton Leys Bilton Rugby	Two storey side extension, conversion of garage to habitable accomodation and provision of bay window.
<i>R11/1600 Approved 20.09.2011</i>	21 High Street Ryton on Dunsmore Coventry	Erection of single storey extension
<i>R11/0304 Approved 20.09.2011</i>	Pentire House Main Street Willey Rugby	Erection of a single storey front and rear extension
<i>R11/1446 Approved 20.09.2011</i>	9 Field View Cawston Rugby	Conversion of part of garage [storage area] to living accommodation
<i>R11/1587 Approved 21.09.2011</i>	40 Lawford Road New Bilton Rugby	Change of use of existing premises at ground floor level from Class A1 (retail) to Class A5 (hot food takeaway) of the Town & Country

Planning (Use Classes) Order 1987 and externally mounted flue on rear elevation. Variation of condition 3 of planning permission R10/0034/PLN dated 2/11/2010 to allow the business to open on Sundays and extend the opening hours on Friday and Saturday to 8.00am - 12.00am

*R11/1672  
Approved  
22.09.2011*

32 Everest Road  
Overslade  
Rugby

Erection of a two storey side and single storey side and rear extension.

*R11/1633  
Approved  
22.09.2011*

Magpie Lodge Farm  
Lilbourne Road  
Clifton Upon Dunsmore

Change of use of agricultural land to allow extension of residential curtilage. Retention and completion of a detached outbuilding and use for ancillary residential purposes.

*R11/1395  
Approved  
22.09.2011*

283 Lower Hillmorton  
Road  
Hillmorton  
Rugby

Proposed alterations to the dwelling to include single storey front, rear and side extensions, a new detached garage and new fencing to the side boundary

*R11/1688  
Approved  
23.09.2011*

57 Richmond Road  
Rugby

Erection of a single storey side extension.

*R11/1212  
Approved  
23.09.2011*

West View  
Birdingbury Road  
Birdingbury

Demolition of existing bungalow, garage and stables and erection of replacement bungalow. (Re-submission of R10/1295)

*R11/1691  
Approved  
23.09.2011*

55 Church Road  
Ryton On Dunsmore  
Coventry

Erection of a front porch extension.

*R11/1539  
Approved  
23.09.2011*

The White Byre  
Heath Lane  
Rugby

Erection of a Conservatory

*R11/1534  
Approved  
26.09.2011*

The White Byre  
Heath Lane  
Rugby

Erection of a Detached Garage

*R11/0378  
Approved  
27.09.2011*

2 Tennant Close  
Hillmorton  
Rugby

Conversion of one of two integral garages to living accommodation.

**Listed Building  
Consents**

<p>R11/0181 Listed Building Consent 14.09.2011</p>	<p>Bilton Grange School Rugby Road Dunchurch</p>	<p>Listed Building Consent for the re-roofing of the existing valley gutter and valley roof-slopes to the Headmasters Wing of Bilton Grange Preparatory School, involving the re-forming of the existing internal valley in leadwork and the re-instatement of slate to the existing internal roof-slopes.</p>
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**Advertisement  
Consents**

<p>R11/1577 Advertisement Consent 09.09.2011</p>	<p>2 Central Park Local Centre Bryant Road Rugby</p>	<p>Erection of signs</p>
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<p>R11/1056 Advertisement Consent 12.09.2011</p>	<p>12A School Street Wolston</p>	<p>Display of illuminated fascia sign</p>
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<p>R11/1623 Advertisement Consent 14.09.2011</p>	<p>Tesco Store 1 Leicester Road Rugby</p>	<p>Application for advertisement consent for directional signs and signage on proposed storage pod building and canopy</p>
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<p>R11/1653 Advertisement Consent 16.09.2011</p>	<p>HSBC Bank PLC 15 Church Street Rugby</p>	<p>Erection of signage to front elevation including new fascia sign, projecting sign and ATM Signage</p>
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<p>R11/1650 Advertisement Consent 23.09.2011</p>	<p>The Bull 28 Sheep Street Rugby</p>	<p>Display of 1no. dual sided externally illuminated projecting hanging sign, 1no. externally illuminated fascia sign, 2no. internally illuminated signs and 1no. non-illuminated fascia sign.</p>
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**Approval of Details/  
Materials**

<p>R08/0699/HOUS Approval of Details 09.09.2011</p>	<p>6 Chapel Street Long Lawford Rugby</p>	<p>Erection of a part two storey part single storey side &amp; front extensions.</p>
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<p>R10/1057 Approval of Details 09.09.2011</p>	<p>Part Cawston Local Centre Land Off Gerard Road, (West of Scholars Drive), Cawston</p>	<p>Erection of single storey building comprising 4No. Units to be used for purposes within Classes A1( Retail), A3( Food &amp; Drink), and A5(Hot Food Takeaway), of the Town &amp; Country Planning (Use Classes) Order 1987 (as amended) together with associated access arrangements, parking , servicing and landscaping.</p>
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<i>R10/0529 Approval of Details 13.09.2011</i>	Land Adjacent to 22 Paradise Street Rugby	Erection of a detached dwelling (Resubmission of a previously approved planning permission ref. no. R07/1614/PLN granted 24th October 2007)
<i>R08/0924/OPS Approval of reserved matters 19.09.2011</i>	Hensborough Farm Southam Road Kites Hardwick Rugby	Outline application for the erection of 2no. detached buildings and use as self-catering tourist accommodation
<i>R11/1431 Approval of Details 20.09.2011</i>	Top Nosh 156 Railway Terrace Rugby	Change of use of the ground floor from Class A1 (sandwich bar) to A5 (hot food takeaway) of the Town and Country Planning (Use Classes) Order 1987.
<i>R08/0787/MAJP Approval of Details 26.09.2011</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
<i>R08/0620/LBC Approval of Details 26.09.2011</i>	The Chapel Princethorpe College Leamington Road Rugby	Provision of new roof, disabled access ramp and internal/external repairs
<i>R11/0924 Approval of Details 26.09.2011</i>	Roundhouse Princethorpe College Leamington Road Rugby	Works and Alterations to an existing listed building to include the replacement of 2no. rooflights, insertion of 2no. New rooflights, the reinstatement of two windows within existing openings and internal works.
<i>R11/1187 Approval of Details 26.09.2011</i>	Roundhouse Princethorpe College Leamington Road Rugby	Listed Building Consent for works and alterations to an existing listed building to include the replacement of 2no. rooflights, insertion of 2no. new rooflights, the reinstatement of two windows within existing openings and internal works
<i>R10/0723 Approval of Non-Material Changes 26.09.2011</i>	7 Townsend Lane Long Lawford Rugby	Erection of rear extensions and loft conversion with gable extensions to provide first floor accommodation.
<i>R08/0787/MAJP Approval of Non-Material Changes 26.09.2011</i>	Newbold Farm Main Street Newbold Rugby	Erection of 9no. dwellings and conversion of existing barns to provide a further 7no. Dwellings together with associated garaging and parking facilities

<p><i>R11/1404</i>  <i>Approval of Non-Material Changes</i>  27.09.2011</p>	<p>22 Church Road  Shilton  Coventry</p>	<p>Erection of single storey front and rear extensions (including demolition of an existing garage) and conversion of the other existing detached garage to ancillary residential accommodation.</p>
<p><i>R10/0543</i>  <i>Approval of Non-Material Changes</i>  28.09.2011</p>	<p>The Hollies  Church Road  Grandborough</p>	<p>Demolition of existing single storey garage and outbuildings. Erection of a detached two storey building comprising a garage/workshop and storage on the ground floor and studio/office accommodation on the first floor.</p>
<p><i>R10/1109</i>  <i>Approval of Details</i>  28.09.2011</p>	<p>Former Skoda Garage  339 Hillmorton Road  Rugby</p>	<p>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)</p>