

18<sup>th</sup> November 2011

## **PLANNING COMMITTEE - 30<sup>TH</sup> NOVEMBER 2011**

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 30<sup>th</sup> November 2011 in the Council Chamber, Town Hall, Rugby.

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 9<sup>th</sup> November 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. Delegated Decisions – 21<sup>st</sup> October to 10<sup>th</sup> November 2011.
7. Motion to Exclude the Public under Section 100(A)(4) of the Local Government Act 1972.

To consider passing the following resolution: -

“under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items on the ground that they involve the likely disclosure of information defined in paragraphs 1, 2 and 3 of Schedule 12A of the Act and that in all of the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.”

## **PART 2 – EXEMPT INFORMATION**

1. Enforcement.

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

The Reports of Officers (Ref. PLN 2011/12 – 11) 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.*

**AGENDA ITEM 4**

**RUGBY BOROUGH COUNCIL  
PLANNING COMMITTEE - 30<sup>TH</sup> NOVEMBER 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

There are no applications recommended for refusal.

### Recommendations for Approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location Site and Description</b>	<b>Page number</b>
1	R11/0577	GP Practice Track, London Road, Coventry  Use of existing motorcycle practise track for 2 weekdays.	3
2	R11/0497	22 Regent Place, Rugby, CV21 2PN  Change of use of building from B1 Offices to a residential dwelling (Use Class C3)	11

**Reference number: R11/0577**

**Site address: GP PRACTICE TRACK, LONDON ROAD, COVENTRY**

**Description: Use of existing motorcycle practise track for 2 weekdays.**

**Case Officer Name & Number: Nathan Lowde 01788 533725**

### **Description of Proposals**

The original proposal sought planning permission for the use of the application site for 4-week days. The site has an established use for off-road motorcycle activities on Saturday and Sunday and bank holidays.

For two days during the week the track will be offered to Council, Social Services and all relevant bodies to allow offenders who receive a Section 59 Notice (Vehicles used in manner causing alarm, distress or annoyance) to use the facilities at the application site as detailed within the supporting statement which accompanies the application and the letter submitted with the application from Ross Alexandra (Rugby Borough Council – Community Sport and Recreation Officer). The scheme is aimed at reducing motor bike and mini moto anti social behaviour around the county but especially Rugby. The opening hours will be 10am-7pm, the scheme will include up to six bikes (4 50cc and 2 70cc) using part of the track shown as bike scheme on the H.M Land Registry Plan.

For two other days the applicant will be training up to 5 people during 10am-4pm on bikes ranging from 50cc to 450cc.

Following objections from Environmental Health Service both Rugby Borough and Coventry City Council the application has been amended and the application for consideration now seeks to use the existing motorcycle practice track for 2 days Tuesday and Thursday 10am-4pm. The bikes to be used are five 50cc and one 70cc motorbike. The scheme will provide training for youths caught by Warwickshire Constabulary riding mini moto's on unauthorised sites in the area.

The applicant has submitted letters of support from Rugby Borough Council's Sport and Recreation Department, Rugby Community Safety Partnership, Warwickshire County Council Children, Young People and Families Department, and Friends of Brandon Wood.

### **Description of Site**

The application site lies on the north side of the A45. To the north of the site it is abutted by the River Avon, beyond that is open agricultural land. To the east of the site is a sewage works and beyond the White of Coventry which is car breaker's yard.

### **Relevant Planning History**

The site has a long and complex planning history starting in July 1994 when an application for a Certificate of Lawful Use or Development was refused. Approval was given at the same time (July 1994) for a Lawful Use Certificate for part of the site as an off road motorcycle practice track on Saturdays, Sundays and Bank Holidays only.

A Lawful Use Certificate for the use of the existing access from the A45 for agricultural purposes access to the River Avon for fishing and use of the land as an off-road motorcycle track on Saturdays, Sundays and Bank Holidays, was refused on the 5<sup>th</sup> February 1997.

In August 1997 two enforcement notices were issued by Rugby Borough Council requiring the cessation of the use of land to the west of the established site for off-road motor cycle track activities and the removal of all equipment associated with that use. The appeal was dismissed for the use of the land for off-road motorcycle activities but the second appeal to remove the mobile catering unit and to continue the use of the field access was allowed and the Enforcement Notice quashed in August 1998.

An application for a Certificate of Lawful Use or Development for the access to the A45 was refused on the 2<sup>nd</sup> March 1999 on the grounds of insufficient evidence. A subsequent appeal against this decision and the serving of an enforcement notice to cease the use of the access was allowed in January 2000.

A proposal for the continued use of the land as a motorcycle practice track with car parking and opening 7 days a week was submitted in March 2002 and withdrawn in November 2002 prior to a decision being made.

In December 2002 an application was submitted for the use of an existing motorcycle practice track for 2 weekdays, extensions to existing track for use 2 weekdays, weekends and bank holidays and provision of associated car parking and access improvements. It was subsequently refused in February 2003.

In May 2003 an application for a Certificate of Lawful Use of Development was submitted for the use of land as an off road motorcycle practice track on Saturdays, Sundays and Bank Holidays only as part of the track on land to the south previously granted a Certificate of Lawful Use or Development in July 1994 was granted in August 2006.

In March 2008 an application was submitted ref: R08/0443/PLN that sought the 'Erection of a new clubhouse and provision of changing facilities and vehicular storage' was granted in July 2008.

In March 2011 an application was submitted ref: R10/2012 that sought the 'Retention of existing steel framed bridge and associated works' was granted in April 2011.

### Relevant policies and guidance

Rugby Borough Council Core Strategy 2011

CS1	Development Strategy	Complies
CS16	Sustainable Design and Construction	Complies

National Policy/Guidance

PPG2:	Green Belt	Complies
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Draft National Planning Framework

### Third Party Comments

Site Notice displayed on the 26<sup>th</sup> April 2011

Ryton-on-Dunsmore Parish Council      no comments received

Brandon and Bretford Parish Council      no comments received

Neighbours objections (27)	-	Noise Pollution/Nuisance
	-	Dust and fume pollution
	-	Impact upon local wildlife
	-	Impact upon the amenities of nearby residents
	-	Insufficient parking on site
	-	Changes to the track without planning permission
	-	Impact upon general infrastructure
	-	Visually unacceptable
	-	Impact upon highway safety
	-	Majority of residents along Brandon Lane are retired
	-	No metalled roadway into the site
	-	Mud and stones being transferred onto the road
	-	Concern of to where the water run-off from the site goes to
	-	No road traffic audit has been undertaken
	-	Inadequate access onto the site
	-	No lighting proposed which may cause safety implications
	-	No car parking plan shown
	-	No disabled spaces included

Cllr Ram P Lakha OBE Objection - residents of Brandon Lane have been the victims of loud noise and dust which is generated by the use of motor bikes. The current application would have a very negative effect on the quality of life of residents.



*resisted; only where national policy on Green Belt allows will development be permitted.”*

Given that the site has an established use for off-road motorcycle activities on Saturday and Sunday and bank holidays, and given that it can be considered as an outdoor sport or recreation facility it is considered that the proposed use is appropriate development within the Green Belt and does not conflict with any of the purposes of including land in Green Belts listed in paragraph 1.5 of PPG2. The proposed application does not seek to erect any structure on the site so does not impact upon the openness of the Green Belt. The proposal would not conflict with CS16 as contained within the Rugby Borough Council Core Strategy 2011 in the sense that it will not impact upon the visual amenities of the area.

Given that the site already has an established use on site and the application seeks only to increase the hours and days of operation, coupled with the fact that it is regarded by definition as appropriate development within the Green Belt and as such permitted by Green Belt policy PPG2, the proposal would not conflict with CS1 as contained within the Rugby Borough Council Core Strategy 2011.

Having regard for the Draft National Planning Framework 2011 and in particular Green Belt which is of relevance to this application, the proposal conforms with the spirit and purpose of this draft circular.

#### Residential amenity

The nearest property to the application site along Brandon Lane is soon 500m away. The general noise climate within the area is considered high and is dominated by road traffic on the A45 and by occasional aircraft using Coventry Airport. Following a noise report undertaken by RBC Regulatory Services in response to this planning application it is considered that the operation of 6 x 50cc Honda CRF bikes operating on the track at any one time will not be above the background noise level at Lower Farm which is 610 metres to the North West of the track.

As such subject to conditions the proposal is not considered to cause significant harm to the amenities of residential properties along Brandon Lane and as such would not conflict with CS16 as contained within the Rugby Borough Council Core Strategy 2011.

However, recently it has come to the attention of the Council that a previously unoccupied residential property Ryton Mill within close proximity to White of Coventry which is an existing Scrap Metal business has been brought back into use for residential purposes. This property is approximately 150 metres away from the east boundary of the application site. From the information available to the Council it appears that this property has been brought into residential use post the Noise Survey being undertaken dated 30<sup>th</sup> June 2011. As such, noise monitoring was not carried out at this property. There is the potential for nuisance at Ryton Mill. Through discussions with Environmental

Health it is considered given that the general noise climate within the curtilage of this property is high and is dominated by the noise from the scrap metal processing and building material recycling activities that operations of Whites of Coventry, together with the fact that the main A45 is about 120m from Ryton Mill and has about 30,000 vehicles per day use it, so road noise is likely to be high and taking into consideration the type of bikes that will operate on the track, it is not considered that the proposal would have a significant impact upon this property. The small bikes would also operate during the week for limited periods when the scrap yard is also likely to be in operation. However, it is considered reasonable to limited this permission to a temporary permission of one year for the avoidance of doubt and to allow additional work that may be required to confirm before permanent permission is considered.

The issue of dust has been raised through third parties and Coventry City Council Environmental Health. Although this has not been raised by the Highway Agency there is evidence that the existing establish use does generate dust, and as such in the interest of residential amenity and highway safety a condition will be imposed to ensure that dust emissions is controlled on site.

#### Highway Matters

Access to the site is off the A45. As this is a truck road the Highway Agency has been consulted as part of this application. The highway agency consider that the proposal would not materially intensify the use of the access.

#### **Recommendation**

Approval subject to conditions

#### **DRAFT DECISION**

#### **APPLICATION NUMBER**

R11/0577

#### **DATE VALID**

15/04/2011

#### **ADDRESS OF DEVELOPMENT**

GP PRACTICE TRACK  
LONDON ROAD  
COVENTRY  
CV8 3DW

#### **APPLICANT/AGENT**

Mr Gary Taylor  
G+P Training Park Ltd  
R/O  
7 Larchfields  
Coventry  
Warwickshire  
CV8 3JL

### **APPLICATION DESCRIPTION**

Use of existing motorcycle practise track for 2 weekdays.

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

#### CONDITION 1:

This use hereby permitted shall be for a limited period of one year from the date of this decision. At the end of this period the use hereby permitted shall cease.

#### REASON

The Local Planning Authority wishes to have the opportunity to reassess the proposal in the light of operational experience.

#### CONDITION 2:

The use hereby permitted shall only be used on Tuesday and Thursday only and between the hours of 10:00 am to 16: 00 pm only. Except that on the following 'Special Days' the use hereby permitted shall not be undertaken. These 'Special Days' include the following days; Christmas Eve (24 December); Christmas Day [25 December]; Boxing Day (26 December); New Years Eve (31 December) New Years Day (01 January).

#### REASON

In the interest of residential amenity.

#### CONDITION 3:

The maximum number of bikes allowed at anyone time on the track in connection with the use hereby permitted shall not exceed six.

#### REASON

In the interest of residential amenity

#### CONDITION 4:

Only 4-stroke Honda CRF 50 cc & 4-stroke Honda CRF 70 cc bikes are permitted on site in connection with the use hereby permitted and under the direct control/supervision of the applicant or appropriate person.

#### REASON

In the interest of resident amenity

#### CONDITION 5:

The use hereby permitted shall not be undertaken unless and until full details of the silencers to be fitted to all bikes has been submitted to and approved in writing by the Local Planning Authority. All bikes shall be fitted with silencers in accordance with the approved details.

REASON

In the interest of residential amenity.

CONDITION: 6

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

REASON:

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

CONDITION: 7

The applicant or appropriate person shall make adequate provision for a permanent water supply and utilize adequate dust suppression methods to control dust emissions from site in connection with the use hereby permitted.

REASON:

In the interest of health and safety.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

CS1 Development Strategy

CS16 Sustainable Design and Construction

PPG2: Green Belt

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

REASON FOR APPROVAL

The proposed development is considered by definition to be an appropriate form of development within the Green Belt and does not conflict with the purposes of including land within the Green Belt. Subject to conditions it is considered that the proposed development would not have a significant harm upon the amenities of nearby residential properties and as such complies with policy CS16 of the Rugby Borough Core Strategy 2011.

INFORMATIVE:

Water extraction from the nearby River Avon would not be permitted by the Environment Agency in the quantities required to damp down the site, so the applicant should make adequate provision for a permanent water supply via Severn Trent.

**Reference number: R11/0497**

**Site address: 22 Regent Place, Rugby, CV21 2PN**

**Description: Change of use of building from B1 Offices to a residential dwelling (Use Class C3)**

**Case Officer Name & Number: Owain Williams – 01788 533789**

This application has been brought to Committee as the applicant is Councillor Jim Shera

### **Site Description**

The application site is a three storey, vacant, B1 office building located within the Rugby Town Centre and the Rugby Town Centre Conservation Area. The application site is also located within the Air Quality Management Area and the High Access Parking Zone.

The application site has amenity space to the rear; however there is no parking provision for this property. There are parking restrictions directly outside the property with double yellow lines on either side of the road, whilst the rest of Regent Place surrounding Jubilee Gardens has ticket only parking.

The majority of units on Regent Place are in commercial use either as shops or offices. There are also a few D1 uses within the vicinity of the application site.

### **Description of development**

This application is seeking consent for the change of use of No.22 Regent Place from use class B1 offices to a residential dwelling (use class C3).

No external changes are proposed to this property as part of the application. Only minor internal alterations are proposed to create five bedrooms, one bathroom, a kitchen, dining room and lounge area as well as a utility and cloak room at ground floor level

### **Relevant Planning History**

166921 65/3/11	Change of use of house to offices	Approved	23/11/1964
166404 64/11/11	Change of use of house to offices	Approved	24/03/1965
R92/0915/02379/P	Use of second floor as public and private hire vehicle (B1)	Approved	23/09/1992
R98/0793/02379/P	Change of use of building for residential use	Approved	01/12/1998
R06/1453/02379/PACA	Change of use from A2 to D1.	Approved	20/10/2006

### **Technical Consultation Responses**

Environmental Protection Team – No objections subject to further requested details

WCC Highways – No objections

### **Third Party Responses**

Neighbours – No comments received

## **Planning Policy**

### Core Strategy adopted June 2011

- CS1 Development Strategy
- CS6 Development in Rugby Town Centre
- CS16 Sustainable Design

### Saved policies from the Rugby Borough Local Plan 2006

- T5 Parking facilities
- H3 Housing proposals in Rugby Urban Area
- ED6 Retention of other employment land

### Guidance

Rugby Borough Council Interim Parking Standards Guidance Note

## **Assessment of Proposals**

The key considerations in the determination of this application are the acceptability of the loss of employment space and the principle of a residential dwelling in this location.

Policy CS1 of the adopted Core Strategy seeks to ensure that development occurs in the most sustainable locations, with the Rugby Town Centre being the primary focus for services and facilities. The Town Centre is the most sustainable location for new housing, however new development should not jeopardise the diversity of businesses within the Town Centre, in line with saved policy ED6 of the Local Plan 2006. Saved policy ED6 seeks to protect employment uses and states that uses other than those which fall within the 'B' use class will only be permitted where the applicant can demonstrate that there is no reasonable prospect of employment use continuing, resuming or being attracted; or, the continued use of the site for employment purposes would cause demonstrable harm to the environment or local amenity. Marketing information has been submitted by an estate agent of Brown & Cockerill estate agents stating that they alongside George & Co of Albert Street, Rugby were instructed in January 2011 by Mr Shera to commence marketing of the property for sale/let at an asking price of £185,000. The property was advertised in the local paper and online and the initial response was good although viewing levels were relatively low in the current climate. There was an offer made at the end of March 2011 however the buyers/tenants decided against the property due to the overall works required. As it is now nearly 11 months since the property has been marketed and no sale has gone through so therefore it has been demonstrated that there is no reasonable prospect of employment use continuing, resuming or being attracted to the property and changing the use from office use to residential would be acceptable complying with saved policy ED6 of the Local Plan 2006. Furthermore as the area has a mixture of uses including that of residential the change of use would not be alien to that of the area and looking at the previous history of the site the property was granted permission in 1998 to be converted back to its original use but not implemented which would add support to the change of use proposed.

Policy CS16 states that development will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated. It also states that new development should seek to complement, enhance and utilise where possible the

historic environment and must not have a significant impact on existing designated and non-designated heritage assets and their settings. The change of use would not involve any alterations to the property in terms of its external appearance with exception of the cycle store to the rear of the property so would not impact on the character and appearance of the conservation area to which the property sits.

The application site is located within the High Access Parking Zone. Within this location 1.5 car parking spaces should be provided, however given the sites location within the Town Centre and a High Access Parking Zone and proximity to public parking, the lack of car parking facilities is not considered to be an issue. However, the Interim Parking Standards Guidance Note, does state that a minimum of one secure and undercover cycle parking space is required per development which has been shown to the rear of the property on the amended plan which was submitted.

The comments from Environmental Protection Team included the request of an air quality assessment to be undertaken as the property sits within an air quality management area. Although an air quality assessment was not carried out mitigation measures have been shown upon the amended plan to ensure that the occupiers of the property are not affected by pollution. The measures include a ventilation system fitted to the property and also the windows to the property to be sealed and only operable when a fire alarm is activated. The measures shown on the amended plans have been initially been agreed with and approved by the Environmental Protection Team however further details have been requested and subsequently submitted by the agent. These details are being assessed by the Environmental Protection Team and further comments are awaited. Any information resulting from these comments will be reported verbally on the evening of the committee.

### **Recommendation**

Approve Permission Subject to Conditions

#### **APPLICATION NUMBER**

R11/0497

#### **DATE VALID**

17/06/2011

#### **ADDRESS OF DEVELOPMENT**

22 REGENT PLACE  
RUGBY  
CV21 2PN

#### **APPLICANT/AGENT**

Mr Phil Godden  
Phil Godden Building Contracts  
Management  
Green Cottage  
Brookside Close  
Rugby  
Warwickshire  
CV22 6AH  
On behalf of Jim Shera

#### **APPLICATION DESCRIPTION**

Change of use of building from B1 Offices to a residential dwelling (Use Class C3)

## **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:

Application Form and Dwg No. 31/2011/1 received on the 17th June 2011

Further details including marketing information received on the 11th October 2011

Amended Plan Dwg No. 31/2011/2A received on the 13th October 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**

ANY ADDITIONAL CONDITIONS REQUIRED BY ENVIRONMENTAL SERVICES RELATING TO AIR QUALITY

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

CS1, CS6 and CS16 of the Core Strategy 2011; Saved policies T5, H3 and ED6 of the Local Plan 2006 and Rugby Borough Council Interim Parking Standards Guidance Note SPD.

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

### **REASON FOR APPROVAL:**

It has demonstrated that there is no reasonable prospect of employment use continuing, resuming or being attracted to the property therefore the change of use would be acceptable in compliance with saved policy ED6 of the Rugby Borough Local Plan 2006. Class C3 (residential) is a town centre use as stated in policy CS6 of the Core Strategy 2011 therefore being acceptable and as the dwelling will be located in a high access area with plenty of parking available it would be in compliance with saved policy of the Rugby Borough Local Plan 2006. The property will not be altering in terms of its external appearance so therefore no impact would be had upon the character of the conservation area complying with policy CS16 of the Core Strategy 2011.

**INFORMATIVE: 1**

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

Monday - Friday                7.30am - 18.00pm  
Saturday                        8.30am - 13.00pm  
No work on Sundays & Bank Holidays

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	30 <sup>th</sup> November 2011
<b>Report Title</b>	Delegated Decisions –21 <sup>st</sup> October to 10 <sup>th</sup> November 2011
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Contact Officer</b>	Paul Varnish 3774
<b>Report Subject to Call-in</b>	Y
<b>Report En-Bloc</b>	N
<b>Forward Plan</b>	N
<b>Corporate Priorities</b>	N/A
<b>Statutory/Policy Background</b>	Planning and Local Government Legislation
<b>Summary</b>	The report lists the decisions taken by the Deputy Chief Executive under delegated powers
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	N/A

***Environmental Implications*** N/A

***Legal Implications*** N/A

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

***Options*** N/A

***Recommendation*** The report be noted.

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

**Rugby Borough Council**

**Planning Committee – 30<sup>th</sup> November 2011**

**Delegated Decisions – From 21<sup>st</sup> October 2011 to 10<sup>th</sup> November  
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: 30.11.2011  
Subject Matter: Delegated Decisions – 21.10.2011 to 10.11.2011  
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)

DECISIONS TAKEN BY THE DIRECTOR OF TECHNICAL SERVICES UNDER  
DELEGATED POWERS FROM 21.10.2011 TO 10.11.2011

**A. APPLICATIONS – DELEGATED**

**Applications  
Refused**

<i>R11/1249 Refused 28.10.2011</i>	Thistle Farm 280 London Road Stretton on Dunsmore	Extension and alteration of the existing dwelling, including a front porch canopy, a single storey front and side extension, a single storey side extension, a two storey side and rear extension, provision of 3no. side dormer windows and alterations to increase roof space in order to allow additional accommodation at second floor level (partially retrospective).
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**Applications  
Approved**

<i>R11/1637 Approved 20.10.2011</i>	16 Waring Way Rugby	Installation of solar PV panels to front roofslope
<i>R11/1732 Approved 20.10.2011</i>	4 Parkfield Road Newbold Rugby	Erection of a single storey front and side extension.
<i>R11/1596 Approved 20.10.2011</i>	18 Waring Way Rugby	Installation of solar PV panels to front roofslope
<i>R11/0863 Approved 20.10.2011</i>	Site A Brownsover Road Brownsover	Erection of 21 dwellings and construction of an access road (Substitution of house types and associated amendments to layout in relation to the extant planning permission Ref No. R99/0746/19216/P granted on 23rd February 2000). Variation of condition 2 of planning permission R07/0855/MAJP dated 19th October 2007 re approved plans.
<i>R11/1675 Approved 20.10.2011</i>	Holbrook Mews Chapel Street Long Lawford	Erection of a solar tracker in place of the approved wind turbine
<i>R11/1856 Approved 21.10.2011</i>	Dunchurch Village Hall Rugby Road Dunchurch	Erection of a storm porch

<i>R11/1449 Approved 21.10.2011</i>	Gable Cottage Main Street Easehall	Renewal of planning permission reference R07/1431/PACA (two storey extension and orangery to side).
<i>R11/1864 Approved 24.10.2011</i>	5 Brooklime Drive Brownsover	Erection of part first floor side extension, part two storey side extension and single storey rear extension
<i>R11/0917 Approved 25.10.2011</i>	Land rear of the Trossachs Croft Farm Parrotts Grove Coventry	Creation of a raised hard-standing for car parking (retrospective) (Resubmission of previously refused planning application R10/2254 dated 24/01/2011)
<i>R11/1904 Approved 26.10.2011</i>	58 Bawnmore Road Bilton Rugby	Erection of first floor side extension
<i>R11/0937 Approved 26.10.2011</i>	TW Tyres 11 Paynes Lane New Bilton	Erection of extensions to existing industrial unit and external alterations to building and site
<i>R11/1545 Approved 27.10.2011</i>	60 Hillary Road Overslade Rugby	Erection of single storey front extension
<i>R11/1889 Approved 27.10.2011</i>	4 Ratliffe Road Rugby	Erection of a single storey rear extension with a dual pitched roof (retrospective resubmission)
<i>R11/1514 Approved 28.10.2011</i>	47 Bawnmore Road Bilton Rugby	Erection of replacement detached garage
<i>R11/1603 Approved 28.10.2011</i>	All Saints Church Church Lane Withybrook	Replacement of lead from part of existing church roof with terne-coated stainless steel
<i>R11/1905 Approved 28.10.2011</i>	Honeystone 15A Green Lane Brinklow	Erection of 3 small outbuildings and associated works
<i>R11/1858 Approved 31.10.2011</i>	10 Oakdale Road Binley Woods Coventry	Erection of a single storey side and rear extension
<i>R11/1871 Approved</i>	21 Saxon Close Cawston	Proposed extensions and alterations to existing dwelling (comprising two storey and part single

31.10.2011	Rugby	storey front and side extensions).
<i>R11/1894 Approved 31.10.2011</i>	Brockhurst Cottage 56 Brockhurst Lane Monks Kirby	Variation of condition No. 4 of planning permission Ref. No. R04/1141/0143/P granted 6th December 2004 (Renewal of P/P R99/0841/1413/P dated 11th February 2000 for the erection of a two storey rear extension) to include external alterations to the extant permission.
<i>R11/1937 Approved 31.10.2011</i>	37 Long Furlong Rugby	Erection of an ancillary annexe (resubmission).
<i>R11/1114 Approved 01.11.2011</i>	7 The Rickyard Rugby	Loft conversion and installation of balconies to the rear of the dwelling.
<i>R11/1883 Approved 01.11.2011</i>	Beechwood Station Road Brandon	Single storey side and rear extension
<i>R11/1907 Approved 01.11.2011</i>	4 Noble Drive Cawston Rugby	Erection of a single storey side and rear extension.
<i>R11/1851 Approved 02.11.2011</i>	85 Heather Road Binley Woods Coventry	Material alterations to approved scheme R10/0388 (Erection of a car port and provision of a bay window in the front elevation) comprising enlargement of previously approved front bay to create a front extension and alterations to the car port roof.
<i>R11/1874 Approved 02.11.2011</i>	Hall Farm Bungalow 2 The Green Harborough Magna	Erection of a two storey, a first floor and a single storey extensions.
<i>R11/1417 Approved 04.11.2011</i>	Fern Field Oxford Road Ryton-On-Dunsmore	Retention of menage and small storage container.
<i>R11/1861 Approved 04.11.2011</i>	4 Walford Place Rugby	Erection of a single storey rear kitchen/lounge extension and detached garage
<i>R11/1970 Approved 08.11.2011</i>	Dunchurch & Thurlaston Working Mens Club The Green Dunchurch	Erection of a first floor rear flat roofed extension

<i>R11/1993 Approved 08.11.2011</i>	Wolf Systems Limited Shilton Industrial Estate Bulkington Road Shilton	Installation of 4 new windows in existing warehouse unit.
<i>R11/2004 Approved 08.11.2011</i>	Prestleigh Coventry Road Dunchurch	Demolition of the existing garage and erection of a replacement detached double garage
<i>R11/2000 Approved 08.11.2011</i>	20 Evans Road Rugby	Erection of a rear conservatory
<i>R11/2009 Approved 09.11.2011</i>	70 Lutterworth Road Pailton Rugby	Erection of a two storey side extension.
<i>R11/1860 Approved 09.11.2011</i>	The Jays Hall Road Wolvey	Single storey side extension, loft conversion and alterations to existing roof slope.
<i>R11/0129 Approved 09.11.2011</i>	10 Meadow Road Wolston	Erection of a two storey side extension.
<i>R11/1679 Approved 09.11.2011</i>	72 Newbold Road Rugby	Installation of new vehicle access
<i>R11/1980 Approved 09.11.2011</i>	Grove Farm Wolds Lane Wolvey	Installation of 204 ground mounted solar photovoltaic panels
<i>R11/1805 Approved 09.11.2011</i>	Garden House Lower Road Barnacle	Formation of new vehicular access and driveway
<i>R11/1758 Approved 10.11.2011</i>	8 Fornside Close Brownsover	Erection of a two storey side and single storey rear extension and provision of additional parking on the frontage.

**Listed Building Consents**

<i>R11/0789 Approved 21.10.2011</i>	St Philips Church Wood Street Rugby	Listed Building Consent for internal alterations to provide new toilets and upgrade existing toilets, chemical damp proofing work and other
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minor repairs.

R11/1880  
Approved  
28.10.2011

18 Hillmorton Road  
Rugby

Retrospective Listed Building Consent for the repair and re-roof of a section of roof.

R11/1919  
Approved  
07.11.2011

Church of St Michaels  
and All Angels  
Brownsover Lane  
Brownsover

Listed Building Consent for the replacement of window guards, insertion of cintec anchors and general repairs

### **Advertisement Consents**

R11/1922  
Approved  
28.10.2011

HSBC Bank PLC  
15 Church Street  
Rugby

Erection of signage to front elevation comprising additional fascia sign and amended projecting sign position (alterations to R11/1653).

R11/1938  
Approved  
01.11.2011

Five Ways Lakes  
Coventry Road  
Wolvey

Erection of 2 free standing signs.

R11/2012  
Approved  
09.11.2011

Former Texaco Petrol  
Filling Station  
Leicester Road  
Rugby

Retrospective Permission for the erection of one illuminated totem pole sign

R11/2011  
Approved  
09.11.2011

Co-Op Food Store  
Overslade Lane  
Rugby

Display of 2 internally halo illuminated fascia signs and 1 externally illuminated double sided totem sign.

### **Approval of Details/ Materials**

R11/0795  
Approval of Details  
21.10.2011

Barclays Bank Plc  
30-32 North Street  
Rugby

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)

R10/0493  
Approval of Details  
25.10.2011

4-6 Duke Street and rear  
of 41-45 Newbold Road  
Rugby

Proposed redevelopment of former workshop units and adjacent land to provide 6 no. residential apartments.

R08/0025/PACA  
Approval of Details  
02.11.2011

42 North Road  
Clifton upon Dunsmore  
Rugby

Erection of detached dwelling (incorporating the conversion of existing stables).

R11/0260  
Approval of Details

Co-Op Store adjacent 1  
Warren Field

Demolition of part of existing store and construction of single-storey side and rear

08.11.2011	Ryton on Dunsmore	extension, external alterations including addition to roof and associated works to site including fencing, designated parking, alterations to access, formation of service yard, landscaping, bin store and cycle rails.
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***Withdrawn/  
De-registered***

R10/1993 <i>Withdrawn</i> 21.10.2011	Former Pope Service Station 135 Rugby Road Binley Woods	Change Of Use of premises from the former garage to a funeral home
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R11/1898 <i>Withdrawn</i> 07.11.2011	3 North Road Clifton Upon Dunsmore CV23 0BW	Erection of a single storey extension and raising of the roof height to create a first floor including the installation of solar panels in the proposed western roof slope
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