

2nd March 2012

PLANNING COMMITTEE - 14TH MARCH 2012

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 14th March 2012 in the Council Chamber, Town Hall, Rugby.

Site visit

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

4.00pm Courier House, A5 Watling Street, Clifton-upon-Dunsmore, 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 1st February 2012.
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 – 3rd February – 23rd February 2012.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be transacted.

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

The Reports of Officers (Ref. PLN 2011/12 – 15) 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). Any specific queries concerning reports should be directed to the listed contact officer.

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

**RUGBY BOROUGH COUNCIL
PLANNING COMMITTEE – 14TH MARCH 2012
REPORT OF THE HEAD OF PLANNING AND CULTURE
APPLICATIONS FOR CONSIDERATION**

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

- (i) applications recommended for refusal with the reason(s) for refusal (pink pages)
- (ii) applications recommended for approval with suggested conditions (gold pages).

RECOMMENDATION

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Recommendations for Refusal

| Item | Application Ref Number | Location Site and Description | Page number |
|-------------|-------------------------------|--|--------------------|
| 1 | R11/1987 | Courier House, A5 Watling Street, Clifton-upon-Dunsmore, Rugby Change of use of former Petrol Filling Station and Café to Courier Vehicle Depot and ancillary offices (retrospective) | 4 |
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Recommendations for Approval

| Item | Application Ref Number | Location Site and Description | Page number |
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| 2 | R12/0236 | Former Benfield House site, 12 Corporation Street, Rugby Change of use to car rental or car parking and the siting of a temporary building for a temporary period of up to 5 years (resubmission following approval of R11/1136 which granted permission for up to 3 years.) | 10 |
| 3 | R11/1974 | 12 Regent Street, Rugby Retention of 1no. high level externally illuminated fascia sign (facing onto the junction of Regent Street and Bank Street), and 1no. non-illuminated low level fascia sign (facing onto Bank Street). | 19 |

| | | | |
|---|----------|---|----|
| | | | |
| 4 | R11/0128 | The Queens Diamond Jubilee Centre (Rugby Leisure Centre), Bruce Williams Way, Rugby, CV22 5LJ Discharge of conditions associated with the demolition of existing leisure centre and erection of new leisure centre, including café, parking, ancillary facilities, external works and temporary car park | 23 |
| | | | |
| 5 | R11/2405 | Dunsmore Home Farm, Clifton on Dunsmore Erection and installation of a single 50kW Wind Turbine with a hub height of 36.4 metres and a blade diameter of 19.2 metres. | 29 |

Reference number: R11/1987

Site address: Courier House, A5 Watling Street, Clifton-upon-Dunsmore, Rugby

Description: Change of use of former Petrol Filling Station and Café to Courier Vehicle Depot and ancillary offices (retrospective)

Case Officer Name & Number: Nathan Lowde 01788 53725

Background

Following the refusal of planning permission in 2008 ref: R08/0408/PLN that was also dismissed at appeal the applicant and officers of the Council have been in discussions to try and resolve the reasons for refusal. Enforcement action has to date not been undertaken as the discussion was taken by the Council's Enforcement Team to allow the appellant time to address the reasons for refusal, through monitoring of traffic and the Council was also aware of works being undertaken along the A5 which may alter the visibility splay.

Description of proposal

The application seeks retrospectively the change of use of the of a former petrol filling station and café to courier depot and ancillary offices.

Description of site

The application site is a former petrol filling station and café located on the east side of Watling Street (A5). At this section of the A5 the speed limit is 70mph. The site is adjoined to the north and south by residential properties and to the east by open countryside. The site also lies close to the Europark development that lies to the west side of the A5.

There is an existing single storey flat roofed building on site, which has been visually improved recently There is a palisade fence to the front and a small embankment to the side and rear with conifers. There is parking to the front, side and rear. There is a residential property in an elevated position adjacent to this site.

In 2007 a certificate of lawfulness was granted on the site for the use of the site as a petrol station.

Third Party Comment

20 letters of supports from worker have been submitted raising concerns relating to the loss of jobs should planning permission be refused.

| | |
|---------------------------------|---|
| Neighbours | none received |
| Parish Council vehicles turning | No objection in principle but there is the question of how north from the site would do this and where they would turn the vehicles round to do this. |

Technical Consultation Responses

| | |
|---------------------------------|--|
| Highway Agency an indefinite | Directs that planning permission is not granted for period of time. |
| Environmental Health | No objection subject to an update contamination report being submitted |

Relevant Planning History

| | | |
|-------------------|---|---------------------------------|
| R08/0408/PLN | Change of use from a petrol filling station to courier vehicle depot with associated offices Dismissed at Appeal | Refused 28/04/08 09/04/09 |
| R07/1417/CLE | Certificate of Lawfulness for existing use of site as a petrol station | Approved 19/02/08 |
| R01/1064/00026/OP | Use of land for the erection of 2 buildings for light industrial purposes falling with Class B1(c) | Approved 26/09/2002 |

Relevant Planning Policies

Rugby Borough Council LDF Core Strategy

CS1 conflicts Development Strategy
CS16 complies Sustainable Design and Construction
RBC Interim Parking Standards Guidance Notes May 2011

Rugby Borough Council LDF Local Plan 2006 'saved policies'

T5 complies Parking facilities

National Planning Policy Guidance

PPS1: Delivering Sustainable Development
PPS4: Planning for Sustainable Economic Growth
PPS7: Sustainable Development in Rural Area
Planning for Growth Ministerial Statement
Draft National Planning Policy Framework.
Department for Transport Circular 01/2008 'Policy on Service Areas and other Roadside Facilities on Motorway and All-purpose Trunk Roads in England'
Design Manual for Road and Bridge

Assessment of Proposal

The main issues of consideration are highway safety, and whether the change of use is acceptable in terms of the principles of sustainable development.

Highway Safety

The appeal site fronts directly onto the southbound carriageway of the A5. This forms part of the Strategic Road Network and is subject to national speed limit of 70mph.

Following consultation with the Highway Agency, they have directed that planning permission be not granted for an indefinite period of time. The Highway Agency consider that the access arrangements do not accord with the standards outlined in the Design Manual for Road and Bridge and would be detrimental to safety and the free flow of traffic on the A5 Truck Road. The re-use of this site contravenes current Department for Transport Circular 01/2008 'Policy on Service Areas and other Roadside Facilities on Motorway and All-purpose Trunk Roads in England' Paragraph 35 which states;

The Agency will oppose any change in permitted land use in respect of any roadside facility with direct access to the SRN if it ceases to operate. If any alternative use were to be allowed other than the one that serves the immediate needs of the travelling public, there is a risk that additional, unnecessary trips might be generated on the network. Through its role in the planning system, the Highways Agency will seek to restrict alternative developments.

The applicants did submit a further drawing to demonstrate compliance with standards outlined in the Design Manual for Road and Bridge, but the Highway Agency would not review this plan as they consider regardless of any technical issues the HA maintains an in principle objection to the development as set out in the Department for Transport Circular 01/2008 paragraph 35.

Sustainable Development

Sustainability is a cornerstone of the strategic Vision and Objectives of the Core Strategy. The essence of the Core Strategy is to focus growth on Rugby as the most sustainable location, supported by defined main rural settlements, whilst also allowing local need housing in other rural settlements. Policy CS1 sets out the settlement hierarchy with seeks to ensure that the most sustainable locations are considered ahead of those further down the hierarchy. The purpose of the settlement hierarchy is to ensure the sustainable location of development within the Borough. The characteristics of the Borough alongside RS stipulations and national policy were fundamental in creating the hierarchy contained within CS1. The most sustainable location within the Borough is at the top of the hierarchy to accommodate the vast majority of development and the least sustainable location at the bottom, to

accommodate very little or no development. This approach is consistent with the general principles contained within PPS1, PPS7 and the draft NPPF.

For countryside locations CS1 is specifically restrictive on new development promoted due to its inherently unsustainable nature. The site is outside a main settlement in open countryside and thus not within one of the sequentially preferable locations contained in CS1. It was concluded by the Inspectorate within the appeal decision relating to application R08/0408/PLN that the development is contrary to sustainability principles as set out within PPS1: Delivering Sustainable Development which seeks to encourage patterns of development which reduce the need to travel by private car and energy use.

Since the previous appeal decision there has been a number of ministerial guidance such as Planning For Growth (March 2011) where the Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. This further states that the Government's clear expectation is that the answer to development and growth wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy. This encourages authorities to treat favourably, consistent with PPS4, application for sustainable economic growth, reflecting Policy EC10.1 contained within PPS4. However, policy EC10.1 needs to be read in conjunction with policies elsewhere within PPS4 such as policy EC6 which requires local planning authorities, to strictly control economic development in the open countryside away from existing settlements.

The location of the site within the open countryside means that employees travel to the site mainly or wholly, by car. As such, this is at odds with the aim of Policy EC10.2(b) of PPS4 to encourage accessibility by a choice of means of transport. Whilst Policy EC12.1(b) indicates that a site may be acceptable for small-scale rural economic development even where not readily accessible by public transport, the use is not regarded as small-scale.

The location of the site in the open countryside means that it is sited in an unsustainable location. The development runs counter to the core sustainability aims and objectives of the core strategy and is contrary policy CS1 in which the thrust of this policy is to direct employment development to the urban area, where sufficiently small-scale, to the main rural settlements. A courier depot at this site is plainly at odds with the pattern and hierarchy of development at set out within CS1.

Policy EC11 of PPS4 relates to economic development not in accordance with the development plan and require authorities to take full account of any longer term benefits in terms of job creation and wider benefits to local economics. It is clear that the business is of benefit to the local economy in terms of job creation, and the number of business that use its services. However, this needs to be considered alongside provisions contained within local and national planning policies, and having regard to national and local planning policies in terms of CS1 and the pattern of employment development within

the Borough, the use of this site as a courier depot is unacceptable. The proposal therefore conflicts with core strategy policy CS1 and national planning policy PPS1, PPS7 and PPS4.

Whilst the refusal of planning permission and the authorisation for enforcement action would result in job losses to which the Council is sympathetic to and is clearly regrettable, retrospective applications need to be determined in the same vein of non-retrospective applications.

Visual and residential amenity

During the determination of the previous application in 2008 it was not considered that the continued use of the site as a courier depot would cause material harm to the visual amenity of the area and the amenity of nearby neighbouring properties, this is still the case and as such does not conflict with Core Strategy Policy CS16. In addition to this Env. Heath consider that as the business has been operating for a number of years without noise complaints being received by the Environmental Service, no objection has been raised in respect to any impact upon neighbouring properties in terms of noise, and no restrictive noise conditions are required.

Parking standards

As stated on the application forms there are a total of 15 car parking spaces, 24 light vehicle parking spaces, 1 disabled space, 6 HGV parking spaces and 6 cycle spaces. Having regard to the RBC Interim Parking Standards Guidance May 2011 and policy T5 it is considered that the car parking spaces are sufficient for the use of the site as a courier depot with ancillary office.

Recommendation

Recommendation A

Refusal

Recommendation B

Authorisation for enforcement action with a lengthy compliance period of 12 months to allow the business to find alternative accommodation.

Report prepared by: Nathan Lowde 27 February 2012

DRAFT DECISION

APPLICATION NUMBER

R11/1987

DATE VALID

11/10/2011

ADDRESS OF DEVELOPMENT

COURIER HOUSE HI SPEED
SERVICES LTD
WATLING STREET
RUGBY
CV23 0AP

APPLICANT/AGENT

Mr Graham Bellamy
Bellamy Roberts Llp
Clover House
Western Lane
Odiham
Hants
RG29 1TU
On behalf of MR Ian Dawkins, Hi-Speed
Services LTD

APPLICATION DESCRIPTION

Change of use of former Petrol Filling Station and Café to Courier Vehicle Depot and ancillary offices (retrospective)

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

Rugby Borough Council LDF Core Strategy
CS1 Development Strategy
CS16 Sustainable Design and Construction

National Planning Policy Guidance
PPS1: Delivering Sustainable Development
PPS4: Planning for Sustainable Economic Growth
PPS7: Sustainable Development in Rural Area

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

REASON FOR REFUSAL 1:

The re-use of this site contravenes current Department for Transport Circular 01/2008 'Policy on Service Areas and other Roadside Facilities on Motorway and All-purpose Trunk Roads in England'

REASON FOR REFUSAL 2:

The access arrangements do not accord with the standards outlined in the Design Manual for Road and Bridge and would be detrimental to safety and the free flow of traffic on the A5 Truck Road.

REASON FOR REFUSAL 3:

The location of the site in the open countryside means that it is sited in an unsustainable location. The development runs counter to the core sustainability aims and objectives of the Core Strategy and is contrary to policy CS1 as contained within the Rugby Borough Core Strategy 2011 in which the thrust of this policy is to direct employment development to the urban area. The change of use is also contrary to national planning policy PPS1: Delivering Sustainable Development, PPS4: Planning for Sustainable Economic Growth and PPS7: Sustainable Development in Rural Area.

Reference number: R12/0236

Site address: Former Benfield House site, 12 Corporation Street, Rugby

Description: Change of use to car rental or car parking and the siting of a temporary building for a temporary period of up to 5 years (resubmission following approval of R11/1136 which granted permission for up to 3 years.)

Case Officer Name & Number: Karen McCulloch, 01788 533623

Description of site

This application relates to the site of the former tax office on the corner of Corporation Street and Westway. The building was demolished in 2011.

The front of the site faces Corporation Street which is a main route to the town centre. This has 4 lanes of traffic which are separated by a central crash barrier. Vehicular accesses to the Clocktowers Shopping Centre and Asda are opposite the site.

Westway is a more minor road which leads to a public car park, residential and commercial properties. The vehicular access for the former office building was from Westway at the rear of the site.

Schoolfield Grove to the west of the site is a residential street. Near the junction with Westway there are only houses on one side of the road. These look towards the application site across the road and an area of open space. This open space separates the site from Schoolfield Grove and there are pedestrian links across this area to Bennfield Road and Hilton House. This area is mostly grassed with landscaping and trees on the boundary with the site.

There is a high level of on street parking in Schoolfield Grove which is believed to relate to people parking to visit the town centre.

Hilton House is to the south of the application site. This building houses offices and doctors surgeries and has a car park to the rear, accessed along Bennfield Road

Description of proposals

This application is for the use of the site as either a car park, or for vehicle rental. The proposal is for temporary use of the site for up to 5 years.

The works that would relate to each of the proposed uses are the same. The areas where the buildings have been removed would be surfaced with a rolled granular material. A temporary office building would be provided in the rear corner of the site, a bin storage area is proposed adjacent to this, screened by a 1.8m fence.

The existing boundary treatments would be retained on the southern side and rear boundaries. Black metal railings 1.4m high are proposed on the front and northern side boundary with a gravel strip between these and the footpath. Trees will be planted within this area. New gates will be provided, set back from the site boundary.

The works and uses proposed are the same as previously approved for 3 years by R11/1136. The applicant has advised that it would only be economically viable to carry out the works proposed if the proposed uses could be operated for a 5 year period. However, the applicants' long term intention is for the site to be redeveloped

for office and commercial uses as soon as possible. Therefore if circumstances change during the proposed 5 year period the site would be redeveloped.

Relevant planning history

R11/0383 Application for prior notification of proposed demolition of building.
Prior approval not required 23rd May 2011

R11/1136 Change of use to car rental or car parking and the siting of a temporary building for a temporary period. Approved 9th November 2011

This application proposed a temporary use for up to 5 years. However this was not considered acceptable by the Planning Committee and the use was restricted to 3 years.

Third party comments

Councillor Sandison Comments

- significant loss of prime location development site in the town centre,
- conflict with Core Strategy and town centre first local development framework.

Technical consultation responses

Landscape Officer No objection
Environmental Heath No comment
WCC Ecology No objection
WCC Highways No objection Subject to conditions

Relevant planning policies and guidance

Rugby Borough Core Strategy 2011

CS1 Complies Development Strategy
CS6 Complies Development in Rugby Town Centre
CS11 Complies Transport and New Development
CS16 Complies Sustainable Design

Rugby Borough Local Plan 2006 Saved Policies

GP2 Complies Landscaping
E6 Complies Biodiversity
T5 Complies Parking Facilities
ED6 Conflicts Retention of employment land

Assessment of proposals

The key issues to assess in relation to this application are whether the principle of the proposed uses is acceptable in this location and whether the proposals would have any adverse impact on highway safety, car parking, visual amenity or amenity of neighbouring residents.

An assessment must also be made as to whether the proposed 5 year temporary use is acceptable.

The site is located within the Town Centre boundary as defined in the Core Strategy. Policy CS1 states that this is the primary focus for services and facilities and that the most sustainable locations for development should be considered in the first instance. The proposals are considered to comply with this policy.

The site was previously occupied by an office building was demolished in 2011. Saved policy ED6 states that permission would not be granted for development that would result in the loss of buildings or land that are in, or were last in, employment

use. As the office building fell within use class B1 this policy is applicable to this application.

This policy goes on to state that development or redevelopment for other purposes will only be allowed where the applicant can demonstrate there is no reasonable prospect of employment use resuming or being attracted or employment use would cause harm to the environment or local amenity. As this information has not been provided the development is contrary to this policy.

However, in relation to the demolition of the office building the applicants advised that the building did not meet current standards which led to expensive running costs and a lack of demand for the building. They have also advised that it is their intention to redevelop the site in the future for office development. However, the current economic climate has led to reduced demand for new office accommodation and the redevelopment of the site would not be financially viable at present.

As the proposal is for the temporary use of the site it is not considered that the development would prevent the development of the site for employment uses in the future.

The previous planning permission restricted the proposed uses to a 3 year period as there was concern that a longer consent would prevent the redevelopment of the site. The applicant has confirmed that the preferred option is for the site to be redeveloped as soon as possible. If circumstances change and redevelopment becomes financially viable the currently proposed uses would not prevent the redevelopment. However, they have commented that the proposed works, landscaping and boundary treatments would not be financially viable if the use were only permitted for 3 years.

It is therefore considered that approving the proposed uses for 5 years would not prevent the future redevelopment of the site and is acceptable.

The application is for either a car park use or for car rental. It is considered that the principle of a car park is acceptable in the town centre. The rental element of the proposals is for car rental only and does not propose rental of larger vehicles such as vans, lorries etc. The central location of the site will allow customers to use public transport when collecting their vehicles and this is considered acceptable.

The principle of the proposed uses is therefore considered acceptable.

The site is located on a main route within the town centre and is prominent; any development should therefore be of a high quality. It is accepted that the proposed car rental or car parking uses would not be acceptable as the long term uses of the site. However, the application is for a temporary permission for up to 5 years until the site is redeveloped. If the proposed uses do not go ahead it is likely that the site will remain as a vacant site until such a time that the redevelopment is proposed.

It is therefore considered that the proposed use of the site is acceptable on the temporary basis proposed.

The application includes the erection of railings and gates on the boundaries with Corporation Street and Westway. These are proposed as 1.4m high black painted metal railings and these are considered acceptable. A gravel area is proposed between these railings and the public highway and tree planting was proposed on the Corporation Street frontage. WCC Ecology commented on the application and

welcomed the use of native species. The Council's Landscape Officer has no objection to the proposals.

There is currently landscaping on the rear boundary, adjacent to the open space on Schoolfield Grove and this is to remain.

The impact on visual amenity and the character of the area is therefore considered acceptable in accordance with policies CS6, CS16 and saved policy GP2.

In relation to the impact on neighbouring properties the site is around 35m from the closest residential properties and is separated by a road and open space area. The access to the site is in the same position as the access for the office building and this previous use would have resulted in vehicle movements associated with deliveries and car parking. There are also existing vehicle movements along Westway due to the existing commercial premises and public car park. The impact on the amenity of neighbouring residents is therefore considered acceptable in accordance with policy CS16.

In relation to the impact on highway safety the Highway Authority, Warwickshire County Council have no objection subject to conditions and informatives. This includes a request for a condition preventing vehicles visiting the site or under the control of the occupiers from being parked within the highway. Although it is understood that there are issues with on street parking within the area the Conditions Circular (11/95) specifically states that the imposition of such a condition is unreasonable as it seeks to exercise control in respect of the public highway which is not under the control of the applicant. Therefore it is unreasonable for this condition to be imposed as the matter could be controlled under highway legislation. However, it is considered reasonable for this to be included as an informative to bring this matter to the attention of the applicants.

The Council do not have a specific parking standard related to car rental uses. However, the site is within a central location, close to public car parks and is easily accessible by public transport. The application does not specify which spaces would be provided for customer parking in the event of a car rental use, however it is considered that any additional parking could be accommodated in nearby public car parks and this is acceptable.

The proposed car park use would provide additional parking within the town centre and this is considered acceptable.

It is understood that there is currently a high level of on street parking in Schoolfield Grove and this may be associated with people parking here to visit the town centre. However, this is an existing problem and it is not considered that the proposals would lead to a significant increase in on street parking.

The parking proposed is therefore considered acceptable in accordance with saved policy T5.

An Air Quality Assessment was provided with the application and Environmental Health have no objection to the proposals. Conditions were requested in relation to the previous application relating to Site Investigation and restricting the opening hours of any car rental use and these are considered applicable to this application.

WCC Ecology advised that they have no objection to the application and that their comments on the current proposals are unchanged from the previous application.

They previously requested an informative regarding bats and nesting birds, however, this referred to the demolition of the building and is not therefore considered necessary. The impact on protected species is therefore considered acceptable in accordance with saved policy E6.

Recommendation

Approval – subject to conditions & informatives

DRAFT DECISION

APPLICATION NUMBER

R12/0236

DATE VALID

26/01/2012

ADDRESS OF DEVELOPMENT

FORMER BENFIELD HOUSE SITE
12 CORPORATION STREET
RUGBY
CV21 2DP

APPLICANT/AGENT

Richard Palmer
Hb Architects
The Triforium
17 Warwick Street
Rugby
Warwickshire
CV21 3DH
On behalf of Jelmac Property Ltd

APPLICATION DESCRIPTION

Change of use to car rental or car parking and the siting of a temporary building for a temporary period of up to 5 years (resubmission following approval of R11/1136 which granted permission for up to 3 years.)

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

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

REASON:

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

CONDITION: 2

The development shall not be carried out other than in accordance with the Location Plan - 38:11:03 and the Site Plan, Elevations, Fence and Office Details - 38:11:01G received by the Local Planning Authority on 26th January 2012.

REASON:

For the avoidance of doubt.

CONDITION: 3

The use hereby approved shall cease and the office building shall be removed from the site within 5 years of the use commencing.

REASON:

To ensure the proper development of the site.

CONDITION: 4

No use shall commence unless and until the railings, gates and hard landscaping shown on plan 38:11:01G have been provided in accordance with the approved details.

REASON:

In the interest of visual amenity.

CONDITION: 5

The landscaping scheme, as detailed on the approved plans, 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 is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

REASON:

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

CONDITION: 6

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

- a) A minimum width of 5.0 metres with a gradient not steeper than 1 in 10, and hard surfaced in a bound material for a distance of 7.5 metres from the near edge of the highway footway.
- b) Gates and barriers opening into the site and not being placed within the vehicular access any closer than 5.5 metres from the near edge of the highway footway.
- c) Visibility splays for vehicles having been provided with an 'x' distance of 2.4 metres and 'y' distances of 25 metres (to the right on egress) as measured from the centre of the access, and visibility splays for pedestrians have been provided with an 'x' distance of 2.0 metres and 'y' distances of 2.0 metres as measured from the edges of the access. No structure, erection, trees or shrubs exceeding 0.6 metres in height shall be placed, allowed to grow or be maintained within the visibility splays so defined.
- d) The access shall not allow surface water to run off the site onto the highway.

REASON:

In the interest of highway safety.

CONDITION: 7

The development hereby permitted shall not be occupied before the highway (footway) crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority.

REASON:

In the interest of highway safety.

CONDITION: 8

The temporary building should incorporate gas protection measures.

REASON:

In the interest of health and safety.

CONDITION: 9

The car rental use shall not be opened for business other than between the hours of 08:30 - 18:30 Monday to Saturday and 09:00 - 17:30 Sundays and Bank Holidays

REASON:

To protect the amenity of nearby properties.

CONDITION: 10

No HGV parking shall be permitted on the site.

REASON:

In the interest of residential amenity.

CONDITION: 11

Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until points (a) to (d) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (d) has been complied with in relation to that contamination.

(a) An investigation and risk assessment, including a ground gas monitoring programme, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

(b) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (b), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (c).

REASON:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

REASON FOR APPROVAL:

It is considered that the proposed temporary uses are appropriate within the Town Centre and will not have an adverse impact on the long term development potential of the development site and are acceptable in accordance with policy CS1 of the Rugby Borough Core Strategy 2011 and saved policy ED6 of the Rugby Borough Local Plan 2006.

The impact of the proposals on visual amenity and the amenity of the area is considered acceptable in accordance with policies CS6 and CS16 of the Rugby Borough Local Plan 2011 and saved policy GP2 of the Rugby Borough Local Plan 2006.

The proposals will not have a significant adverse impact on neighbouring residents or affect protected species in accordance with policy CS16 of the Rugby Borough Core Strategy 2011 and saved policy E6 of the Rugby Borough Local Plan 2006.

Suitable access and parking arrangements are proposed in accordance with policy CS11 of the Rugby Borough Core Strategy 2011 and saved policy T5 of the Rugby Borough Local Plan 2006.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Rugby Borough Core Strategy 2011 - CS1, CS6, CS11 & CS16

Rugby Borough Local Plan 2006 Saved Policies - GP2, E6, T5 & ED6

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

INFORMATIVE: 1

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

INFORMATIVE: 2

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the [applicant(s)/ developer(s)] must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

INFORMATIVE: 3

No loading or unloading of vehicles either calling at the premises or being in the control of the occupiers of the site shall be carried out other than within the curtilage of the site. No vehicles which have been left with or are in the control of the occupier or their employees, shall be stored or parked on the highway - A426 (Corporation Street), D3144 (Westway)

INFORMATIVE: 4

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 to Friday 07.30 - 18.00
Saturday 08.30 - 13.00

NO WORK ON SUNDAYS & BANK HOLIDAYS.

Reference number: R11/1974

Case Officer: Chris Davies 01788 533627

Site address: 12 Regent Street, Rugby

Description: Retention of 1no. high level externally illuminated fascia sign (facing onto the junction of Regent Street and Bank Street), and 1no. non-illuminated low level fascia sign (facing onto Bank Street).

History:

R86/0877/11891/A Display of non-illuminated fascia sign.
Approved 23/09/86

R89/1979/11891/A Display of non-illuminated fascia sign.
Refused 08/06/90

R90/1780/11891/P Extension to existing shop front.
Approved 01/05/91

Proposal:

The applicant seeks retrospective advertisement consent to retain two fascia signs; one at high level facing onto the junction of Regent Street and Bank Streets, and one at low level facing Bank Street. The high level sign is externally illuminated from below by a single spotlight lantern.

Relevant Information:

This application is brought before the Committee for consideration as the applicant is related to Councillor Kaur.

No.12 Regent Street is located within the Rugby Town Centre Conservation Area.

Regent Street itself, though not part of the main pedestrianised area of the Town Centre, features many commercial properties of varying types, including several other estate agents or similar companies.

Whilst the shopfronts display various styles of fascia signage, there appears to be a predominance of flush signboards with individually mounted lettering, which sits proud of or just slightly raised from the signboard itself. Signboards are predominantly single coloured, with several examples of black or white/cream being used. Lettering is commonly of a single colour (often metallic, such as silver or brass), or uses a limited palette. Illumination, where used, is usually limited to small downlighters or uplighters (small spotlights whose beams are directed towards the sign) or occasionally by small mounted lanterns. These signs are predominantly at ground floor level (i.e. immediately over the main shopfront).

No.12 is unusual in that it has a large white panted rectangle above the shopfront. This harks from the time when advertisements were painted onto the walls of buildings. Whilst the original advert has long since been painted over, the rectangular shape has been maintained. The high level sign has now been mounted on this rectangle, and covers approximately $\frac{2}{3}$ of it.

Ward Consultation Responses:

None

Third Party Consultation Responses:

None

Neighbour Responses:

None

Planning Policy:

PPS5: Planning for the Historic Environment Conflicts

PPG19: Outdoor Advertisement Control Conflicts

Rugby Borough Core Strategy 2011

CS16: Sustainable Development Conflicts

Considerations:

PPG19 identifies the key issues relating to advertisements are their impact on amenity and public safety.

The key considerations in determining this application are the impact of the retaining the existing signage on a) the character and appearance the Conservation Area and the locality in general, and b) public safety

Character and Appearance

Considerable efforts have been made by the Local Planning Authority to improve the streetscene of Regent Street, and this is clear from the number of high quality and sympathetic fascia signs that are now a key part of it.

High level fascia sign

Whilst the white rectangular area above the main entrance to No.12 Regent Street has been rightly retained and refurbished, this is a historical feature of the building, and should not be seen as a blank canvas on which large scale signage can be mounted.

Whilst previous a previous sign in this location was also illuminated by the uplighter that remains in situ, this sign was a mural-like painted design that reflected the use of the property at that time (a sound equipment store). The fact that it was painted meant that it had a matt finish and as such had no reflective or projecting surfaces.

The bold colours of the present high level fascia sign are vivid against this white background. Illumination would only serve to intensify this effect. The sign dominates the frontage of the building to the detriment of its aesthetic value as an intrinsic part of the Conservation Area.

Low level fascia sign

This sign is located on a single storey section of wall that due to its location forms part of the Bank Street streetscene.

The design, a thin frame in which poster-style signs can be displayed, makes the sign appear temporary, and at odds with the style of the surrounding signage. The location, being of a single storey section of wall to the left of the main frontage, makes the sign appear isolated and out of context.

This sign detracts from the visual character of both No.12 Regent Streets and the streetscene of Bank Street, and as such is also harmful to the appearance and character of the Conservation Area.

The signage therefore conflicts with the elements of policy CS16 of the Rugby Borough Core Strategy 2011 that relate to appearance and design, and guidance set out in PPS5: Planning for the Historic Environment and PPG19: Outdoor Advertisement Control.

Public Safety

The signs have no material impact on public safety.

DRAFT DECISION

APPLICATION NUMBER

R11/1974

DATE VALID

07/02/2012

ADDRESS OF DEVELOPMENT

Brown & Cockerill
12 Regent Street
Rugby
CV21 2QF

APPLICANT/AGENT

Mr Dill Sidhu
12 Regent Street
Rugby
Warwickshire
CV21 2QF
On behalf of Mr B Singh

APPLICATION DESCRIPTION

Retention of 1no. high level externally illuminated fascia sign (facing onto the junction of Regent Street and Bank Street), and 1no. non-illuminated low level fascia sign (facing onto Bank Street).

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

REASON FOR REFUSAL:

The signs subject of the application detract from the character and appearance of the building to the detriment of the streetscenes and Conservation Area of which the building forms a part. They therefore conflict with Policy CS16 of the Rugby Borough Core Strategy 2011 and guidance set out in PPS5: Planning for the Historic Environment and PPG19: Outdoor Advertisement Control.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

PPS5: Planning for the Historic Environment

PPG19: Outdoor Advertisement Control.

Policy CS16 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 or at the Council Offices.

Reference number:

R11/0128

Site address:

The Queens Diamond Jubilee Centre (Rugby Leisure Centre), Bruce Williams Way, Rugby, CV22 5LJ

Description :

Discharge of conditions associated with the demolition of existing leisure centre and erection of new leisure centre, including café, parking, ancillary facilities, external works and temporary car park

Case Officer Name & Number:

Richard Holt – 01788 533687

Description of Proposals:

This submission relates to the approval of various pre-commencement conditions that were imposed on the planning permission for the demolition of the existing leisure centre and erection of a new leisure centre, ref R11/0128. That permission included an 8 lane 25m swimming pool, studio pool, sports hall, café, 100 station fitness suite, dance studio, multi-use room, wet and dry changing areas, health suite, climbing wall, offices, car, coach and cycle parking, ancillary facilities, external works and a temporary car park.

This submission for the approval of various planning conditions is being report to Committee as it relates to a Council application.

The submission relates to the following conditions:

- 3 – external materials
- 5 – landscaping
- 6 – tree protection measures
- 8 – lighting (temporary car park only)
- 9 – temporary car park layout
- 10 – drainage
- 12 – noise
- 14 – air quality
- 15 – asbestos
- 16 – site investigation/contamination
- 17 – demolition and construction methods
- 22 – ecology

Relevant History:

Demolition of existing leisure centre and erection of new leisure centre, including café, parking, ancillary facilities, external works and temporary car park

Approved 28/09/11

Non-material amendment to the application for the demolition of existing leisure centre and erection of new leisure centre

Approved 23/02/12

There is currently a pending application for a revised application for the demolition of the existing leisure centre and erection of a new leisure centre, which includes an enlargement to the sports hall. This application will be presented to the Planning Committee in due course.

Technical Consultations:

| | |
|----------------------------|--|
| Environment Agency | Recommend discharge of Condition 10 |
| Severn Trent Water | Recommend discharge of Condition 10 |
| RBC Environmental Services | Recommend discharge of Condition 17 and partial discharge of Conditions 8, 12 & 15 |
| RBC Landscaping | Content with details submitted in respect of Condition 5 |
| RBC Trees | Content with the details submitted in respect of Conditions 6 & 9 |
| WCC Ecology | Recommend discharge of Condition 22 |

Assessment of submissions:

A series of samples and details relating to external facing materials have been submitted for approval. These include the following:

- i) A multi deep orange coloured main facing brick and a dark blue detailing brick;
- ii) White texture render to the walls;
- iii) White plastic-coated interlocking metal cladding with a semi-matt slightly textured finish;
- iv) Dark grey powder coated aluminium curtain walling framework for doors, windows and glazing with matching fascias;
- v) Embossed/textured mill finished aluminium metal roofing with pre-weathered treatment (light grey appearance);
- vi) White painted structural 'V' columns;
- vii) Large laminated timber beams to be planed larch; and
- viii) Louvers, rain water goods, brise soleil and personnel doors treated in a mid-grey colour.

The electricity substation will be built of brick to match the leisure centre building whilst the bin store will be surrounded by treated hardwood. A new brick wall to match the leisure centre building will also run around the bin store and to the south at approximately 1.5 metres high to support the grass banking.

Overall the mix of materials will complement each other and they will enhance the character and appearance of the building and therefore be acceptable for condition 3.

A series of concrete block pavers and setts will be used around the outside of the building together with black tarmac. Throughout the car park a mix of dark orange and orange/brown will be used. These materials will complement the main facing brick of the building. Stainless steel satin finished bollards will also be provided towards the front of the building. Overall the hard landscaping details are acceptable and this element of condition 5 has been addressed. Details of the cycle stands will be submitted under condition 7 at a later stage.

Tree protection measures have commenced on site. The Council's Arboricultural Officer has assessed the submitted documents and plans, particularly in relation to the intended protection measures, works and methodology, and is content with those details. Therefore matters relating to condition 6 are acceptable.

A lighting scheme has been provided in connection with the temporary car park, which included light levels and light spill levels. The Agent has also confirmed that the lighting will be controlled by a timer so the lights switch off after the leisure centre has closed. Environmental Services have confirmed that in relation to the temporary car park the lighting scheme is appropriate and therefore this element of condition 8 is acceptable.

Detailed plans have been provided for the temporary car park layout. These plans also show how both the existing trees and roots will be protected as well as drainage details and surface treatments. Additional information has also been provided that the installation of the lockable barrier to prevent unauthorised access to the site will be in place by the time the temporary car park is in operation. This information is considered acceptable in relation to condition 9.

Both Severn Trent Water and Environment Agency are content that the drainage report and associated plans are acceptable and therefore condition 10 has been complied with.

Additional acoustic information has been provided however a noise report detailing compliance with the previously agreed noise targets for mechanical plant will need to be submitted to the Local Planning Authority. Environmental Services have confirmed that these details do not have to be submitted at this stage but ideally when the main infrastructure of the new leisure centre is being installed. Furthermore, the Agents have stated that anticipated noise levels from the car park are unlikely to increase because the capacity of the car park is decreasing and the new car park will no longer be used for coach pick up and set down for parties of tourists. Overall a partial discharge of condition 12 is deemed acceptable to enable works to commence.

An updated Construction Dust Assessment & Action Plan, Method Statements for Demolition & Construction and Boiler Emissions report has been received. Whilst Environmental Services agree with some of the details submitted, extra information is required regarding the biomass boiler before the air quality issues can be finalised. It is hoped that this information will be available by the time this submission is reported to Committee to address condition 14.

An asbestos report has been received. A stage 3 asbestos survey will be required before works start to demolish the existing leisure centre building, but Environmental Services have confirmed that works can commence on the construction of the new leisure centre before this additional survey is received. On this basis, condition 15 can be partially agreed.

Additional information has been requested from our Environmental Services Section with regard to ground investigation, particularly in relation to ground gas. It is hoped that this information will be available and agreed by the time this submission is reported to Committee to address condition 16.

Demolition & Construction Method Statements have been received together with a Construction Dust Assessment & Action Plan. With regard to condition 17, Environmental Services have confirmed their acceptance to the details submitted.

Warwickshire County Council (WCC) Ecology Unit has confirmed that the methodology used and conclusions reached in the habitat survey are acceptable and therefore condition 22 has been addressed. However, they have raised concerns regarding the habitat enhancement details and certain intended species as part of

the soft landscaping scheme. The Agent has confirmed that Middlemarch Environmental is to provide a further report supporting the landscaping and habitat enhancement proposals which should have been received by the time this report is presented to Committee. In addition, the submitted documents state that a bird box strategy is proposed in line with the habitat survey with the number, type and position to be agreed with the appropriate arboricultural and ecology officers.

Notwithstanding WCC Ecology Unit's reservations the Borough Council's Landscape Officer has confirmed their acceptance of the landscape proposals. Subject to receiving the additional report from Middlemarch Environmental it is considered that condition 5 will have been addressed.

Recommendation:

Approve details submitted pursuant to conditions 3 (external materials), 6 (tree protection), 9 (temporary car park), 10 (drainage), 17 (demolition & construction methods) & 22 (ecology) and partially approve details submitted pursuant to conditions 5 (landscaping), 8 (lighting), 12 (noise) & 15 (asbestos) and the Head of Planning & Culture to be given delegated powers to resolve the remaining parts to conditions 5, 8, 12 & 15 as well as conditions 14 (air quality) & 16 (site investigation/contamination).

DRAFT DECISION

Town and Country Planning Act 1990 (As amended).
Approval of details in relation to conditions.

Notice is hereby given that the Borough Council in pursuance of its powers under the above mentioned Act and Rules, Orders and Regulations made there under approves the details below in accordance with the planning permission and conditions referred to in the schedule.

SCHEDULE

Planning Permission Reference
R11/0128

Date of Permission
28/09/2011

Development

Demolition of existing leisure centre and erection of new leisure centre, including café, parking, ancillary facilities, external works and temporary car park

Address of Development

THE QUEENS DIAMOND JUBILEE CENTRE (RUGBY LEISURE CENTRE),
BRUCE WILLIAMS WAY, RUGBY, CV22 5LJ

Condition Numbers
3 (external materials)

Plans & Details Approved
Plan refs 91299 G7 GA-125, 91299 G7 GA-126, 91299 G2 EL-202 E, 91299 G2 EL-203 E & 91299 G7 GA-101 F (in relation to materials only);
Ibstock Warwickshire Olde English 2613 brick;
Wienerberger Terca Baggeridge Sovereign Blue stock brick;

StoRend Cote, Sto Limited – white, stippled render;
 Kingspan KS1000 FL/FL metal composite cladding colour white & finish XL Forte;
 Eleco plc SpeedDeck aluminium roof sheeting stucco embossed milled finished with pre-weathering lacquered finish;
 Marshalls Keyblok Burnt Ochre block pavers;
 Marshalls Tegula Traditional setts; and
 B3 Architects letter to Rugby Borough Council dated 25th January 2012;
 all of the above received by the Local Planning Authority on 30th January 2012; and
 B3 Architects email to Rugby Borough Council dated 1st March 2012 [16:38].

- 5 (landscaping) (PART) Plan refs 91299 G7 GA-101 F (excluding cycle stands) & 91299 G7 GA-124; and B3 Architects letter to Rugby Borough Council dated 25th January 2012; all of the above received by the Local Planning Authority on 30th January 2012.
- 6 (tree protection) Plan ref 91299 G7 GA-122 D received by the Local Planning Authority on 23rd February 2012; & B3 Architects letter to Rugby Borough Council dated 25th January 2012 received by the Local Planning Authority on 30th January 2012.
- 8 (lighting) (PART) Relux lighting report ref 38469 dated 26.01.2012 with associated light level and light spill level plans received by the Local Planning Authority on 6th February 2012; and B3 Architects email to Rugby Borough Council dated 22nd February 2012 [16:53].
- 9 (temporary car park) Plan refs 91299 G7 GA-122 D received by the Local Planning Authority on 23rd February 2012; and L1555-SK08 received by the Local Planning Authority on 30th January 2012.
- 10 (drainage) Plan refs L1555-D01 Rev 5, L1555-D02 Rev 1, L1555-D03 Rev 1 & L1555-SK08; Sustainable Surface Water Drainage report by Furness Partnership ref L1555; both of the above received by the Local Planning Authority on 30th January 2012.
- 12 (noise) (PART) B3 Building Services Acoustic Design Criteria received by the Local Planning Authority on 30th January 2012 .
- 14 (air quality) – confirmation awaited at time of writing report

- 15 (asbestos) (PART) Method Statement for Demolition & Asbestos Removal;
Environmental Essentials Ltd Management Survey P-36040; and
B3 Architects letter to Rugby Borough Council dated 25th January 2012;
all of the above received by the Local Planning Authority on 30th January 2012.
- 16 (*site investigation/contamination*) – *confirmation awaited at time of writing report*
- 17 (demolition & construction (methods) Method Statement for Demolition & Asbestos removal and Construction of new facilities – Method Statement received by the Local Planning Authority on 30th January 2012; and
AECOM Environment – Construction Dust Assessment and Action Plan February 2012 ref 240811_v2 received by the Local Planning Authority on 23rd February 2012.
- 22 (ecology) Extended Phase 1 Habitat Survey by Middlemarch Environmental Ltd ref RT-MME-109887-01 dated October 2011; and
B3 Architects letter to Rugby Borough Council dated 25th January 2012;
all of the above received by the Local Planning Authority on 30th January 2012.

Notes to Applicant

INFORMATIVE 1:

Notwithstanding the details submitted, the applicant is advised that details relating to cycle storage facilities and the security barrier are not approved as part of this submission and will need to be addressed separately as part of Conditions 7 & 13 of planning permission R11/0128.

INFORMATIVE 2:

A Stage 3 Asbestos survey will need to be submitted to and approved by the Local Planning Authority prior to the demolition of the existing leisure centre building.

INFORMATIVE 3:

A noise report detailing compliance with the previously agreed noise targets for mechanical plant will need to be submitted to and approved by the Local Planning Authority prior to the first occupation of the new leisure centre building.

INFORMATIVE 4:

In accordance with Condition 17, a British Standard 5228 Construction Noise Assessment is likely to be required, including vibration assessment, if piling work is to be undertaken.

Reference number: R11/2405

Site address: Dunsmore Home Farm, Clifton on Dunsmore

Description: Erection and installation of a single 50kW Wind Turbine with a hub height of 36.4 metres and a blade diameter of 19.2 metres.

Case Officer Name & Number: Owain Williams – 01788 533789

Site Description

This application has been brought forward to committee on the request of Councillor Leigh Hunt.

Dunsmore Home Farm is located to the east of Clifton upon Dunsmore and to the South East of Newton. The A5 runs alongside the farm to which it is accessed off.

The farm consists of a group of buildings with the farm land running off to the side and rear beyond. Some of the buildings within the farm have been converted into a bed and breakfast business and some of the cottages privately owned.

There are other small farm buildings located away from the main group of buildings positioned within the surrounding fields however none of them are of a scale to have a significant effect on the landscape.

The farm land of Dunsmore Home Farm adjoins that of another farm which is currently undergoing what is known as a stewardship scheme with Natural England to promote conservation of wildlife on the land. There is also a caravan club site adjoining the land within the same ownership as the neighbouring farm.

Proposal Description

The wind turbine will stand 36.4 metres to the hub and will have a blade diameter of 19.2 metres which would result in the turbine reaching a maximum height of 46 metres. The turbine will be a pale white and will have a solid tubular tower.

The field to which the turbine is to be located is situated between the main farm buildings and another isolated farm building. The A5 runs to the front of the field with other neighbouring farm fields beyond.

The farm doubles up as a bed and breakfast and it's the energy costs of running this business along with the farm and farmhouse which has prompted the need to try and utilize the natural resource of the wind to help increase their self sufficiency in terms of electricity production and also reduce their carbon emissions.

During the process of the application and through discussions with the Ecology Department and Natural England the location of the turbine has been amended slightly, in order for the blades to be more than 50 metres away from the hedgerows, but it still remains within the same field and within close proximity of the original siting.

Relevant Planning History

R08/1067/PLN – Erection of a 15kW wind turbine on a 15 metre tower – Approved on 02/10/08

Technical Consultation Responses

Environmental Services – No objections subject to conditions

WCC Ecology – No objections

Highways Agency – No objections subject to conditions

Ministry of Defence – No objections

Natural England – No objections

Daventry Council – No comments received

Harborough District Council – No comments received

Third Party Responses

Neighbours (12) Objections It will add to the wind farm landscape; add to the health hazard; is inappropriate within the landscape; the turbine cannot be considered as an isolated unit in the middle of the countryside; is close to a registered caravan club park, a English Nature conservation area, the Saxon Fields Farm Shop and Riding Stables and also residential homes; add to driver distraction on an already dangerous road/junction; distance from A5 is very close to the topple factor. If the turbine is to topple over away from A5 it would fall in field not in their ownership; ice throw from the blade would be dangerous to both the A5 and to the people and animals who access the adjacent field; will have a negative impact on employment of nearby businesses; will make a scar on the landscape; concerns about noise pollution; impact to the local environment and wildlife habitats; would create flooding issues; limited economic return and would create eyesore; cumulative effect of the multiple wind turbines in the area is too much; our farm is within a Natural England higher level conservation scheme; concerned about the safety of livestock on the fields adjacent; will deter people from using the caravan club site

Parish Council – Objections The turbine would have an unacceptable visual impact on neighbouring properties and possible noise impact; Its operation may be a danger to neighbouring properties from ice throw; concern at its proximity to nearby highways; particular concern from a neighbouring property who part way through a Natural England scheme and worried about the disruption to efforts of promoting conservation in the area.

Relevant Planning Policies and Guidance

Core Strategy

CS1 – Development Strategy
CS16 – Sustainable Design
CS17 – Reducing Carbon Emission

Local Plan

GP5 – Renewable Energy
E6 – Biodiversity

Guidance

PPS1 – Delivering Sustainable Development
PPS22 – Renewable Energy

Warwickshire Renewable and Low Carbon Energy Resource and Feasibility Assessment
Rugby Borough Landscape Capacity Study for Wind Energy Developments

Assessment of Proposals

The determining issues to take into account in this case are the principle of this type of development in the Countryside, the visual impact of the turbine, and the impact on amenity, particularly the noise associated with the proposal and the impact on biodiversity and highway safety.

Principle of Development

National Planning Policy

Tackling climate change is a key government priority for the planning system. The Supplement to PPS1 "Planning and Climate Change" sets out how planning should contribute to reducing emissions and stabilizing climate change. Planning authorities are specifically advised against requiring applicants for energy development to demonstrate the overall need for renewable energy and its distribution, or to question the energy justification for why a proposal for such development must be sited in a particular location (Para 20). PPS22, Renewable Energy, was introduced to help facilitate the delivery of the Governments commitments on both climate change and renewable energy. The statement refers to positive planning which would facilitate renewable energy development which could contribute to all four elements of the Government's sustainable development strategy which are social progress, contributing to the nation's energy needs; effective protection of the environment; prudent use of natural resources and maintenance of high and stable levels of economic growth and employment. Amongst the key principles set out in PPS22 Renewable Energy is the idea that renewable energy developments should be capable of being accommodated throughout England where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily. The wider environmental and economic benefits of such projects (whatever their scale) are material considerations which should be given significant weight in determining planning applications (Para 1(iv)) and development proposals should demonstrate any environmental and social impacts and how these have been

minimised through careful consideration of location, design, scale and other measures (Para 1(viii)). The statement also mentions small scale projects, like the proposal put forward, and suggests that they can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning application simply because the level of output is small.

Local Planning Policy

Local level planning policy is contained within the adopted Rugby Local Development Framework Core Strategy (2011) and saved Rugby Borough Local Plan (2006) policies.

The application site is located within the open countryside. Rugby Borough Core Strategy Policy CS1 Development Strategy contains the settlement hierarchy; it must be demonstrated that the most sustainable development locations are considered ahead of those further down the hierarchy. The countryside, on which this development is proposed to be located, is lower down in the hierarchy. It is stated within Policy CS1 that “new development will be resisted; only where national policy on countryside allows will development be permitted”.

Warwickshire Renewable and Low Carbon Energy Resource and Feasibility Assessment

The “Renewable Energy Study” has been conducted on behalf of the local authorities of Warwickshire, Solihull Metropolitan Council and Warwickshire County Council. The study informed Partner Authorities about the potential viability and deliverability of various renewable and low carbon options and is an evidence base document for subsequent LDF documents, in accordance with PPS1 and PPS22.

The GIS analysis undertaken to investigate the wind energy resource in the Borough as part of this study identified a large number of sites (and total land area) as being suitable for wind development. It is stated within the report that Rugby Borough has potential for between 25 and 48 turbines, subject to landscape capacity work being undertaken. The study maps wind speeds across the Borough and demonstrates that the broad location at which this development is proposed has an approximate wind speed of between 6-7 metres per second.

Conclusion - The principle of development

As stated above, the supplement to PPS1 advises that planning authorities cannot question the energy justification about why a proposal for renewable energy development must be sited in a particular location (Para 20) nor can they reject planning applications simply because the level of output is small. However, the Council's own evidence base supports the principle of wind energy development at this broad location. The Renewable Energy Study confirms that wind energy development is technically feasible upon this site because the wind speed is sufficient.

It is therefore considered that the principle of this individual wind turbine development at the location of the Dunsmore Home farm is acceptable.

Visual Amenities

Policy CS16 of the Core Strategy 2011 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. Of all renewable technologies, wind turbines are likely to have the greatest visual and

landscape effects but in assessing planning applications, local authorities should recognise that the impact of turbines on the landscape will vary according to the size and number of turbines and the type of landscape involved. To assess the impact of the turbine within its landscape the Rugby Borough Landscape Capacity Study for Wind Energy Developments has been used however it should be noted that this study addresses commercial scale wind energy development, not small scale community or domestic scale wind energy which may be appropriate in various parts of the Borough. Commercial scale developments are large scale and are those most likely to contribute to renewable energy targets in the short/medium term although smaller scale development is still of value. The site of the turbine at Dunsmore Home Farm is within area what has been designated within this study as Dunsmore Plateau Fringe which also covers other parts of the borough. The areas of the borough are grouped into landscape character areas (LCAs) and types (LCTs) which form a subset of the areas. The name given to each landscape type does not refer to the land uses within it but serves only to differentiate between types.

This area has been defined in the report as *“A varied landscape which is a gently sloping, well settled, open, arable river valley to the north although there are some steep slopes. To the south, it is a more varied landscape of hills and valleys, with stronger tree cover with the expanse of Draycote Water and the scarp slope to the east. There are a variety of small scale landmarks such as churches and houses. Wind turbine development would tend to dwarf the steep slopes and valleys, compete with and dominate the local landmarks such as churches, be out of scale with the pastoral and well treed areas and with the settlements to the north. Commercial wind turbine development would be out of scale with Draycote Water and its fine grained settled landscape environs”*. The study concluded that it is a high sensitive location and would not support wind turbines of a commercial nature.

The description given by the study relates to the general landscape character and type across a large area and does not describe specific sites or man made features such as highways or other associated structures. The site of the wind turbine at Dunsmore Home Farm is located within close vicinity to the A5 which with its street furniture provides a feature which dominates this part of the landscape. There are also electricity pylons dotted within the landscape which are visible from views towards the site from Newton. The views of the turbine across the landscape from areas such as Clifton on Dunsmore, Newton and Lilbourne would be restricted due to the height of the turbine and the landscape to which it would sit. There is significant vegetation to help screen the views from afar and as the topography is not all the same the variation would give an undulating landscape to which would allow a singular turbine to be positioned without significant impact. Further along the A5, sits the radio masts and two commercial wind turbines as part of the DIRFT development which can be seen from the site. This landscape would be viewed in context when travelling along the A5 towards the site so therefore the turbine would not be seen as an alien feature. The turbines and radio masts would dwarf the proposed turbine as they are twice the height standing 90 metres tall. When assessing the application it was important to ascertain the approximate height of the turbine and after visiting the larger turbines it put into perspective the size of this much smaller domestic turbine. There will be views of the turbine from closer vantage points along the Lilbourne Road which would be clear across the open fields however this would be expected on any development and would be outweighed by the economic, social and environmental benefits of the proposal and the larger overall context of the impact would be more important to consider. Taking into account the above it is considered that the proposed turbine due to it being of a domestic nature, and therefore relatively small size in comparison to other turbines and the character of the area around the site, the proposed turbine would be absorbed into the landscape and become largely

indistinguishable from most mid and distant viewpoints therefore would not have a significant impact in visual terms therefore complying with policy CS16 of the Core Strategy 2011.

Noise Impact

Policy CS16, Sustainable Design states that development will ensure that the amenities of existing and future neighbouring occupiers are safeguarded. The location of the turbine has been dictated by the providers of the wind turbine in an attempt to find the most efficient location while minimising visual or noise issues. PPS22 advises that there are two quite distinct types of noise source within a wind turbine. The mechanical noise produced by the gearbox, generator and other parts of the drive train, and the aerodynamic noise produced by the passage of the blades through the air. As part of the proposal a noise survey was undertaken to assess the potential impact of the turbine. This report has been assessed by the Environmental Services Department who agrees with the findings and has no objections to the proposal subject to conditions in relation to the noise survey being attached to any approval. The impact of the noise generated from the turbine would due to the existing background noise of the A5 not be considered to be up and above that noise threshold known to have a significant impact on nearby residential amenities. Taking into account the above it is considered that the proposed turbine would comply with policy CS16 of the Core Strategy in terms of impact upon neighbouring amenities.

Biodiversity

Policy E6 of Rugby Borough Local Plan states that the Council will seek to safeguard, maintain and enhance features of ecological and geological importance, in particular priority habitats/species of conservation concern. The proposed turbine is to be positioned adjacent to a farm which is in the process of conservation scheme with Natural England and is also within approximately 800m of the Ecosite 24/57 Clifton Lakes Farm and a tributary of the River Avon Local Wildlife Site. These habitats offer good foraging and commuting habitat for bats, birds and other protected species such as reptiles and amphibians. There is growing evidence which indicates that bats are adversely affected by pressure changes caused by wind turbine blades of large turbines, causing internal injuries and death and that bats are also at risk from collision with turbine blades. Research is ongoing at this stage however guidance has been produced by Scottish Natural Heritage and Natural England regarding the potential impacts of species of bats by both large and micro wind turbines. As part of the process of the application both Natural England and Warwickshire County Council Ecology department were consulted and it was through discussions with them and the agent that the slight amendment was made to the location of the wind turbine moving it more than 50 metres away from the closest hedgerow. Due to this alteration to its location both Ecology and Natural England are of the opinion that the proposed turbine would not significantly impact on the wildlife in the area complying with policy E6 of the Rugby Borough Local Plan 2006.

Highway Safety

With regards to the concerns relating to highway safety aspects the proposed turbine has been assessed by the Highway Agency and they have no objections to the turbine as long as it is positioned a minimum of 51 metres away from the highway and that a Construction and Management Plan (CMP) is submitted to the agency before the development commences. This is to ensure that the disruption to the road is kept to a minimum at the time of the turbine being erected.

Other Considerations

There have been concerns stated by residents with regards to dangers of ice throw. Ice can form on the blades of the turbines in bad weather conditions and can be thrown off during the cycle of the blades. After discussions with the agent regarding the potential for ice throw it was suggested that in some circumstances the blades of the turbines can be heated during certain weather conditions to avoid ice throw, however this control is not present on any turbine within the small scale category but a Risk Plan can be put into operation whereby under certain conditions the turbine is turned off to prevent any ice throw and restricted access be given to the site for an amount of time to limit any potential for ice throw. The agent has sent through advice given from Renewable UK (formerly BWEA) who state; 'The build-up of ice on turbines is unlikely to present problems on the majority of sites in the UK. For ice to build up on turbines, particular weather conditions are required in the UK that occurs for less than one day per year'.

To cover the concern raised by a resident with regards to cattle and livestock in general the turbines would not have an impact on the livestock. It has been suggested by the agent that similar turbines have been supplied to dairy sites where the electricity consumption is huge and therefore a turbine can prove vital to keep the cost of bills down. There is also a site in Huddersfield called Scapegoat Hill that have a similar turbine and the horses can and do go right up to the turbine base with reports of fences being erected around turbines where cattle graze as they like to rub up against the turbine.

With regards to drainage, the footprint of the turbine would large enough to have an affect on drainage and whilst it would create an element of surface run off this would not be deemed significant.

Recommendation

Grant Permission Subject to Conditions

DRAFT DECISION

APPLICATION NUMBER

R11/2405

DATE VALID

25/11/2011

ADDRESS OF DEVELOPMENT

DUNSMORE HOME FARM
WATLING STREET
RUGBY
CV23 0AQ

APPLICANT/AGENT

Ms Ruth Goodfield
Mosscliff Environmental Ltd
Horham Airfield
Horham Road
Denham
Eye
Suffolk
IP31 5DQ
On behalf of Mr David Yates

APPLICATION DESCRIPTION

Erection and installation of a single 50kW Wind Turbine with a hub height of 36.4 metres and a blade diameter of 19.2 metres.

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:

Endurance E-3120 36m Scaled Elevation Drawing;
Design Access Statement dated November 2011;
Supporting Planning Statement dated November 2011;
Endurance E-3120 Wind Turbine Noise Performance Test, Report HM: 2300/R1 undertaken by Hayes Mckenzie dated 23rd March 2011;
Endurance E-3120 Brochure; All received on 25th November 2011

Site Location Plan and Site Plan received on the 29th February 2012

REASON:

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

CONDITION: 3

Unless otherwise agreed in writing by the Local Planning Authority the rating level of noise emissions from the effects of the wind turbine generator shall not exceed 35 dB(A) L90, 10 minutes of the prevailing background noise level plus 5 dB(A), whichever is the greater value, between 0700 and 2300 hours; and shall not exceed 43 dB(A) L90, 10 minutes or the prevailing background noise level plus 5 dB(A), whichever is the greater value between 2300 and 0700 hours. The rating level of noise emissions shall be calculated from the measured noise level of the wind turbine generator in operation at the development site for which permission is granted, plus a correction to account for any tonal components, and in accordance with procedures set out in pages 102 to 108 of The Assessment and Rating of Noise for Wind Farms (ESTU-R-97).

REASON:

To safeguard the amenities of nearby residents

CONDITION: 4

Prior to commencement of development a Construction and Management Plan (CMP) shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Highways Agency. The CMP shall identify the steps

and procedures that will be implemented to minimise the impact of construction traffic, including the provision of temporary road work signing.

REASON:

To ensure that the A5 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of road safety

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Policy CS1, CS16 and CS17 of Rugby Borough Core Strategy 2011, Saved Policies GP5 and E6 of Rugby Borough Local Plan 2006 and National Guidance PPS1 and PPS22

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

REASON FOR APPROVAL:

PPS1 and PPS22 advises that planning authorities cannot question the energy justification about why a proposal for renewable energy development must be sited in a particular location nor can they reject planning applications simply because the level of output is small so therefore in principal the proposed turbine would be acceptable in accordance with the guidance in PPS1 and PPS22. The proposed siting of the wind turbine in this location due to the characteristics of the site, existing features and structures within the landscape and due to the domestic nature and size of the turbine is deemed not to have a significant impact on the visual amenities of the area complying with policy CS16 of the Rugby Borough Core Strategy 2011. The supporting information with regards to the noise assesment, biodiversity and highway safety have given enough evidence to indicate that the turbine will have minimal impact on these aspects complying with Policy CS16 of Rugby Borough Core Strategy 2011 and Saved Policy E6 of Rugby Borough Local Plan 2006

INFORMATIVE: 1

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 by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season

AGENDA MANAGEMENT SHEET

| | |
|-------------------------------------|---|
| Name of Meeting | Planning Committee |
| Date of Meeting | 14.03.2012 |
| Report Title | Delegated Decisions –03.02.2012 to 23.02.2012 |
| Portfolio | N/A |
| Ward Relevance | All |
| Prior Consultation | None |
| Contact Officer | Ilze Strautmane 3774 |
| Report Subject to Call-in | Y |
| Report En-Bloc | N |
| Forward Plan | N |
| Corporate Priorities | N/A |
| Statutory/Policy Background | Planning and Local Government Legislation |
| Summary | The report lists the decisions taken by the Deputy Chief Executive under delegated powers |
| Risk Management Implications | N/A |
| Financial Implications | 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 – 14.03.2012

Delegated Decisions – From 03.02.2012 To 23.02.2012

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: 14.03.2012
Subject Matter: Delegated Decisions – 03.02.2012 to
23.02.2012
Originating Department: Planning and Culture

LIST OF BACKGROUND PAPERS

| Document No. | Date | Description of Document | Officer's Reference | File Reference |
|--------------|------|-------------------------|---------------------|----------------|
| 1. | | | | |

* The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

* Exempt information is contained in the following documents:

| Document No. | Relevant Paragraph of Schedule 12A |
|--------------|------------------------------------|
|--------------|------------------------------------|

* There are no background papers relating to this item.

(*Delete if not applicable)

DECISIONS TAKEN BY THE DIRECTOR OF TECHNICAL SERVICES UNDER
DELEGATED POWERS FROM 03.02.2012 TO 23.02.2012

A. APPLICATIONS – DELEGATED

| | | |
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| Applications Refused | | |
| <i>R12/0032 Refused 03.02.2012</i> | R/O Home Farm Oxford Road Coventry | Erection of a building to provide shelter for HGV Vehicles (resubmission). |
| <i>R11/1121 Refused 08.02.2012</i> | Brinklow Marina Cathiron Lane Brinklow | Retention of three containers including the creation of a compound area and siting of a container. |
| <i>R11/1741 Refused 10.02.2012</i> | The Coach House Rear of 34 Hillmorton Road | Conversion of outbuilding known as The Coach House from ancillary office to a separate dwelling. |
| <i>R12/0018 Refused 21.02.2012</i> | 46 Broad Street Brinklow Rugby | Erection of a new residential dwelling to the rear of number 46 Broad Street (resubmission of app ref R11/0407). |
| Applications Approved | | |
| <i>R12/0021 Approved 02.02.2012</i> | 15 The Hollies Newton | Erection of a single storey side extension. |
| <i>R12/0027 Approved 03.02.2012</i> | Toft Manor Toft Lane Dunchurch | Extension to existing garage to form a fleece sorting area (Amendment to a previously approved scheme Ref No. R10/080 granted 8th October 2010, to include a gable over the front entrance and other external alterations). |
| <i>R11/2219 Approved 06.02.2012</i> | Pasture Land (Gorbis Field) Birdingbury Road Leamington Hastings | Erection of an essential workers dwelling for occupation in association with existing on-site equine business to replace mobile dwelling approved under reference R09/0052/PLN dated 11th March 2009. |
| <i>R12/0011 Approved 06.02.2012</i> | 78 Warwick Road Wolston Coventry | Erection of a two storey rear extension. |

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| <i>R11/2423 Approved 06.02.2012</i> | Ansty Working Mens Club Grove Road Ansty | Change of use of existing social club to a mixed use of a social club (sui generis) and restaurant (A3) (retrospective). |
| <i>R11/2296 Approved 06.02.2012</i> | J Sainsburys 385 Dunchurch Road Rugby | Provision of temporary petrol filling station. |
| <i>R11/2154 Approved 06.02.2012</i> | Navigation Bungalow Longdown Lane Rugby | Erection of single storey side extension and demolition of existing garage and link wall and erection of single storey front extension to form new double garage. |
| <i>R11/2440 Approved 07.02.2012</i> | Birchen Fold Grandborough Road Woolscott | Renewal of temporary consent with permanent consent for retention of stables, hay barn and feed store. |
| <i>R11/2446 Approved 07.02.2012</i> | Birchen Fold Grandborough Road Woolscott | Erection of additional loose box to stables. |
| <i>R12/0071 Approved 07.02.2012</i> | Linridge Coventry Road Dunchurch | Renewal of planning permission R09/0016/HOUS (Erection of a single storey side extension). |
| <i>R11/2166 Approved 08.02.2012</i> | 107 Sidney Road Rugby | Erection of a two storey side and single storey rear extension. |
| <i>R11/2122 Approved 08.02.2012</i> | 65 Magnet Lane Rugby | Erection of a two storey and a single storey rear extension. |
| <i>R12/0087 Approved 08.02.2012</i> | VBE Restorations Bates Farm Bush Hill Lane Flecknoe | Extension to existing building (retrospective). |
| <i>R11/2346 Approved 09.02.2012</i> | 39 Monks Road Binley Woods Coventry | Erection of a side/rear conservatory. |
| <i>R11/2418 Approved 09.02.2012</i> | 1 Foxwood Drive Binley Woods Coventry | Demolition of the existing 2 metre high brick wall and erection of a 2.2 metre high wooden fence. |

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| <i>R12/0050 Approved 09.02.2012</i> | Stonemarket The Old Gravel Quarry Oxford Road Ryton on Dunsmore | Variation of conditions 20 and 21 of planning permission reference R10/1508, to remove the temporary one year time limit and allow night time movement of vehicles to continue. |
| <i>R11/1453 Approved 10.02.2012</i> | Trees Church Walk Bilton | Single-storey front and rear extensions and first floor side extension including front balcony. |
| <i>R11/2279 Approved 10.02.2012</i> | 34 School Street Wolston Coventry | Alterations to access involving hardsurfacing of part of landscaped area to front. |
| <i>R11/2238 Approved 10.02.2012</i> | Ask 23-24 High Street Rugby | Demolition of outbuilding and creation of outdoor eating area including a new boundary wall. |
| <i>R12/0078 Approved 13.02.2012</i> | 55 Benn Street Rugby | Demolition of part of the original extension and erection of a conservatory. |
| <i>R12/0243 Prior Approval 13.02.2012</i> | Land adjacent to Casa Mia (OS 444476 267712) Birdingbury Road Leamington Hastings | Installation of a fibre-optic broadband cabinet. |
| <i>R12/0079 Approved 16.02.2012</i> | Cottage Farm 435 London Road Stretton on Dunsmore | Erection of a replacement dwelling. |
| <i>R12/0090 Approved 16.02.2012</i> | A C House Ground Floor 35-37 Albert Street Rugby | Change of use of ground floor of existing premises from Use Class A2 (Recruitment Services) to Use Class D1 (Non residential educational) of the Town and Country Planning (Use Classes) Order 1987. |
| <i>R12/0132 Approved 17.02.2012</i> | 22 Hillmorton Road Rugby | Alterations to existing rear extension including provision of pitched roof and new rooflights in the roofslope. External alterations to building and erection of side boundary wall. |
| <i>R11/2044 Approved 17.02.2012</i> | 6 Brafield Leys Rugby | Demolition of boundary wall and erection of fence with associated works. |

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| <i>R12/0143 Approved 17.02.2012</i> | 8 Willoughby Place Rugby | Erection of a first floor rear extension. |
| <i>R11/2310 Approved 20.02.2012</i> | 2 Elmdene Close Wolston Coventry | Erection of single storey side extension. |
| <i>R12/0056 Approved 20.02.2012</i> | 35 School Lane Stretton on Dunsmore Rugby | Proposed extension to detached garage. |
| <i>R12/0185 Approved 20.02.2012</i> | Land at Sandvik Saxon Great Central Way Industrial Estate Rugby | Removal of condition 10 of approval R11/1051 to allow for on site external storage. |
| <i>R11/1965 Approved 21.02.2012</i> | 16 Deacon Close Rugby | Erection of a single storey side extension. |
| <i>R12/0010 Approved 21.02.2012</i> | Land rear of Moonrakers Back Lane Birdingbury | Retention of a ground based solar photovoltaic array comprising 21no. panels mounted on a purpose-built timber framework. |
| <i>R11/1466 Approved 22.02.2012</i> | Gibbet Hill A5 Watling Street Churchover | Erection of an electricity cabinet. |
| <i>R11/2098 Approved 22.02.2012</i> | Land to West of A5 Watling Street Gibbet Hill Churchover | Erection of an electricity cabinet. |
| <i>R11/2231 Approved 23.02.2012</i> | 6 Hall Lane Wolvey | Erection of rear extension, single storey side extension to form a garage, installation of dormer windows and front porch. |
| <i>R12/0130 Approved 23.02.2012</i> | 156 Percival Road Rugby | Erection of single storey rear extension. |
| <i>R12/0156 Approved 23.02.2012</i> | Two Hoots Southam Road Kites Hardwick | Erection of a single storey front extension. |

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| Listed Building Consents | | |
| <i>R12/0034 Listed Building Consent 06.02.2012</i> | Rugby School Temple Speech Room Hillmorton Road Rugby | Proposed 'like for like' replacement of external doors. |
| Conservation Area Consents | | |
| <i>R12/0063 Conservation Area Consent 10.02.2012</i> | Ask 23-24 High Street Rugby | Conservation Area Consent for complete demolition of an outbuilding. |
| Certificate of Lawful Use or Development | | |
| <i>R11/1087 Approved 15.02.2012</i> | Brinklow Marina Cathiron Lane Brinklow | Siting of one storage container (highlighted blue on the attached site plan), one portacabin (highlighted green on the attached site plan), construction of internal road (outlined yellow on the attached site plan), construction of hard standing (outlined yellow on the attached site plan) ,sheet piling, two switch rooms (highlighted red on attached site plan) and two ponds. |
| Approval of Details/ Materials | | |
| <i>R10/1730 Approval of Details 02.02.2012</i> | Land South Side of Top Road Barnacle | 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). |
| <i>R09/0188/MEIA Approval of Details 02.02.2012</i> | Land at Coton Park East Rugby | Use of land for residential development comprising a maximum of 165 dwellings and associated open space and infrastructure. |
| <i>R11/0246 Approval of Details 02.02.2012</i> | Plots 1, 2 and 3 Zone C Central Park Castle Mound Way | Erection of an employment building and use for purposes within Class B2 (General Industrial) of the Town and Country Planning (Use Classes) Order 1987, as amended, with ancillary offices, together with the construction of vehicular access, parking, and servicing areas, earthworks, landscaping, fencing and drainage works. |

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| <i>R08/0504/PALB Approval of details 20.02.2012</i> | Princethorpe College Leamington Road Rugby | Provision of a raised replacement roof incorporating celestory windows and provision of a disabled access ramp. |
| <i>R07/1454/MAJP Approval of details 22.02.2012</i> | Land off School Street Long Lawford | Erection of 99 dwellings: outline permission and approval of reserved matters. |
| <i>R08/1466/MEIA Approval of details 23.02.2012</i> | Herbert Gray College Little Church Street Rugby | Erection of 4 storey office buildings , including partial retail/cafe on ground floor and erection of new buildings, up to 4 storeys, and conversion of part of Herbert Gray College and Marjorie Hume House to form a 35 bedroom hotel with ancillary restaurant, conference and leisure facilities, with ancillary works including landscaping and highway works. |
| <i>Withdrawn/ De-registered</i> | | |
| <i>R10/0804 Withdrawn 03.02.2012</i> | The Coach House 19 Arbour Close Rugby | Erection of a two storey rear/ side extension. |
| <i>R11/1122 Withdrawn 16.02.2012</i> | Larkhill Farm Oxford Road Stretton-on-Dunsmore | Change of use of land to use as residential caravan site for 3 Gypsy families with a total of 5 caravans, laying of hardstanding, erection of amenity block and installation of package Sewage Treatment Plant |