

14th May 2012

PLANNING COMMITTEE - 23RD MAY 2012

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 23rd May 2012 in the Council Chamber, Town Hall, Rugby.

Site Visits

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

2.30pm Land rear of 19-25 Crick Road, Rugby.
3.00pm 326 Hillmorton Road, 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 meetings held on 25th April and 17th May 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. Statistics of Planning Applications – April 2011 – May 2012.
7. Delegated Decisions – 6th April to 3rd May 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 2012/13 – 2) are attached.

Membership of the Committee:-

Councillors Allen, Mrs Avis, Butlin, G Francis, M Francis, Mrs New, Pacey-Day, Ms Robbins, Sandison, Srivastava, Mrs Walton and Wright (subject to approval at Annual Council on 17th May 2012).

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 – 23RD MAY 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	R11/0432	133 Overslade Lane, Bilton, Rugby, CV22 6EF Erection of replacement dwelling and formation of new access.	3

Recommendations for Approval

Item	Application Ref Number	Location Site and Description	Page number
2	R12/0581	326 Hillmorton Road, Rugby, CV22 5EY Erection of single-storey rear extension	6
3	R11/1562	Highfield Farm Frankton Rugby CV23 9PP Erection of four agricultural buildings and use for livestock store, silage clamp, muck store and livestock holding pen	10
4	R12/0638	Land rear of 19-25 Crick Road, Rugby, CV21 4DU Variation of condition 2 of planning permission R10/2148 (Demolition of 21 Crick Road, erection of 7 detached dwellings, new access and associated works) to change housetype on plot 3 and omit garage for plot 3, reposition plot 4, make alterations to approved housetypes B, G, H & J and amend parking arrangements.	17

REF: R11/0432

133 Overslade Lane, Bilton, Rugby, CV22 6EF

Erection of replacement dwelling and formation of new access

The Proposal

This application is for the determination of the planning committee following a request by the Head of Planning.

Planning permission is sought for the demolition of the existing dwelling and the erection of its replacement. A new driveway and access point further to the Northeast is proposed, and the existing access would be closed.

Site History

22795: Use of site for erection of one detached dwelling house – Approved

R76/0057/7066/OP: Erection of one dwelling for residential purposes – Approved.

Technical Consultees

Highways Authority – No objection subject to conditions.

Environmental Services – No objection but recommend advisory note.

Tree Officer – No objection subject to conditions.

Third Party Responses

Neighbours – No comments received.

Relevant Planning Policies and Guidance

CS1	Development Strategy	Complies
CS16	Sustainable Design and Construction	Conflicts
E6	Biodiversity	Complies
T5	Parking facilities	Complies
	National Planning Policy Framework	Conflicts

Determining Considerations

The main issues concerning this application are the principle of the replacement dwelling in this location, impact upon visual and residential amenities, highway safety, and biodiversity.

As the site is within the Rugby Urban area, the new build dwelling is acceptable in principle.

The surrounding area consists of a mix of dwelling types and designs. The properties on this part of Overslade Lane are predominantly two-storey detached dwellings. The ground level rises gradually toward the southwest to the junction with Bawnmore Road. The properties in this area of Overslade Lane are set back from the highway and are shorter than the dwelling as proposed. As a reference, based on historical plans, 84 Overslade Lane, which incorporates similar design features to the proposed, measures approximately 2 metres shorter than the proposal (although this is only shown as 1 metre shorter on the submitted streetscene elevation).

The existing dwelling measures 7.5 metres to its ridge, and the proposed dwelling 10.5 metres in height. The proposed dwelling would be 7 metres from the boundary

shared with the Overslade Lane public footpath. Due to its size and positioning, the proposed dwelling would be a pronounced feature in the streetscene. The hedge and trees along the boundary provide a degree of screening however the dwelling would still be a prominent visible feature when viewed from several areas along Overslade Lane and to a lesser extent, also from parts of Arbour Close.

The additional height of the proposal allows ample space for several rooms at third floor level, and the overall height and design provides substantial mass to the building. The dwelling is considered to appear significantly bulkier compared to others in the vicinity. Whilst there are some similarities between the design features on the proposed dwelling and nearby properties in the area, it is considered that the size, scale and prominence of the building is such that the development would appear out of character with the area and detrimental to the visual amenities of the locality.

The developments granted permission as detailed in the supporting statement provided are noted, however these dwellings are smaller than the proposal subject of this application. In addition the characteristics of the site and the positioning of the dwelling differ in relation to the circumstances of the other dwellings approved permission.

With regards to the impact of the proposal upon residential amenities, the proposal would be most likely to affect 2 Arbour Close. This property has a side facing window at ground floor level that appears to serve a kitchen area. A gap of approximately 6 metres would remain between the proposed dwelling and this window. Considering the existing outlook from this window and that it appears light would be retained, the impact upon this property is considered acceptable. A degree of overlooking would be possible into the loft room of 2 Arbour Close, however due to the angle of overlooking it is not considered to be demonstrably harmful to privacy. The new dwelling would afford a view onto the front garden area of no. 2 Arbour Close, however this area is already visible from Arbour Close and overall it is not considered that the privacy of this property would be significantly compromised. Additional tree planting is also proposed along this boundary to provide further screening. The proposed dwelling would otherwise afford a higher vantage point, but overlooking is not considered to be to a demonstrably harmful extent in comparison to the existing arrangement. The proposed dwelling is sited sufficiently away from other properties and would not be harmful to residential amenities.

There are several trees on site subject of Tree Preservation Orders and these would be retained. A Black Pine Tree and Deodar Cedar Tree are proposed for removal and the works also involve removing some vegetation along the front boundary to form the new access. Following submission of a detailed tree report and protection plan, the Tree Officer has raised no objection to the proposal subject to conditions requiring works to be done in accordance with the report and also replacement planting.

The Highways Authority have made no objection to the proposal subject to conditions requiring the access to be constructed to specification and the closure of the existing access, no loading or unloading of construction vehicles on the highway, and no deleterious matter being carried onto the highway. Sufficient parking would be available on site and the proposal would comply with recommended parking standards.

Environmental Services have made no objection to the proposal but have recommended advisory notes regarding working hours.

Overall, due to its size, scale and prominence, the proposed dwelling is considered to be out of character with the area to the detriment of the visual amenities of the locality.

Recommendation

Refuse planning permission.

Report prepared by: M Needham 10th May 2012

DRAFT DECISION

APPLICATION NUMBER

R11/0432

DATE VALID

13/02/2012

ADDRESS OF DEVELOPMENT

133 OVERSLADE LANE
RUGBY
CV22 6EF

APPLICANT/AGENT

Richard Colson
APC Planning Ltd
Burlington House
369 Wellingborough Road
Northampton
Northamptonshire
NN1 4EU
On behalf of Mr and Mrs J Morish

APPLICATION DESCRIPTION

Erection of replacement dwelling and formation of new access

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

REASON FOR REFUSAL:

The proposal is considered by virtue of its size, siting, prominent location and design to be unsympathetic to the character and appearance of the area, and would be harmful to the visual amenities of the locality. The proposal is therefore contrary to Policy CS16 of the Rugby Borough Core Strategy 2011 and the National Planning Policy Framework, which seek to ensure all new development is in character with its surroundings and is of high quality design.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

CS1, CS16, E6, T5, NPPF

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.

REF: R12/0581

326 Hillmorton Road, Rugby, CV22 5EY

Erection of single-storey rear extension

The Proposal

This application is for the determination of the planning committee following a request for a committee site visit by Cllr Sandison at the meeting of 4th April 2012.

Planning permission is sought for a 15 square metre single-storey extension to the rear of the building. The extension is for Use Class D2 leisure and assembly purposes, for storage as part of the gymnasium use operating within the building.

Site History

R09/0173/PLN: Erection of a single storey rear extension (Resubmission) – Approved 01/04/2009

R08/1800/PLN: Erection of single storey rear extension – Approved 20/01/2009

R02/0108/0330/P: Erection of single-storey rear extension – Approved 10/06/2009

R92/1068/0330/P: Erection of single-storey building and use as community centre, two-storey block of aged persons flats and provision of car parking – Approved 21/10/1992

Technical Consultees

Environmental Health – No objections

WCC Highways – No objection

WCC Ecology – No objection. Recommend protected species note.

Third Party Responses

Cllr New on behalf of 16 Residents living in Mercer Court and Robbins Court:

- Lack of adequate parking provision – parking spaces on the site are shared spaces required to meet the needs of several groups that use the community centre.
- Increase in vehicular movements on site – Other groups frequently use the centre causing serious parking problems and extensive vehicle movements on the road within the site which is the main thoroughfare for both elderly and disabled sheltered housing schemes. Any extension to the gym will exacerbate an existing problem.
- Potential loss of footpath and disabled parking – Lack of available parking means that when community centre spaces are full, people park on the yellow lines blocking the path to Robbins Court. Also

- Potential for Anti Social Behaviour and risk to community well being – Residents have been subject to verbal abuse or threatening behaviour when approaching drivers parked inappropriately within private parking spaces.
- Increased risk of injury accidents – Vehicles often exceed speed limit and ignore elderly and vulnerable residents walking or using mobility scooters. Inconsiderate behaviour of motorists using the gym.
- Inaccurate and misleading information – Opening times stated on application do not reflect actual opening hours.

Letter from Midland Heart (Landlord of Robbins Court), on behalf of the residents of Robbins Court:

- Concerns of parking problems and traffic generated in the driveway from people using the centre. Numerous incidents over recent from people parking inconsiderately. Verbal abuse to residents and visitors of Robbins Court, near misses involving customers using mobility scooters and walking frames. Community centre is used by a large number of people throughout the day. If extension goes ahead problems experienced will increase.

Relevant Planning Policies and Guidance

CS16 Sustainable Design and Construction	Complies
T5 Parking Facilities	Complies
Sustainable Design and Construction SPD	Complies
National Planning Policy Framework	Complies

Determining Considerations

The main issues concerning this application are the impacts of the proposal upon parking and highway safety, the visual appearance of the area and residential amenities.

Based on the Council’s adopted recommended maximum parking standards there would be a small increase in the maximum number of spaces that could be provided on site (of around 1). As these are maximum standards however there is not a requirement to provide additional parking. The Highways Authority has made no objection to the proposal and the development is not considered to result in issues of highway safety or adversely impact upon the highway network. In addition the site is located within a sustainable location, being in a residential area and also on a main bus-route to and from the town centre. Overall the proposal is considered to be in accordance with adopted planning policy and guidance regarding parking and highway safety. With regard to the potential for unauthorised parking on double yellow lines, the extension would not alter the pressure for this significantly and this would be a matter for parking enforcement.

The objections raised relating to the parking situation at the community centre are noted and these have been discussed with the Highways officer. It is considered however that these concerns primarily relate to existing difficulties, and that the proposed extension would not significantly alter this. The

potential for additional parking demand would only alter marginally as a result of the development, and notwithstanding this, as detailed above the proposal complies with adopted parking standards and is also not considered to be detrimental to highway safety or adversely impact the highway network. The disputes relating to the parking situation is a matter best addressed directly between the owners of the community centre and the residents of the nearby apartments. This is also the case in relation to inappropriate parking in designated spaces. The behaviour of certain motorists to residents would be a matter for the police, and the extension is not considered to give rise to undue disturbance or amenity issues.

Concerns have been raised relating to the opening times stated on the application form not reflecting the actual opening times of the gymnasium. Since this has been raised the agent has confirmed the extension would be open at the same time as the rest of the building. There is not any restriction on the opening times of the existing building and these can be altered at any time. Although the information provided on the application differs from the actual opening times, due to its size and the existing operation of the building, the proposed extension is not considered to give rise to amenity issues. Potential disturbance from opening at unsociable hours would be a matter addressed via Environmental Health legislation.

The proposed extension is in a secluded area of the site and is does not have a significant visual impact. The extension is also set away from residential properties and would not give rise to amenity issues.

Overall the proposed alterations are considered acceptable in their impacts upon the parking, highway safety, visual and residential amenities.

Recommendation:

Approve planning permission subject to conditions.

Report by: M Needham 11th May 2012

DRAFT DECISION

APPLICATION NUMBER

R12/0581

DATE VALID

26/03/2012

ADDRESS OF DEVELOPMENT

COMMUNITY CENTRE
326 HILLMORTON ROAD
HILLMORTON
RUGBY
CV22 5EY

APPLICANT/AGENT

Roger Goddard
16 Gainsborough Crescent
Hillmorton
Rugby
Warwickshire
CV21 4DQ
On behalf of Mr M Cornwall

APPLICATION DESCRIPTION

Erection of single-storey rear extension

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

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

REASON:

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

CONDITION 2:

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

REASON:

In the interest of visual amenity.

REASON FOR APPROVAL:

The proposed extensions will be in keeping with the building and surrounding area and will not adversely impact on the residential amenity of neighbouring properties, in accordance with policy CS16 of the Rugby Borough Core Strategy 2011 and the National Planning Policy Framework.

The proposal will retain an acceptable level of parking and would not be detrimental to highway safety in accordance with saved policy T5 of the Rugby Borough Core Strategy 2006 and the NPPF.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

CS16, T5, NPPF

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:

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

Monday - Friday 07.30 a.m - 18.00 p.m

Saturday 08.30 a.m - 13.00 p.m

NO WORK ON SUNDAYS AND BANK HOLIDAYS

INFORMATIVE 2:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season, lasts approximately from March to September, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

Reference number: R11-1562

Site address: Highfield Farm Frankton Rugby CV23 9PP

Description: Erection of four agricultural buildings and use for livestock store, silage clamp, muck store and livestock holding pen

Case officer: Brian Slater 3624

Relevant decisions

Erection of agricultural building	approved	12.6.98
Erection of insulated cold store building	approved	12.3.99
Erection of lean-to building	approved	16.12.99
Removal of two hedgerows	refused	11.3.06
Erection of grain store	approved	12/2/2007

Determination as to whether prior approval is required for the erection of an agricultural storage barn .Prior approval not required 23/6/2009

Determination as to whether prior approval is required for the erection a silo .Prior approval not required 14/3/2012

Technical Consultations

WCC Ecology No objection subject to an informative note regarding the protected status of reptiles and amphibians is added to any approval granted

WCC Highways No objection

Environment Agency No objection to an advisory note

Environmental Services No objection subject to an advisory note

Rhodes Rural Planning and Land Management No objection

EMEB No comments received

Third Party Consultation

Neighbours No objections received

Ward Members No comments received

Parish Council No comments received

Site description and the surroundings

The application site is an existing farm that is situated to the north west of the village of Frankton within the open countryside /green belt. The site is located

off Harpit lane which connects to the B4453 Highfield Farm has a range of agricultural buildings with associated infrastructure.

The application

The applicant is seeking to erect the following

- A portal steel framed livestock building size 61m x 34.9 m with an eaves height of 4.26 m and a ridge height of 4.7 m with a lean-to size 61m x 9m to hold bulk feed and an undercover crush and handling facility;
- A portal steel framed covered silage clamp size 36 m x 22.86 with an eaves height of 6m and a ridge height of 9.11 m in filled with pre stressed concrete panels with Yorkshire boarding above;
- A portal steel framed covered muck store size 21m x 9m with an eaves height of 6m and a ridge height of 7.28m in –filled with pre-stressed concrete panels with Yorkshire boarding above: and
- A cattle holding pen size 15.15 m x 12.2 m with an eaves height of 6m and a ridge height of 7.16m

The four buildings proposed are to enable the applicant to fatten and finish in excess of 700 beef cattle .All the proposed buildings are integral to the proposal; they will house the cattle and provide bulk storage of conserved grass and supplementary bulk feeds including chopped straw, maize by products,etc

Current Farming System

The applicant operates a mixed farming business based on a total acreage of 422 hectares [1,044acres] .The farm has an arable acreage of 276 hectares [683acres] of land with all crops stored at Highfield Farm. The remaining acreage is down to permanent grassland utilised for the feeding and grazing of the applicants stock which form his stock rearing business which is based upon the fattening of store cattle through to slaughter. The farm normally fattens 650 to 840 cattle annually. Whilst a proportion of the cattle are housed at Highfield Farm the majority are housed in rented buildings at the applicants brothers farm, Boots Farm, Bourton-on- Dunsmore

The applicant has been served notice to vacate the buildings at Boots Farm Bourton-on Dunsmore he rents from his brother David Mitchell who operates a potato distribution business at Boots Farm. David Mitchells and Roberts Mitchells businesses and activities are wholly unrelated to that of another and the future use of the agricultural buildings at Boots Farm is not an issue in appraising this application.

The applicant will loose his livestock and storage buildings at Boots Farm and the existing buildings at Highfields Farm are fully utilised and could not be used or adapted for the level of stock it is envisaged will be house and fed at Highfield Farm.

Are the buildings reasonably required for agriculture

Livestock building

The space requirements for 668 head of cattle utilising the current ABC costing book is a good industry average. In terms of the height of the building, it is the case that with large, modern livestock buildings there is a significant emphasis on providing a free flow of air in order to prevent pneumonia in the housed cattle. The height of the building is consistent with this approach.

Bulk feed store

The ration envisaged for the cattle and the storage required for this type of bulk feed is acceptable. In terms of design, stores of this type require bays high enough for bulk deliveries of feed, particularly by products which are usually delivered in bulk lorries which need clearance to tip feed into individual bays. Therefore the design of the feed store is consistent with this requirement.

Silage Clamp

Given the ration proposed for the cattle to be reared, the storage capacity and the dimensions of this building are acceptable. It is also better for this type of store to be covered as this will prevent wastage and silage liquor run off during rain fall, obviating the need for additional containment to prevent pollution of ground water.

Muck store

This building is to replace the existing muck store on the site. This is reasonable and again the roofing in of this structure will prevent liquid run off and thus pollution.

Cattle Holding Pen

The holding of groups of cattle awaiting slaughter is entirely reasonable as is the proposed design of the structure which provides for free flow of air above the bedded stock.

Given that the applicant can no longer utilise the buildings at Boots Farm that the applicant used to rent from his brother the proposed new livestock buildings and storage buildings are reasonably required for agriculture.

Planning Policy Guidance

Core Strategy 2011 Policy CS 16 Sustainable Design
Saved Policy E6 Biodiversity

Sustainable Design and Construction SPD

NPPF [National Planning Policy Framework]

Determining Considerations

Policy CS 16 requires that all development will demonstrate high quality, inclusive and sustainable design and will only be permitted 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. Furthermore development will ensure that the amenities of existing and future neighbouring occupiers are safeguarded.

NPPF

Section 7 [Good Quality Design] of the NPPF [National Planning Policy Framework] mentions that high quality and inclusive design is a key factor in making places better for people in terms of quality and character of the environment and private amenity whilst section 9 of the NPPF [National Planning Policy Framework] mentions that the erection of new buildings are inappropriate development within the Green Belt unless they are for agricultural purposes.

Design and Appearance

The new cattle building is open sided with Yorkshire boarding gables and natural grey big six fibre cement roof sheeting with translucent roof lights. The walls of the covered silage clamp are clad in Yorkshire boarding down to 3.15 metres below eaves level with 150mm thick pre-stressed concrete panels and the roof will be natural big six profile fibre cement sheeting with translucent roof lights. The covered muck store walls will be clad in Yorkshire boarding down to 3.15 metres below eaves with 150mm thick pre-stressed concrete panels with natural grey big six profile fibre cement sheeting, with translucent roof lights. The holding pen will be open sided with Yorkshire boarding down to gables and natural grey big six profile sheeting with translucent roof lights.

The land surrounding the application site is predominantly flat with some variation in topography levels and the surrounding lanes are bounded by hedges and trees. Nearby is a pond and a small coppice of trees. Whilst the proposed buildings will be seen from distance views and other vantage points the overall design and appearance of the proposed building will be seen against the backdrop of the existing agricultural buildings in this open countryside location and will not significantly detract from the visual amenity of the area.

As the proposed buildings are for agricultural purposes the principle of this type of development is acceptable in this green belt location.

Amenity

The nearest residential property is around 400 metres from the proposal and will not adversely impact on the amenities of the occupiers of this property or others in the locality.

Therefore the proposal will comply with policy CS 16 of the Core Strategy 2011 and the Sustainable Design and Appearance SPD and the requirements of section 7 [Good quality design] of the NPPF [National Planning Policy Framework].

Ecology

Saved policy E6 of the Rugby Borough Local Plan 2006 which now forms part of the Borough Core Strategy 2011 mentions that the Borough Council will seek to safeguard, maintain and enhance features of ecological and geological importance, in particular priority habitats /species and species of conservation concern. This is reflected in section 11 of the NPPF [National Planning Policy Framework].

The WCC Ecology has mentioned that due to the location of ponds in the wider area, care is taken during ground clearance works and an informative note to highlight the protected status of reptiles and amphibians is added to any approval granted.

Therefore the proposed development will comply with saved policy E6 of the Rugby Borough Local Plan 2006 and the requirements of section 11[Conserving and Enhancing the Natural Environment of the NPPF [National Planning Policy Framework].

Recommendation

planning permission be granted.

DRAFT DECISION

APPLICATION NUMBER

R11/1562

DATE VALID

12/03/2012

ADDRESS OF DEVELOPMENT

HIGHFIELD FARM
FRANKTON LANE
HIGHFIELD
FRANKTON
CV23 9PP

APPLICANT/AGENT

Mrs G Pawson
Gp Planning Ltd
The Stables
Long Lane
East Haddon
Northampton
Northamptonshire
NN6 8DU
On behalf of Mr r Mitchell, Robert Mitchell
[Farms] Ltd

APPLICATION DESCRIPTION

Erection of four agricultural buildings and use for livestock store, silage clamp, muck store and livestock holding pen

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

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

REASON:

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

CONDITION 2:

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

Site location plan Drawing reference GPP/RM/HF/12/02 Rev No 3
Proposed building layout Drawing reference 1139/104/ Rev A
Drainage layout drawing reference GPP/RM/HF/1203 Rev No 3
Stock Building drawing reference 1139/105
Silage clamp drawing reference 1139 /106
Muck Store drawing rference 1139 107
Cattle holding Pen Drawing reference 1139/108
Elevation agricultural buildings drawing reference 1139 /109

All plans received on 12/3/2012

REASON:

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

CONDITION 3:

The facing materials to be used on the external walls and roof shall as specified on the application form, received by the Local Planning Authority on 12/3/2012

REASON:

To ensure a satisfactory external appearance and for the avoidance of doubt.

REASON FOR APPROVAL:

The proposed development will be in keeping with surrounding area and will not adversely impact on the residential amenity of neighbouring properties, in accordance with policy CS16 of the Rugby Borough Core Strategy 2011 and the requirements of section 7 [Good Quality Design] of the NPPF [National Planning Policy Framework] The WCC [Ecology] has mentioned that due to the location of ponds in the wider area, recommend that care is taken during ground clearance works and a note to highlight the protected status of reptiles and amphibians is attached to any approval granted Therefore the proposal will comply with saved policy E6 of the Rugby Borough LOCAL PLAN 2006 which now forms part of the Borough Core Strategy 2011 and the requirements of section 11[Conserving and Enhancing the Natural Environment] of the NPPF[National Planning Policy Framework]

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

CS 16, E6, NPPF [Sustainable Design and Construction SPD]

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 and Local Government and Communities web site on www.communities.gov.uk

INFORMATIVE 1

In view of the ponds nearby care should be taken when clearing the ground prior to development and if evidence of specially protected species such as reptiles or amphibians is found [great crested newt, grass snake, common lizard or slow worm] work should stop while Warwickshire Museum Ecology Unit or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

INFORMATIVE 2:

Under the Water Resources [Control of Pollution] [Silage, Slurry and Agricultural Fuel Oil] Regulations 2010 the applicant must notify the Environment Agency in writing at

least 14 days before the facilities for silage and manure are first used. The Environment Agency can be contacted on 03708 506506 , e-mail enquires@environment-agency.gov.uk. The Environment Agency, National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY

Reference number: R12/0638

Site address: Land rear of 19-25 Crick Road, Rugby, CV21 4DU

Description: Variation of condition 2 of planning permission R10/2148 (Demolition of 21 Crick Road, erection of 7 detached dwellings, new access and associated works) to change housetype on plot 3 and omit garage for plot 3, reposition plot 4, make alterations to approved housetypes B, G, H & J and amend parking arrangements.

Case Officer Name & Number: Karen McCulloch. 01788 533623

This application is being reported to Planning Committee following a request from Councillor Lawrence that the application is determined by Committee and is subject of a site visit.

Relevant planning applications

This application relates to planning permission R10/2148 for the erection of 7 dwellings on land at Crick Road. This was reported to Planning Committee in June 2011 where it was resolved to grant planning permission subject to conditions and a s106 relating to contributions to public open space. This agreement was completed and planning permission was granted in December 2011.

There is currently an application under consideration for the erection of 8 further dwellings utilising the approved access, reference R12/0455. This application will be reported to Committee in due course.

Background

In 2009 guidance and changes to legislation were issued which allow greater flexibility when dealing with planning permissions. This includes dealing with “minor material amendments” to existing permissions and advises that these should be dealt with as applications to amend conditions listing plans on the original planning permission.

Although no statutory definition of a minor material amendment has been provided the guidance states this is a change “whose nature and scale results in a development which is not substantially different from the one that has been approved.”

The guidance goes on to state that authorities have the discretion to decide which statutory consultees should be consulted and advises that a proportionate approach should be adopted when consulting third parties.

In relation to issuing decisions it is advised that an approval would, in effect, be a new permission and that a new decision notice, including all relevant conditions should be issued.

Description of proposals

This application is to vary condition 2 of the previous permission; this is the condition which specifies the approved plans. The proposed variation of this condition to refer to new plans will make some changes to the layout and design of the approved scheme, these are as follows:

Amendment to plot 3

The previous approval was for a 5 bedroom property on plot 3 with a detached single garage to the front. This is to be replaced with a 5 bedroom property with an integral garage and a partially covered car port. The approved and proposed dwellings include a bedroom and en-suite in the roofspace, the previously approved dwelling included rooflights to the rear whilst the proposed dwelling proposes rooflights to the front. The approved dwelling was to be 8.6m to the ridge whilst the proposed dwelling is slightly lower at 8.55m.

Reposition plot 4

The proposals relocate plot 4 within the site, around 1m further away from the dwelling to the rear on Browning Road. The rear garden to plot 4 will remain the same length as approved as less land was transferred to the applicant.

Amendments to housetypes

The proposals also include amendments to the approved housetypes as follows:

- Type B* - reduce the number of panes in the windows,
- amend approved rooflights, including 1 new rooflight to the rear.
- Type G* - reduce the number of panes in the windows.
- Type H* - reduce the number of panes in the windows,
- amend approved rooflights, including 1 new rooflight to the rear,
- addition of side facing, obscure glazed ground floor window to WC,
- widen single storey rear projection.
- Type J* - reduce the number of panes in the windows.

Amendments to parking arrangements

The amendments also include changes to the parking arrangements, including an additional space to the front of plot 2 and amended arrangements to the front of plots 3 & 4. Visitor parking is also shown on the access road.

The layout approved by R10/2148 proposed a total of 22 space, including garages, the amended proposals are for 27 spaces.

Technical consultation responses

WCC Highways No objection

Third party comments

Neighbours (1) Objection

- permission should not have been granted in the first place,
- all objections were ignored,
- have three storey houses a few feet from the sides of the garden and to also to the rear,
- has resulted in a loss of light to the garden including a greenhouse and out buildings which are used for growing plants,

- should visit neighbouring properties,
- object to any further development

Relevant planning policies and guidance

CS16 Complies Sustainable Design

Saved policies

GP6 Complies Safeguarding Development Potential

T5 Complies Parking Facilities

Planning Obligations SPD, March 2012

Assessment of proposals

The only issue to assess in relation to this application is whether the proposed changes to the design of the proposed dwellings and layout are acceptable. The principle of the proposed development was established by the previous approval.

In terms of the impact on visual amenity the proposed amendments to the approved housetypes are relatively minor and do not significantly alter the design or character of the proposed development. The new housetype proposed on plot 3 reflects the general design of the approved dwellings and includes similar features such as brick banding and curved brick headers above windows and doors. A condition can be used to ensure that the materials reflect those used elsewhere within the development. The impact of the proposed changes in terms of visual amenity is therefore considered acceptable.

A key consideration in relation to the proposal is the impact on neighbouring properties in relation to privacy and light.

The first floor windows of the property previously approved on plot 3 were 10m from the boundary with number 18 Browning Road and 8m from the boundary with 27 Crick Road, although to some extent the outlook from the front windows would have been obscured by the garage. The proposed dwelling will have first floor windows 10m from the boundary with 18 Browning Road and 9m from the boundary with 27 Crick Road. The property will be around 35m from 18 Browning Road and 51m from 27 Crick Road.

The ground floor windows to plot 3 will be around 8.5m – 9m from neighbouring gardens, as these are at ground level fences could be erected to ensure these do not impact on privacy

It is considered that the impact of the amended housetype on plot 3 is acceptable in terms of amenity of neighbouring properties.

The amendments to housetypes B and H include the addition of a rooflight on the rear elevation looking towards properties on Browning Road. The bottom of these rooflights will be at least 2.1m above the floor level, therefore these will not allow views into the neighbouring gardens.

The proposed amendments to housetype H also include an obscure glazed side facing window at ground floor. These will face onto the side elevations of the adjacent plots and will not have an adverse impact on residential amenity.

The impact on the amenity of neighbouring properties is therefore considered acceptable in accordance with policy CS16.

Saved policy GP6 states that development should not prejudice the development potential of other land from being realised, the removal of the approved garage serving plot 3 would allow access to neighbouring garden in accordance with this policy.

An application which includes the development of the adjacent garden is currently under consideration and will be reported to Committee in due course. This will be assessed independently on its own merits and will not be prejudiced by the decision regarding the application currently being determined.

The proposed amendment also includes changes to the parking arrangements and will result in a total of 27 car parking spaces, 5 more than previously approved. The dwellings will each have 3 or 4 spaces and 3 visitor spaces are proposed within the site.

The Council's Car Parking Standards, contained within the Planning Obligations SPD state that in this location 4-bedroom dwellings should each have 3 spaces. The proposed dwellings will have 5 bedrooms and there is no specific standard for dwellings of this size. However, it is considered that the proposal to provide each dwelling with 3 or 4 spaces and 3 visitor spaces is acceptable in accordance with saved policy T5.

Government guidance related to minor material amendments advises that an approval would, in effect, be a new permission and that a new decision notice, including all relevant conditions should be issued.

The previous approval included pre-commencement conditions and details have been agreed in relation to materials, drainage, site investigation, boundary treatments and landscaping, the relevant conditions can therefore be amended to relate to the approved details.

Other conditions attached to the previous approval prevent the addition of new windows or rooflights to certain plots, prevent the erection of extensions and outbuildings or the conversion of garages and require windows to be obscure glazed. These were required to protect the amenity of neighbouring properties and retain sufficient parking facilities and are necessary in relation to this application. Conditions relating to the vehicular access etc are also necessary.

The previous permission included a condition requiring a reptile survey to be carried out. This was done, 2 frogs were found on the site and no mitigation was deemed necessary. This condition is not therefore required.

The previous approval was subject to a s106 requiring contributions towards the public open space, a Deed of Variation will be required to refer to the current application.

Recommendation

Officers be given delegated powers to grant permission subject to conditions following the completion of a Deed of Variation to the existing s106 agreement to refer to this application.

DRAFT DECISION

APPLICATION NUMBER

R12/0638

DATE VALID

18/04/2012

ADDRESS OF DEVELOPMENT

LAND REAR OF 19 TO 25
CRICK ROAD
HILLMORTON
RUGBY
CV21 4DU

APPLICANT/AGENT

Mr P Bennett
Parkroy Ltd
20 Portland Place West
Leamington Spa
CV32 5EU

APPLICATION DESCRIPTION

Variation of condition 2 of planning permission R10/2148 (Demolition of 21 Crick Road, erection of 7 detached dwellings, new access and associated works) to change housetype on plot 3 and omit garage for plot 3, reposition plot 4, make alterations to approved housetypes B, G, H & J and amend parking arrangements.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

The development to which this permission relates must not be begun later than the 7th December 2014.

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:

<u>Plan</u>	<u>Reference</u>	<u>Date received</u>
Site Layout	T166-PL-02/I	27th April 2012
House Type B	T166-PL-09/C	18th April 2012
House Type G	T166-PL-04/D	2nd April 2012
House Type H	T166-PL-05/D	18th April 2012
House Type J	T166-PL-10/B	18th April 2012
House Type M	T166-PL-03/H	9th May 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 development shall be constructed of Hardwicke Lenton Light Multi brick and Forticrete Gemini Slate Grey roof tiles.

REASON:

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

CONDITION: 4

Unless otherwise agreed in writing by the Local Planning Authority, the boundary treatments shown on the Boundary Fence, Paving & Parking Plan - T166-BR-110, received on the 23rd August 2011 in relation to R10/2148, shall be provided prior to the first occupation of the approved dwellings.

REASON:

In the interest of visual amenity.

CONDITION: 5

The landscaping scheme shown on the Landscape Details, 1 of 2 - T166-BR-111 & 2 of 2 - T166-BR-112, received on the 23rd August 2011 in relation to R10/2148 shall be implemented no later than the first planting season following first occupation of the development. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the 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

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

REASON:

In the interest of residential and visual amenity.

CONDITION: 7

Other than those shown on the approved plans no new windows shall be formed in the east (side) elevation of plot 3, the west (side) elevation of plot 7 and no new rooflights shall be formed in the rear roofslope of any plot, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interest of residential amenity.

CONDITION: 8

The windows to be formed in the east (side) elevation of plot 3 and the west (side) elevation of plot 7 shall not be glazed or reglazed other than with obscure glass.

REASON:

To protect the residential amenity of neighbouring properties.

CONDITION: 9

Unless and until the development of plot 5 has commenced the windows to be formed in the west (side) elevation of plot 4 and the east (side) elevation of plot 6 shall not be glazed or reglazed other than with obscure glass.

REASON:

To protect the residential amenity of neighbouring properties.

CONDITION: 10

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, and the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking or re-enacting that order, the garages serving the proposed development shall not be converted to living accommodation.

REASON:

In the interest of highway safety.

CONDITION: 11

The scheme for the disposal of surface water and foul sewage shown on the Drainage Plans received by the Local Planning Authority on 2nd September 2011 and Plan 11-1847/100/P5 received on 21st February 2012 in relation to R10/2148 shall be implemented in accordance with the approved details before first occupation of the development.

REASON:

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

CONDITION: 12

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 15, 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 carriageway.
- c) The access not reducing the effective capacity of any highway drain, and not allowing surface water to run off the site onto the highway.

REASON:

In the interest of highway safety.

CONDITION: 13

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

REASON:

In the interest of highway safety.

CONDITION: 14

The development hereby permitted shall not be occupied before the highway (verge/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: 15

No new dwelling shall be occupied until pedestrian and vehicular access serving it has been provided.

REASON:

In the interest of highway safety.

CONDITION: 16

The development hereby permitted shall not be occupied until the applicant has provided Sustainable Welcome Packs for each household.

REASON:

In the interest of highway safety.

CONDITION: 18

The development shall not be carried out other than in accordance with the Site Investigation information initially submitted in relation to R10/2148, for plots 1 & 2 - Gas protection measures as detailed in e-mail of 3/10/11 from Simon Ruddlesden, Ruddlesden Geotechnical Ltd, Geotechnical Investigation & Contamination Assessment Report - SR/SB/DT/11283/GICAR received by the Local Planning Authority on 23rd August 2011, for plots 3 - 7 - Ruddlesden Geotechnical Ltd, Ground Gas Assessment Report - SR/JW/DT/11283/LF02 received by the Local Planning Authority on 22nd February 2012

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:

The site is within the urban area of Rugby where the principle of the development accords with policy CS1 of the Rugby Borough Core Strategy 2011.

The development would not prejudice development of adjacent land, provides satisfactory access and parking and is considered to be in keeping with existing development in the area and would have an acceptable relationship with neighbouring dwellings in terms of residential amenity. In addition the proposed development would not have an adverse impact on protected species. The proposal therefore accords with policy CS16 of the Rugby Borough Core Strategy 2011 and saved policies T5, E6 & GP6 of the Rugby Borough Local Plan 2006.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Rugby Borough Core Strategy 2011 CS1, CS16

Rugby Borough Local Plan 2006 Saved Policies GP6, E6, & T5.

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

During the construction period, no vehicles calling at the site or being in the control of the developer/occupier or Contractors employed by the developer/occupier shall be loaded, unloaded or parked on the highway (Crick Road A428, Chamberlain Road D3330 or Bucknill Crescent D3331). Adequate measures shall be taken to prevent deleterious matter being carried onto all nearby highways.

INFORMATIVE: 2

The granting of Planning Permission does not give the Applicant/Developer consent to carry out works on the Public Highway (verge, footway or carriageway). To gain consent from the Highway Authority, not less than 28 days notice shall be given to 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: 3

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the [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: 4

The developer is required to contribute £50 per dwelling for Sustainable Welcome Packs and to help promote sustainable travel in the local area For further information regarding Sustainability Welcome Packs, contact Nicola Small, Sustainable Project Officer on 01926 412105.

INFORMATIVE: 5

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

Monday - Friday - 7.30 a.m. - 18.00 p.m.,

Saturday - 8.30 a.m. - 13.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS

INFORMATIVE: 6

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.

INFORMATIVE: 7

The applicant is respectfully advised that as additional planting is proposed for the site, indigenous tree and shrub species should be used, preferably of local provenance. Such plants are visually attractive, and have a far higher value for local wildlife than cultivated, non-native plants. Tree and shrub planting along site boundaries will provide wildlife corridors and increase the value of the site for biodiversity, in accordance with PPS9.

INFORMATIVE: 8

Bats can be found in many buildings, even those that initially appear to be unsuitable or have been subject to a bat survey and found no evidence. The applicant is advised that to ensure no bats are endangered during destructive works, the roof tiles should be removed carefully by hand. Should any bats be detected during this operation, all work on the building should cease and Natural England contacted for advice. Bats are a dynamic species and the findings of the Initial Bat survey report can only be considered reliable for a 12 month period. If the demolition of the building is delayed beyond May 2012 then a repeat building inspection may be necessary. Bats and their roost sites are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000, and are also deemed a European Protected Species.

INFORMATIVE: 9

Bat populations have declined dramatically in recent years due to loss of roost sites as a result of development and loss of flight lines and foraging areas. Consequently bats are now afforded European protected species status. Consideration should be given to the provision of suitable bat boxes/access tiles within the new build in order to increase opportunities for wildlife. Further advice and information can be obtained from the Bat Conservation Trust at:

http://www.bats.org.uk/pages/bats_and_buildings.html.

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	23 rd May 2012
Report Title	Statistics for Planning Applications – April 2011 – March 2012
Portfolio	Economy, Development and Culture
Ward Relevance	All
Prior Consultation	N/A
Contact Officer	Ross Middleton
Report Subject to Call-in	N/A
Report En-Bloc	N/A
Forward Plan	N/A
Corporate Priorities	N/A
Statutory/Policy Background	Planning and Local Government Legislation
Summary	The report provides statistics for those valid planning applications received by Rugby Borough Council between April 2011 and March 2012.
Risk Management Implications	N/A
Financial Implications	N/A

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

Rugby Borough Council

Planning Committee – 23rd May 2012

**Statistics for Planning Applications –
April 2011 – March 2012**

Report of the Head of Planning and Culture

Recommendation

The report be noted.

This report shows the planning statistics as they have previously been reported at Appendix 1. These statistics highlight the number of valid planning applications received by Rugby Borough Council during 2011/12 and the number of planning applications determined, along with the number of applications which were withdrawn during the same period.

Name of Meeting: Planning Committee
 Date Of Meeting: 23rd May 2012
 Subject Matter: Stats for Planning Applications. April 2011 – March 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
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* There are no background papers relating to this item.

(*Delete if not applicable)

RUGBY BOROUGH COUNCIL

Planning Committee – 23rd May 2012

Report of the Head of Planning and Culture

Statistics for Planning Applications April 2011 – May 2012

Statistics for planning applications for the period April 2011 – March 2012

	B/F	Received	Determined	Withdrawn	Outstanding
April 2011	105	57	56	1	105
May 2011	105	54	74	1	84
June 2011	84	72	62	3	91
July 2011	91	71	58	5	99
August 2011	99	79	70	1	107
September 2011	107	57	67	0	97
October 2011	97	85	70	3	109
November 2011	109	85	73	3	118
December 2011	118	74	51	0	141
January 2011	141	56	72	0	125
February 2011	125	93	62	2	154
March 2011	154	50	63	2	139
Monthly Average	111	69	65	2	114

1.1 RECOMMENDATION

The report be noted.

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	23.05.2012
Report Title	Delegated Decisions –06.04.2012 to 03.05.2012
Portfolio	N/A
Ward Relevance	All
Prior Consultation	None
Contact Officer	Paul Varnish 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 Head of Planning and Culture 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 – 23.05.2012

Delegated Decisions – From 06.04.2012 To 03.05.2012

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: 23.05.2012
Subject Matter: Delegated Decisions – 06.04.2012 to 03.05.2012
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 HEAD OF PLANNING AND CULTURE UNDER
DELEGATED POWERS FROM 06.04.2012 TO 03.05.2012

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R11/0805 Refused 11.04.2012</i>	The Old Dairy Home Farm Birdingbury Road Bourton on Dunsmore	Change of use of land from paddock (agricultural land) to form part of residential curtilage
<i>R12/0476 Refused 13.04.2012</i>	The Old Dairy Home Farm Birdingbury Road Bourton on Dunsmore	Erection of extensions to building including increase in height of dwelling to provide additional rooms at first floor level
<i>R11/2430 Certificate of Lawful Use or Development Refused 17.04.2012</i>	The White House Oxford Road Princethorpe	Certificate of Lawfulness for use of land as residential curtilage
Applications Approved		
<i>R12/0099 Approved 10.04.2012</i>	The Coach House Fitzjohns Barby Road	Erection of garden shed.
<i>R12/0216 Approved 10.04.2012</i>	Ground Floor 17 Cross Street Rugby	Change of Use of ground floor shop from Class A1 (Retail) to Class C3 (Residential) of the Town and Country Planning (Use Classes) Order 1987.
<i>R12/0161 Approved 10.04.2012</i>	234 Norton Leys Bilton	Erection of single-storey side and rear extension.
<i>R11/1244 Approved 10.04.2012</i>	10 Crick Road Hillmorton	Erection of a part single storey part first floor side extension, part two storey part single storey rear extension, a new porch and canopy to the front elevation.
<i>R11/2388 Approved</i>	32 Linnell Road Rugby	Erection of new detached garage and erection of new fence above existing boundary wall to

11.04.2012		height of 2.0 metres and new remote controlled gate and 2.0 metres in height fence to side of dwelling
<i>R12/0521 Approved 11.04.2012</i>	104 Bawnmore Road Rugby	Erection of single storey front extension
<i>R12/0059 Approved 11.04.2012</i>	57 Shenstone Avenue Rugby	Proposed single storey and two storey extensions to rear
<i>R12/0493 Approved 11.04.2012</i>	33 Fenwick Drive Hillmorton	Erection of a conservatory
<i>R12/0527 Approved 11.04.2012</i>	31 Paddocks Close Wolston	Variation of Condition 3 of planning permission R11/1651 to amend approved scheme (enlarged front porch, alterations to windows and floor layout)
<i>R12/0534 Approved 11.04.2012</i>	11 Bowen Road Rugby	Erection of two storey and single storey extensions to side and rear.
<i>R12/0443 Approved 12.04.2012</i>	Station House Lutterworth Road Stretton-Under-Fosse	Erection of single storey extension to rear (north east). Erection of wall to north east and north west boundaries. (Resubmission following approval of R11/2433).
<i>R11/1986 Approved 13.04.2012</i>	11-13 Castle Street Rugby	Erection of first floor rear extension and internal alterations to provide additional flat (4no. In total), and external alterations including rooflights, external staircase and platforms
<i>R11/1652 Approved 16.04.2012</i>	11-13 Castle Street Rugby	Change of use of ground floor from part retail (use class A1) and restaurant/café (Use Class A3), to drinking establishment (Use Class A4)
<i>R12/0206 Approved 16.04.2012</i>	Bryants Bungalow Brandon Lane Coventry	Extension to the existing Gypsy Caravan site including the erection of day room for use ancillary to use of an existing Gypsy Caravan Site, including the demolition of existing outbuilding.
<i>R12/0303 Approved 16.04.2012</i>	13 Everest Road Rugby	Erection of a single storey side and rear extension including an integral garage.

<i>R11/2005 Approved 17.04.2012</i>	15 Meadow Road Coventry	Erection of single storey rear extension
<i>R12/0361 Approved 17.04.2012</i>	41 Viaduct Close Rugby	Conversion of a garage to liveable accommodation
<i>R12/0364 Approved 17.04.2012</i>	34 Clifton Road Rugby	Change of use of property from Use Class D1 to single dwelling house Use Class C3
<i>R12/0145 Approved 17.04.2012</i>	6 Apple Grove Bilton	Change of use from residential to a mixed use of residential and day nursery (retrospective)
<i>R12/0551 Approved 17.04.2012</i>	81 Bridget Street New Bilton	Change of use of existing premises to form 6 one bed residential flats
<i>R12/0006 Approved 18.04.2012</i>	Sunnycroft Farm Station Road Clifton-Upon-Dunsmore	Raising roof height and extending over the existing garage together with a turret extension to the front, conversion of the garage and external alterations to create a two-storey house. Erection of an orangery to the rear and a single storey side extension.
<i>R11/1296 Approved 18.04.2012</i>	Former Depot Coal Pit Lane Wolvey	Demolition of existing buildings and the erection of a building for use as plant maintenance depot with offices and other associated works
<i>R12/0371 Approved 18.04.2012</i>	232 Hillmorton Road Hillmorton	Erection of a two storey extension to the existing bungalow and associated external alterations.
<i>R12/0565 Approved 18.04.2012</i>	6 Station Road Clifton-Upon-Dunsmore	Erection of a part two-storey and part single-storey side extension
<i>R11/2171 Approved 19.04.2012</i>	Land adjacent Stagecoach Building Railway Terrace	Temporary use of site for parking
<i>R12/0578 Approved 19.04.2012</i>	Robin Barn Lodge Farm Daventry Road Woolscott	Conversion of existing ancillary building to an annexe

<i>R12/0069 Approved 20.04.2012</i>	Three Gates Warwick Road Coventry	Erection of single storey front, side and rear extensions, alterations and raising of roof to include living accommodation at first floor level with the addition of dormer windows to the front and rear and the realignment of the access driveway.
<i>R12/0547 Approved 20.04.2012</i>	Tithe Farm Montilo Lane Harborough Magna	Demolition of existing agricultural buildings and the erection of a single replacement agricultural unit (amendments to approval R11/1092)
<i>R12/0401 Approved 24.04.2012</i>	29 Warren Road Rugby	Erection of a single storey rear extension and conservatory.
<i>R12/0458 Approved 25.04.2012</i>	79 Fareham Avenue Hillmorton	Erection of a single storey rear extension
<i>R12/0074 Approved 25.04.2012</i>	Canal View Cathiron Lane Rugby	Erection of a utility/dayroom in connection with a private gypsy site. (Alterations to existing utility/dayroom approved under ref: R09/0971/PLN appeal ref: APP/E3715/C/10/2139577 dated 20 September 2011).
<i>R12/0618 Approved 26.04.2012</i>	Churchover Compressor Station Churchover Lane Rugby	Erection of a brick kiosk
<i>R12/0633 Approved 27.04.2012</i>	31 Selborne Road Rugby	Increase in roof height to allow first floor accommodation in the existing extension and associated alterations.
<i>R12/0582 Approved 27.04.2012</i>	42 Meadow Road Wolston	Erection of a single storey rear extension.
<i>R11/1978 Approved 27.04.2012</i>	27 North Road Clifton-On-Dunsmore	Erection of a single storey rear extension and garage extension to the side and rear of the existing dwelling
<i>R12/0579 Approved 27.04.2012</i>	192 Hillmorton Road Rugby	Erection of a single storey side and two storey rear extension, and associated alterations.

<i>R11/0664 Approved 30.04.2012</i>	The Gate Vicarage Road Flecknoe	Erection of two storey rear extension
<i>R11/0390 Approved 01.05.2012</i>	4 Spicer Place Bilton	Erection of two-storey side and rear extensions, provision of pitched roof to front and external alterations to dwelling
<i>R12/0569 Approved 01.05.2012</i>	235 Hillmorton Road Rugby	Erection of two storey side extension and new gabled pitched roof to existing garage
<i>R11/2093 Approved 02.05.2012</i>	Potters Poultry Willey Fields Farm A5 A Road Watling Street Wolvey	Retention of replacement modular building for use as an office for the administration of the existing agricultural business.
Listed Building Consents		
<i>R12/0039 Listed Building Consent 17.04.2012</i>	Heath Farm School Street Churchover	Listed Building Consent for internal alterations to building to form an ensuite
Advertisement Consents		
<i>R12/0548 Advertisement Consent 18.04.2012</i>	Manufacturing Technology Centre Unit 5 Ansty Park Business Park Pilot Way Ansty	Display of illuminated fascia sign, illuminated freestanding monolith sign on site frontage and 4 flagpoles at site entrance
Certificate of Lawful Use or Development		
<i>R12/0295 Certificate of Lawful Use or Development 05.04.2012</i>	Dunsmore Kennels & Cattery 248 London Road Dunsmore Heath	Use of land (identified in red hatching on the plan entitled "Site Extents Plan"), and buildings (identified in green on the plan entitled "Buildings") as a commercial kennels and cattery.
<i>R12/0254 Certificate of Lawful Use or Development 10.04.2012</i>	11 Bowen Road Rugby	Certificate of Lawfulness for proposed erection of two storey rear extension and single storey side extension.

<i>R11/2080 Certificate of Lawful Use or Development 17.04.2012</i>	Martingale Frankton Manor Barns Main Street Frankton	Certificate of lawfulness for use of paddock as residential garden.
<i>R12/0599 Certificate of Lawful Use or Development 25.04.2012</i>	Applecross Main Street Broadwell	Certificate of Lawfulness application for alterations to dwelling
<i>R12/0589 Certificate of Lawful Use or Development 26.04.2012</i>	Parkview Brinklow Road Rugby	Certificate of lawfulness for the existing use of the dwelling without compliance with Condition 2 of 1389/11 (agricultural occupancy condition)
Approval of Details/ Materials		
<i>R11/0128 Approval of Details 05.04.2012</i>	The Queens Diamond Jubilee Centre (Rugby Leisure Centre) Bruce Williams Way	Demolition of existing leisure centre and erection of new leisure centre, including café, parking, ancillary facilities, external works and temporary car park
<i>R11/0128 Approval of Details 16.04.2012</i>	The Queens Diamond Jubilee Centre (Rugby Leisure Centre) Bruce Williams Way	Demolition of existing leisure centre and erection of new leisure centre, including café, parking, ancillary facilities, external works and temporary car park
<i>R12/0150 Approval of Details 16.04.2012</i>	Land North of Church Road Church Road Ryton-on-Dunsmore	Change of use of pastureland to a cemetery, including provision of a parking area, access and fencing (Amended scheme following approval of R10/1476.)
<i>R11/2109 Approval of Details 17.04.2012</i>	NPIA Leamington Road	Erection of 2 detached garages and 2 sheds for training purposes, installation of CCTV and lighting columns, associated landscaping and hardsurfacing works.
<i>R09/0261/PLN Approval of Details 20.04.2012</i>	Rugby Tackle Mail Order Ltd 155A Bilton Road Bilton	Extension to existing retail shop with associated parking and subdivision to provide one class A1 retail unit and one class A5 hot food take away unit. (re-submission of withdrawn application R08/1720/PLN)
<i>R09/0746/PLN Approval of Details 23.04.2012</i>	Field House Farm Broadwell	Erection of a replacement dwelling.

<i>R09/0707/PLN Approval of Details 27.04.2012</i>	26 David Road Bilton	Erection of a detached dormer bungalow (resubmission).
<i>E2E 475 R10/0128 Approval of non-material changes 30.04.2012</i>	Land off School Street School Street Long Lawford	Reference 475. Erection of 99 dwellings, approval of reserved matters (layout, scale, appearance and landscaping) against outline permission R07/1454/MAJP.
<i>Withdrawn/ De-registered</i>		
<i>R11/2196 Withdrawn 13.04.2012</i>	Guy Hawkes House The Square Dunchurch	Installation of 16 solar photovoltaic panels to south-eastern roof slope
<i>R11/1917 Withdrawn 13.04.2012</i>	Guy Hawkes House The Square Dunchurch	Listed building application for the installation of 16 solar photovoltaic panels to south-eastern roof slope
<i>R10/2229 Withdrawn 26.04.2012</i>	28 Adkinson Avenue Dunchurch	Demolition of existing dwelling and erection of a replacement dwelling.