

23rd August 2012

PLANNING COMMITTEE - 5TH SEPTEMBER 2012

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 5th September 2012 in the Council Chamber, Town Hall, Rugby.

Site visits

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

3.30pm Land off Brownsover Lane, Brownsover, Rugby.

Andrew Gabbitas
Executive Director

Note: Members are reminded that, when declaring interests, they should declare the existence and nature of their interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a pecuniary 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 non-pecuniary 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 15th August 2012.
2. Apologies.
To receive apologies for absence from the meeting.

3. Declarations of Interest.
To receive declarations of –
 - (a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;
 - (b) pecuniary 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 August 2012 to 23rd August 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 – 7) are attached.

Membership of the Committee:-

Councillors Butlin (Chairman), Allen, Mrs Avis, G Francis, M Francis, Mrs New, Pacey-Day, Ms Robbins, Sandison, Srivastava, Helen Walton and Wright.

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 – 5TH SEPTEMBER 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	R12/1302	Ravenfield, Fair Close, Frankton, Rugby Retention of a car port.	3
2	R12/1176	Land off Brownsover Lane, Brownsover Lane, Brownsover Proposed detached dwelling with vehicular access and car parking	5

Recommendations for Approval

Item	Application Ref Number	Location Site and Description	Page number
3	R11/0114	Cawston Extension Site, Coventry Road, Cawston, Rugby Outline application for residential development (up to 600 dwellings, use class C3), new accesses to Coventry Road and Trussell Way, open space, associated infrastructure and ancillary works (access not reserved).	13
4	R12/1172	The Stables, Rugby Road, Brandon Erection of a stable block with associated hardstanding.	40

Reference number: R12/1302

Case Officer: Chris Davies 01788 533627

Site address: Ravenfield, Fair Close, Frankton, Rugby

Description: Retention of a car port.

History:

None relevant to the proposal.

Proposal:

The applicant seeks planning permission to retain a timber structure with a corrugated polycarbonate roof, which he wishes to continue using as a car port.

Other Relevant Information:

Ravenfield forms part of a terrace of cottages which are all set well back from the highway by front gardens. A lay-by adjacent to the highway makes the properties seem further recessed (there is at least 30m between the front elevations of the properties and the edge of the road itself).

The car port sits adjacent to this lay-by, some 25m from the front elevation of Ravenfield.

There are no other man-made structures in immediate proximity to the car port (other than the low level boundary fences partitioning the front garden areas of the cottages, and little in the way of mature and established natural screening of a similar height).

Parish Council/Ward Consultation Responses

None

Technical Consultation Responses:

WCC Highways - No objections.

Planning Policy:

Rugby Borough Core Strategy 2011
CS16: Sustainable Design Conflicts

Considerations:

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

Character and Appearance

As can be seen from the applicant's photograph of the North-West elevation from Fair Close, the car port is a dominant feature within the streetscene, appearing isolated and lacking other significant structures which could set it in some sort of established context.

Although the car port is of an open construction it is still clearly visible with little in the way of screening, and is out of keeping with the streetscene of Fair Close.

It therefore conflicts with the elements of policy CS16: Sustainable Design of the Rugby Borough Core Strategy 2011 that relate to appearance and design.

Residential Amenity

Due to its distance from adjacent dwellings, the car port would not materially impact on the ability of neighbouring residents to enjoy their homes.

It is apparent that neighbouring residents can still access driveways and existing parking areas, and the car port does not appear to restrict the ability to do this.

The car port therefore complies with the elements of policy CS16: Sustainable Design of the Rugby Borough Core Strategy 2011 that relate to residential amenity.

Recommendation:

Refuse due to conflict with CS16: Sustainable Design, and commence enforcement action to remove the structure within 28 days.

DRAFT DECISION

APPLICATION NUMBER

R12/1302

DATE VALID

17/07/2012

ADDRESS OF DEVELOPMENT

Ravenfield
Fair Close
Frankton
Rugby
CV23 9PL

APPLICANT/AGENT

Mr Leighton-Dyson
Ravenfield
Fair Close
Frankton
Rugby
Warwickshire
CV23 9PL

APPLICATION DESCRIPTION

Retention of a car port.

REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

REASON FOR REFUSAL:

The car port constitutes an incongruous feature that is out of keeping with the streetscene of Fair Close and therefore detrimental to the character of the locality, in conflict with policy CS16: Sustainable Design of the Rugby Borough Core Strategy 2011.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Policy CS16: Sustainable Design 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: R12/1176

Site address: Land off Brownsover Lane, Brownsover Lane, Brownsover

Description: Proposed detached dwelling with vehicular access and car parking

Case Officer Name & Number: Alice Cosnett – 01788 533489

Site Description

This application has been brought to Planning Committee at the request of Cllr Edwards and Cllr Coles.

The site is located off Brownsover Lane within the Rugby Urban Area. It lies at the end of a restricted section of Brownsover Lane which serves a number of dwellings including St Michael's Church (a Grade II Listed church). The Old Brownsover Conservation Area abuts the north and northeast boundaries of the application site.

Planning permission was granted under planning application reference R10/1306 for the erection of five new dwellings on a plot to the north and west of, what was, the David Smith Packaging building (now Creare) – a two storey office unit which falls within the B1 use class. Development has begun on this scheme.

The application site is tucked in between the south edge of the previous approved application site and the north edge of what is now referred to as Creare. It is formed of a lawned area to the rear of the office building which is approximately 3 metres higher than the level of the adjacent commercial unit. Thick hedging/vegetation lines the northwest boundary of the application site and an oak tree is located toward the east corner of the application site.

Proposal Description

The proposal is for the erection of one 4-bedroom two storey property located toward the south of the plot within the area edged in red on the site location plan submitted as part of the application. The new dwelling is proposed to be accessed by the vehicular access off Brownsover Lane which was approved as part of planning application R10/1306. Although the dwelling itself is generous in size, it will be located within a small plot. The height of the proposed dwelling will appear relatively modest from the front (5.6m) whilst being taller from the rear (7.6m) due to the sloping topography of the plot. The roof of the dwelling is proposed to be constructed in tiles whilst the walls will be of brick with timber frame detailing.

Relevant Planning History

R10/1306	Erection of 5 dwellings with associated landscaping and highways works	Approved 31/12/2010
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Technical Consultation Responses

RBC Arboricultural Officer – no objection subject to condition

RBC Environmental Health – no objection subject to an informative

WCC Archaeology – no objection subject to condition

WCC Ecology – no objection subject to informatives

WCC Highways – no objection subject to conditions and informatives

Severn Trent Water – no objection

Third Party Responses

Cllr Edwards – Objection is raised to the development for the following reasons:

- The unique character of the area (with the adjacent Old Brownsover Conservation Area) is already changing and the rural feel and character of this road will be further undermined by the new development
- The additional building will increase the size of the development (when including the previously approved 5-dwelling development) so that the conditions which were attached to the approval of the five dwellings adjoining the site unsustainable, i.e. the planning conditions restricting construction vehicles, access to the building site, systems to ensure no mud is deposited on the road, etc. do not appear to have been enforced.
- Brownsover Lane cannot take additional traffic – the road is already in disrepair and the new house will add to the existing vehicle movements making life more intolerable for the existing residents.
- Brownsover Lane is not gritted – dangerous in icy conditions.
- Create employees park on turning circle at end of Brownsover Lane as existing – this destroys grass verges and prevents cars from being able to turn safely at the end of Brownsover Lane.
- Currently there are 7 houses in Brownsover Lane. Taking into account the five dwellings currently under construction, the house permitted for construction next to Hall Farm and the proposed dwelling, the number of houses in Brownsover Lane, a Conservation Area, will double in two years. This represents excess development.
- No open spaces – the development will result in the loss of an important open space impacting on the Conservation Area and amenity of existing residents.
- Due to level differences (which are not adequately shown on the plans) the new houses will overlook each other in an intrusive way.
- Adds to building density of road which should remain rural in character and feel.
- Insufficient parking and storage for a 4+ bed house
- Increased and excessive traffic on Brownsover Lane which has no verges, footpaths or street lighting.

Further comments were received from Cllr Edwards in response to the amended plans submitted:

Objection is still raised for the following reasons:

- Permission is still sought for a 4-bed house in a restricted plot, too close to a mature oak tree with no parking and only one space for a residents car.
- Overdevelopment in a Conservation Area
- No provision for three wheelie bins per household
- No provision for adequate access on an already inadequate road

Cllr Coles – Support Cllr Edwards request that the application be determined at Planning Committee

Neighbours – Three letters of objection have been received from three households raising the following planning points:

- Increased traffic and accentuate existing parking problems
- Overdevelopment – house too large for site constraints (slope, trees, parking requirements), increased density makes development out of character with the local area
- Loss of privacy to neighbouring properties
- Layout is poor, inward looking toward the estate, making the rear of the property vulnerable which faces out onto the street
- Unusable amenity space given oak tree to be retained – concern that the tree, which contributes toward the setting of the Conservation Area, will be vulnerable to removal once the dwelling is occupied
- Adverse impact upon setting of Conservation Area, failing to respect form and character of existing dwellings along Brownsover Lane
- Development will prevent expansion of company occupying office building to the south
- Driveway is not shown on proposed site plan

Relevant Planning Policies and Guidance

Core Strategy

CS1	Development Strategy	Complies
CS11	Transport and New Development	Complies
CS16	Sustainable Design	Conflicts

Saved Local Plan Policies

GP2	Landscaping	Conflicts
E6	Biodiversity	Complies
T5	Parking Facilities	Complies

Other Documents

Planning Obligations SPD	Complies
Old Brownsover Conservation Area Appraisal	Conflicts

National Policy

National Planning Policy Framework (NPPF)	
Part 7 – Requiring Good Design	Conflicts
Part 12 – Conserving and Enhancing the Historic Environment	Conflicts

Assessment of Proposals

In the assessment of this application, the determining factors are the principle of the proposed development, its impact on the qualities, character and amenity of the area and on the neighbouring Conservation Area, its impact upon the amenity of neighbouring properties, trees, protected species and archaeological features.

Principle of the proposed development

The application site is located within the Rugby Urban Area as defined within Policy CS1 of the Rugby Borough Council Core Strategy. This states that the urban area of Rugby, outside of the town centre, is the primary focus for new residential and employment development. In addition, as the site is classified as Brownfield Land it is deemed as a primary focus for meeting strategic growth targets within the Borough.

The principle of the use of the land for a residential development is therefore acceptable provided the proposal accords with all other national and local guidance and policies.

Impact on the qualities, character and amenity of the area and neighbouring Conservation Area

Policy CS16 states that all development will demonstrate high quality, inclusive and sustainable design and will only be allowed where proposals are of a scale, density and design that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated. In addition, Chapter 7 of the NPPF emphasises the importance of good design as a key aspect of sustainable development.

The application site is tucked between Brownsover Lane and the east boundary of Plot 1 (the dwelling approved under planning application reference R10/1306). The proposed four-bedroom dwelling is generous in size in relation to the small plot for which it will be located. It is considered that the proposed development represents overdevelopment of the site, particularly when considering that the south boundary of the dwelling abuts almost directly onto the tarmac car park area associated with the B1 building to the rear of the site.

In addition, the private garden area which is intended to be associated with the proposed dwelling is small in size, having an area of only approximately 96.18m². Furthermore the area of garden which will be usable by the occupiers will be significantly less than that owing to the large oak tree which is located within the proposed garden and owing to the significant variation in levels from the front to the rear of the site (which equates to approximately 3m). Whilst it is appreciated that the garden areas approved in association with the adjacent five-dwelling development were of similar dimensions and when assessed were considered to be acceptable, having regard to the siting of the oak tree and level differences, the private amenity area is considered to be both unacceptably small and unusable in practical terms. It is concluded that this further demonstrates that the proposed dwelling represents overdevelopment of the site. The development therefore conflicts with Part 7 of the NPPF which seeks high quality and inclusive design and Policy CS16 which seeks proposals which are of a density that would not cause any material harm to the qualities, character and amenity of the areas in which they are situated.

Policy CS16 also states that new development should seek to complement and enhance the historic environment and Part 12 of the NPPF highlights the desirability of sustaining and enhancing the significance of heritage assets. Whilst the site itself is not located within the Conservation Area, its north and east boundaries adjoin the Old Brownsover Conservation Area and as such, its setting needs to be considered in the assessment of this application. It is considered that the proposed siting of a new dwelling within the modest site adjacent to the Conservation Area will have an adverse impact upon its setting. This is having consideration to the contents of the Old Brownsover Conservation Area Appraisal which makes reference to this specific area as a 'section of steep banking comprising an open space with trees and planting'. It continues to state that 'This adds to the settlements rural character and provides interesting glimpses of Hall Farm'. Much of this grassed area has been lost through the approval of the adjacent five-dwelling development and as such, the retention of the remaining sloped bank which forms the application site becomes all the more crucial to retain its contribution toward the setting of the Conservation Area. The development, which would facilitate the removal of this grassed bank, is therefore contrary to the contents of the Old Brownsover Conservation Area Appraisal and Policy CS16 which seeks development which complements the historic environment.

This grass bank also serves to soften the appearance of the car park associated with the commercial premises, Creare, which is located to the south of the application site. The concern was re-laid to the agent regarding the loss of this area who has now submitted an amended site plan which shows that the close board fence which will line the north side of the car park will include panels that are recessed to allow for shrub growth in order to soften its appearance. Whilst this represents an aesthetic improvement to the original site plan submitted which did not include this, it remains a concern that the proposed dwelling removes a grassed area which contributes to the visual amenity of the B1 site as viewed from Leicester Road. It is therefore considered that the proximity of the proposed development to the car park associated with this commercial premises will have an adverse impact upon the appearance of it as viewed from the public vantage points, stripping the site of important landscaping which acts to provide a buffer between the commercial site and the proposed and previously approved residential development to the rear. Saved Local Plan Policy GP2 states that the landscape character of an area should be retained and, where possible, enhanced. It is considered that the removal of this grassed area will have an adverse impact upon the landscape character of the area and as such, is contrary to the contents of this saved policy.

Impact on neighbouring amenity

The dwelling which is currently under construction which is within nearest proximity to the application site (Plot 1 of application R10/1306) has a ground floor window and glazed door on its side (east) elevations. The window is a secondary window into a kitchen (also served by a window on the rear elevation) and as such, it is not considered that any loss of amenity that arises to this window due to the proposed development will result in a significant loss of amenity to this room by way of either overbearing or overshadowing. In addition, the glazed door is a secondary source of natural light into a garden room (also served by bi-fold doors on the rear elevation) and given the distance between this door and the side elevation of the proposed dwelling (20m) it is not considered that any significant loss of amenity will arise to this room as a result of the proposed development.

A dormer window is proposed to be inserted at first floor level in the west roof slope of the proposed development which will be the sole window into bedroom 2. A separation distance of 17m will be maintained between this window and the secondary window on the side elevation of the neighbouring property which will serve a kitchen. This distance is considered sufficient to ensure that no significant loss of privacy will arise to this room as a result of this proposed dormer window.

Furthermore, it is not considered that the proposed dwelling will result in any significant loss of amenity to the garden area associated with this neighbouring dwelling, with the relationship and distances between the two properties considered to be acceptable.

All other residential properties are located in excess of 19m away from the proposed dwelling – a distance which is considered sufficient to ensure that no significant loss of amenity arises either by way of overbearing, overshadowing or overlooking. Furthermore, subject to the recommended informative to restrict the hours of construction and work on site, undue disturbance to neighbouring properties by way of noise will be largely avoided. The proposed development therefore complies with the relevant part of Policy CS16 which seeks to safeguard the amenities of neighbouring residential properties.

Impact on highway safety

Saved Local Plan Policy T5 and Policy CS11 both highlight the importance of transport consideration within new developments and makes reference to the Planning Obligations SPD which sets out car parking standards for residential (among other) developments. The SPD states that four-bed units in low access areas should accommodate 3 parking spaces. The proposed dwelling has the potential to accommodate one car within the proposed car barn. There is then also sufficient space to the side (west) of the dwelling to park a further two cars. The proposed development therefore accords with the recommended parking provision as outlined with the Planning Obligations SPD and therefore complies with Saved Local Plan Policy T5 and Policy CS11 of the Core Strategy.

WCC Highways have raised no objection to the proposed development subject to the attachment of two conditions to ensure that there is sufficient turning space within the site and to require the submission of a scheme for the loading, unloading and storage of construction plant and materials to be used on site as well as details regarding the parking of all vehicles including the cars of construction employees and other people who will be working at or visiting the site. This is so as to ensure that no mud or other materials are deposited onto the highway and as such ensure the safety of the highway. It is therefore concluded, that subject to the attachment of the suggested conditions and informatives, the development will not have an adverse impact upon highway safety.

Impact on trees

There is a semi-mature Turkey Oak tree upwards of 12-13m in height which is located within the application site which, whilst located outside of the Old Brownsover Conservation Area, contributes to the formation of its setting. The RBC Arboricultural Officer was therefore consulted on the application. It was commented that whilst the tree displays reasonable form and vitality, it is relatively insignificant as a public amenity feature being set well back and only partially visible from the site entrance on Leicester Road and partially visible behind the existing hedgerow from Brownsover Lane. The tree is however considered to be worthy of retention to enhance the aesthetics of the site.

The footprint of the proposed dwelling is located approximately 7m away from stem of the tree and as such is located outside of the canopy spread. Furthermore, the radius of the root protection area equates to 5.28m. Therefore, it is concluded that the new dwelling will have no impact on the tree as it is outside of the root protection area and outer crown spread. No objection is therefore raised to the proposal subject to the attachment of a condition to ensure that the western side of the oak tree is 'crown lifted'.

Impact on protected species

Saved Local Plan Policy E6 states that the Borough Council will seek to safeguard, maintain and enhance features of ecological importance. WCC Ecology have been consulted on the application and no objection has been raised as it is not anticipated that the proposed development will have a significant impact upon protected species either within the site or within the wider area. However, in the instance that permission were to be granted and so as to ensure that care is taken during the works, they suggest the attachment of a number of informatives. Subject to these, it is concluded that the proposed development complies with the contents of Saved Local Plan Policy E6.

Impact on archaeological features

The proposed development lies within an area of significant archaeological potential within an area of probable medieval or post-medieval activity. There is therefore potential for the proposed groundworks associated with the development to disturb archaeological deposits, including structural remains, boundary features and rubbish pits associated with the utilisation of this area during the medieval and later periods. It is therefore considered that if planning permission were to be granted for the proposed development, a condition should be attached which ensures that no development shall take place until the implementation of a programme of archaeological works are secured and a written scheme of investigation is submitted and approved in writing by the LPA. Subject to the attachment of this condition, it is concluded that the development will not have a significant impact upon archaeological features within the site.

DRAFT DECISION

APPLICATION NUMBER

R12/1176

DATE VALID

25/05/2012

ADDRESS OF DEVELOPMENT

LAND OFF BROWNSOVER LANE
BROWNSOVER LANE
BROWNSOVER
RUGBY

APPLICANT/AGENT

Mr George Burton
GB A&E Ltd
The Old Dairy
25 Brookside
Stretton On Dunsmore
Rugby
Warwickshire
CV23 9NH
On behalf of Miss S Webb

APPLICATION DESCRIPTION

Proposed detached dwelling with vehicular access and car parking

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

REASON FOR REFUSAL 1:

The proposal is considered, by virtue of its size and siting, to represent overdevelopment of the site and to be an unsympathetic addition to the character and appearance of the area. Furthermore, for these reasons, the development would have a detrimental impact upon the setting of the neighbouring Old Brownsover Conservation Area and therefore, if approved, would constitute an obtrusive feature to the established character and visual amenity of the area and neighbouring Conservation Area. In addition, the development will result in the loss of a grassed sloped area which is located adjacently to the Conservation Area which is identified within the Old Brownsover Conservation Area Appraisal as an area which contributes toward the settlement's rural character. The proposal therefore conflicts with the contents of Policy CS16 of the Rugby Borough Council Core Strategy, Policy GP2 of the Saved Local Plan, the contents of the Old Brownsover Conservation Area Appraisal and Part 7 and Part 12 of the NPPF.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Core Strategy

CS1 - Development Strategy

CS1 -Transport and New Development

CS16 - Sustainable Design

Saved Local Plan Policies

GP2 - Landscaping

E6 - Biodiversity

T5 - Parking Facilities

National Planning Policy Framework

Part 7 - Requiring Good Design

Part 12 - Conserving and Enhancing the Historic Environment

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: R11/0114

Site address: Cawston Extension Site, Coventry Road, Cawston, Rugby

Description: Outline application for residential development (up to 600 dwellings, use class C3), new accesses to Coventry Road and Trussell Way, open space, associated infrastructure and ancillary works (access not reserved).

Case Officer Name & Number: Karen McCulloch, 01788 533623

Description of site

This application relates to an area of land to the south west of the existing Cawston Grange development. Although the site is adjacent to the Cawston Grange development it is located in Dunchurch Parish.

The site is roughly triangular, Coventry Road and properties on this road are adjacent to the southern boundary, the western boundary is formed by a former railway line, which is now a footpath and cycleway, the western relief road is beyond this. The north eastern boundary is formed by open space and amenity areas associated with the existing Cawston Grange development. Trussell Way, to the north east, is currently a cul-de-sac.

There are residential properties to the north east of the site. Houses on Durrell Drive face onto the site across the road and a landscaped area including a footpath.

Dwellings on Coventry Road back onto the site. These properties have a range of boundary treatments on the rear boundaries.

The site comprises agricultural land which is divided by a range of hedgerows and ditches, this also contains mature trees, mainly within the hedgerows. There are currently agricultural buildings towards the south of the site.

The site is relatively flat but slopes generally from north to south.

There is a bridleway crossing the site in a north western direction from Coventry Road to the western boundary.

Description of proposals

This is an outline application for the development of the site for residential purposes with associated open space, infrastructure and ancillary works. The application was initially for up to 550 dwellings and included land for the provision of a primary school, however following consultation responses the application was amended to omit the school and increase the number of dwellings to up to 600.

This application is in outline form and the only matters to be considered at this stage are whether the principle of the proposed development and the accesses into the site are acceptable. If this application is approved Reserved Matters submissions will be required for each part of the development to consider the layout, scale, appearance, access within the site and landscaping.

Access into the site is proposed at 2 points, from an extension of Trussell Way to the north and from a new junction at Coventry Road at the south. The Coventry Road junction would be controlled by traffic signals.

Areas of open space, including play areas and allotments will be included within the site. Existing hedgerows and mature trees will be retained where possible and the existing bridleway crossing the site will be retained.

A Masterplan has been submitted with the application which demonstrates how the site could be developed. This shows a main street through the site linking the 2 proposed accesses leading to residential areas. Hedgerows and trees are retained and areas of landscaping and open space are shown in the centre of the site and along the western boundary.

The Masterplan shows properties with larger gardens or allotments and open space adjacent to existing properties on Coventry Road. However, it must be noted that this is for illustration purposes only.

The Design and Access Statement submitted with the application states that the dwellings will be a maximum of 11m high and will range from single storey properties to two and a half storey properties with rooms in the roofspace.

Third party comments

Original Proposals

Dunchurch Parish Council Objection

- contrary to hierarchy for land release within Core strategy,
- would set precedent and there would be no control of development elsewhere, particularly in the South West Broad Location (SWBL),
- would affect viability of first priority sites which would trigger SWBL sites,
- Council spent a huge amount of time and money on the Core Strategy and it should be defended rigorously.

Cawston Parish Council Comments

- comments made previously have been ignored or taken out of context,
- if development is built at any point agreements should ensure facilities promised to the original community are provided as new residents will also use these,
- some residents do not want the development and do not believe it is needed as development could be accommodated at the mast site,
- some residents want current development properly finished before any new development,
- roads, commercial centre and community facilities on existing development are not complete, developers have not completed these by the dates they promised,
- why is a new school proposed, existing school could be extended?
- increased traffic on Trussell Way, will turn it into a racetrack,
- proposed housing does not reflect housetypes preferred in Cawston Parish Plan,
- concern about proposed layout, could be amended to lessen impact,
- proposal is a departure from the Core Strategy which was upheld by Government Inspectors.

Neighbours (25) Objection

PRINCIPLE

- development is contrary to Core Strategy and should only be considered for development if allocated sites fail,
- proposal is premature, shortfall in housing trajectory has not been demonstrated,
- even if there is a shortfall this is one of several potential sites in the Core Strategy and is not preferred over the others,
- growth should be accommodated in the Urban Extensions which were included in the adopted Core Strategy after public examination,

- development would divert investment from the Urban Extensions,
- would set a precedent for other sites further affecting the viability of the Urban Extensions,
- does not meet current housing needs, is unnecessary and premature,
- there is not sufficient employment in Rugby, housing is occupied by those who work elsewhere,

- Brownfields sites, such as Peugeot, should be developed,

CHARACTER/AMENITY

- development would have adverse impact on character of area and rural landscape,
- moved to area for the rural setting,
- development will be too dominant and will be too high density,
- would result in loss of good agricultural land, should protect this to ensure employment and locally produced food,
- undesirable encroachment into the countryside,
- if development is approved landscaping should be planted at an early stage to allow the growth of the screening,
- Government has promised to protect the countryside,
- further development will spoil Cawston, need to know when to stop,
- loss of privacy to existing residents,
- loss of light,
- noise, disturbance and pollution,
- light pollution,
- cross sections do not show true impact on existing properties,

ACCESS/TRAFFIC

- increased traffic,
- transport assessment not clear if signals or roundabout are proposed,
- accident data shows no specific locations require mitigation,
- Coventry Road junction is in dangerous place with poor visibility, plans do not show gradients or visibility restrictions,
- access is proposed close to a low bridge, high vehicles at the junction could block the bridge,
- traffic exceeds the speed limit in this area,
- signals would block access to adjacent properties, their accesses may be inside the junction,
- roundabout or T-junction would also be dangerous,
- there is currently no lighting in the area of the proposed access, lighting would change character of the area,
- Committee should visit at night to understand the impact of the development,
- relief road has led to a large increase in number of HGVs travelling to A45, this has led to increase in noise & disturbance, this part of the road is dangerous and noise barriers etc have not been provided,
- development will add to traffic and developers should fund link from relief road to the A45,
- road would become a rat run,
- increased traffic along Trussell Way would increase noise and disturbance,
- bus route along Trussell Way would further affect residents and lead to loss of privacy,
- will a crossing be provided on Trussell Way?
- what traffic calming is proposed across the site?
- construction traffic will create safety, noise and pollution issues,
- volume of traffic may exceed capacity of relief road,
- development should not link into existing development,

WILDLIFE

- impact on wildlife, including bats, birds and other species that require countryside habitats,
- wildlife and birds have already been affected by relief road,

- what landscaping is proposed to compensate for loss of open space and hedgerows?

- any green spaces created will not compensate for loss of habitat,

FACILITIES

- would add to existing unsustainable development,

- no amenities or commercial properties have been provided, roads are unadopted,

- Cawston will become a large housing estate with no identity or facilities to attract families,

- will destroy the village feel of the estate,

- facilities in Bilton are not within walking distance, development will add to congestion and traffic,

- Bilton has a shortage of suitable shops and parking facilities, there is no bank or library,

- pressure on Doctors surgery,

- no police station is proposed,

- lack of sports field will result in children playing on the roads,

SCHOOL

- existing school cannot accommodate demand and there is no budget for a new school,

- if new school is provided spaces will be taken by existing residents,

- without new school development is unviable,

- no provision for secondary school,

- if development is built in near future an additional school would be needed, however if development is not built until 2020-26 the existing school would be sufficient, this shows the development is not sustainable at present,

- access to school by parents from outside the development will result in heavy traffic,

OTHER

- not all houses on existing Cawston Estate have been completed, these should be built first,

- believe Cawston has suffered from anti-social behaviour and high levels of crime,

- crossing existing Rights of Way will be dangerous and these should be retained, nature of bridleway that is used by many people will change considerably,

- need for affordable housing will not be addressed,

- as viability has to be considered it is unlikely that on-site renewable energy will be provided, this will increase the carbon footprint of the development,

- application should include farm yard behind Grange Cottage, site would become detached from agricultural land and this may encourage other detrimental uses,

- nearby residents have been refused permission to build extensions and have not been allowed additional accesses due to volume of traffic,

- Flood Risk Assessment does not consider increased risk of flooding to stream at Livingstone Avenue, what would be increase in water level?

- developers are struggling to sell properties on existing development,

- consider development is a "done deal" and consultation is a tick box exercise,

- existing estate was designed to allow extension,

- properties facing the site were sold at a premium and will be devalued,

- Council seek to make life easy for developers to get Council Tax and disregard countryside and existing residents.

Cawston Grange Primary School

Comments

- application states new school rather than expansion of existing school is Warwickshire's preferred route, do not believe this is correct,

- Governing body of existing school are keen to expand existing school, this should be considered,

- applicants have not consulted the school,

- education provision should focus on whole of Cawston,

- current school has temporary classroom accommodation due to demand for places,
- current school is recognised as 'outstanding' Government policy is to expand 'outstanding' schools.

Amended Proposals

Dunchurch Parish Council Objection

- developers argue they could develop quicker than allocated sites but there is no evidence of this,
- deliverability is linked to the economic climate which will also affect this site,
- do not consider site can be viewed in isolation, will lead to release of other land and undermine SUEs,
- SUEs include employment land, this development does not include employment and is unsustainable,
- application disregards impact on Dunchurch, which will be affected by increased traffic.

Cawston Parish Council Comments

- development is contrary to Core Strategy and should not approved,
- if application is approved seek contributions towards the community hall, extension to the school and sports and open space facilities,
- there should be a condition preventing development until all roads in the existing Cawston Grange development are adopted.

Neighbours (16) Objection

- amendments do not overcome previous objections,
- application is a departure from the Development Plan,
- site falls within a broad location to be considered for development if the Urban Extensions do not deliver sufficient housing,
- Core Strategy has not changed, work on Rugby Gateway will start soon and that the Mast site application is progressing,
- disagree with applicants' view that the Core strategy sites are not on target,
- Coventry Road access will not meet highway standards or have sufficient visibility,
- amended plans will increase traffic,
- if the standards are to be relaxed this should be fully explained and assessed,
- A4071 is inadequate to serve the current volume and type of traffic,
- have sought advice and do not consider A4071 meets road safety standards and a fatal accident is inevitable,
- adding to the traffic is highly irresponsible,
- increased traffic noise and pollution,
- road through the development would become a rat run to the A45,
- would have been safer to amend the relief road however this change was not made,
- amendment to A4071 between relief road and A45 should be required as part of the proposals,
- need noise barriers to protect affected properties,
- health has been affected by increased traffic from the relief road, development will add to this,
- the area needs another school, current school is oversubscribed, places in the school are filled by children from outside the area,
- children have to travel outside the area to attend school, this is unsustainable,
- developers have removed school to make more money, cannot expect WCC to pay for a new school,
- if development is built in near future an extension to the school would be needed, however if development is not built until 2020-26 the existing school would be sufficient, this shows the development is not sustainable at present,
- extension to the school would result in excess capacity in the long term,

- there is currently a lot of traffic close to the school, this will be worse when the community centre and shop are built and will be increased by the proposals, this is a dangerous environment,
- increased number of dwellings will increase pressure on local facilities and shops,
- no retailer has been found for existing Local Centre,
- impact on wildlife,
- loss of countryside,
- impact on footpath through site,
- loss of privacy to neighbouring properties,
- large houses will lead to increased noise and loss of light,
- if development is approved screening with mature plants should take place at an early stage,
- disturbance from construction, this has been occurring for more than 10 years,
- as viability has to be considered it is unlikely that on-site renewable energy will be provided, this will increase the carbon footprint of the development, particularly as funding for renewable energy is decreasing,
- developers removed proposed employment to encourage less opposition,
- roads in the existing estate should be completed,
- existing estate should be finished before more development is considered,
- previously applied for extensions for an elderly relative, the Council caused numerous delays,
- the landowners objected to the proposed extension but are now proposing to build houses on their land,
- would set a precedent for further development,
- loss of agricultural land,
- connection was planned at the time Trussell Way was constructed,
- Cawston, which is separate from Cawston Grange, will lose its identity.

Cawston Grange Primary School Comments

- s106 should explicitly require the developer to provide the additional education provision,
- should include contribution towards resources and equipment for the school,
- should consider how extension would be provided without affecting existing pupils,
- could school site accommodate enlarged school with associated ancillary areas and outdoor space?
- developers should allow space for an additional school if the expansion is not sufficient,
- developers could provide funding to expand to 3 form entry which could be repaid if this is not necessary,
- would expect school to be extended and adjacent roads adopted prior to 50% occupation,
- additional drop off space would be required,
- application initially proposed a new 2 form entry school, why is an extension of 1 form proposed.

Technical consultation responses

Original Proposals

Highways Agency	Objection	Further information required
Environmental Health	No objection	Subject to conditions and
informatives		
Environment Agency	No objection	Subject to conditions and
informatives		
Severn Trent	No objection	Subject to condition
Central Networks	No objection	Have equipment within the site
WCC Ecology	No objection	Subject to conditions

Natural England	No objection	Subject to conditions
Warks Wildlife Trust	No objection	Subject to conditions
Tree Officer	No objection	Subject to conditions
WCC Archaeology	Objection	Further archaeological fieldwork required
Fire and Rescue	No objection	Subject to condition
NHS	Comments	Request financial contributions
WCC Planning	Comments	

Request contributions to increase size of existing school and towards library facilities, community building and lay-by for mobile services should be provided, should ensure local employment and training opportunities.

WCC Rights of Way No objection
Subject to conditions, request contributions to Rights of Way within area

Warwickshire Police No objection
Development should be built to Secured by Design Standards, make recommendations regarding vehicle barriers and lighting, request contributions to police infrastructure.

Amended Proposals

Highways Agency	No objection	
Environment Agency	No objection	Subject to conditions and informatives
Severn Trent	No objection	Subject to condition
WCC Ecology	No objection	Subject to conditions
WCC Archaeology	Comment	Further investigation work is required
WCC Highways	No objection	Subject to conditions & s106
Fire and Rescue	No objection	Subject to condition
WCC Rights of Way	No further comments	
Natural England	No objection	Subject to conditions
Warks Wildlife Trust	No objection	Subject to conditions
Tree Officer	No objection	Subject to conditions
Warwickshire Police	No objection	

Development should be built to Secured by Design Standards, make recommendations regarding boundary treatments, parking areas and lighting, request contributions to police infrastructure.

Relevant planning policies and guidance

Rugby Borough Local Plan 2011

CS5	Complies	Growth delivery
CS10	Complies	Developer contributions
CS11	Complies	Transport and New Development
CS14	Complies	Enhancing the Strategic Green Infrastructure Network
CS16	Complies	Sustainable Design
CS17	Complies	Reducing Carbon Emissions
CS19	Complies	Affordable housing

Rugby Borough Local Plan 2006 – Saved policies

GP2	Complies	Landscaping
E6	Complies	Biodiversity
T5	Complies	Parking facilities
H11	Complies	Open space provision in residential developments in the urban area

H12	Complies	Open space provision in residential developments in the rural area
LR1	Complies	Open Space Standards
LR3	Complies	Quality and accessibility of open space

Housing Needs Supplementary Planning Document, 2012
 Planning Obligations Supplementary Planning Document, 2012
 Sustainable Design and Construction Supplementary Planning Document, 2012
 National Planning Policy Framework, 2012

Assessment of proposals

As this is an outline application it seeks to establish whether the principle of the proposed development is acceptable. If this application is approved Reserved Matters submissions would be required for each part of the development to consider the detailed design, layout etc.

Principle of development

The first issue to consider in relation to this application is whether the principle of the development proposed is acceptable in this location.

The site is not allocated as an urban extension but is included within the South West Broad Location for growth which is identified by policy CS5.

The Core Strategy includes Strategic Development Targets for development. In relation to residential development the Core Strategy states that the Council will deliver 10,800 dwellings within the Borough between 2006 and 2026 and at least 9,800 will be accommodated within or adjacent to Rugby Town itself.

Policy CS5 states that if it is demonstrated that there is a significant shortfall in the supply of strategic housing targets the Council will take action to address the identified shortfall. This goes on to state that if a significant shortfall in supply is identified by 2 consecutive monitoring reports that the Council will publish a Development Plan Document (DPD) which will allocate, release and phase the land to the south west of Rugby, which is identified as the South West Broad Location.

Previous Government Guidance, contained within PPS3: Housing, required Local Planning Authorities to identify deliverable sites to provide a continuous deliverable supply of housing land for 5 years.

When this application was initially received the Council's information regarding housing land supply was reviewed and, where necessary, updated. This concluded that the Council had a housing land supply of 5.24 years.

During the processing of this application the National Planning Policy Framework (NPPF) was published which replaced Government Guidance contained within PPS3. In relation to housing land supply the NPPF required Local Authorities to provide a 5 year supply of specific deliverable sites, plus an additional buffer of 5% (moved forward in the plan period) of housing land to "ensure choice and competition in the market for land". The effect of this change is that a land supply of 5.25 years is now required.

The NPPF states that the housing land supply can include provision for windfall sites (those not specifically identified in the Core Strategy) if there has been evidence that these sites have consistently been available in the area and will be a reliable source of supply. However, this goes on to state that any allowance for windfall sites shall not include the development of residential gardens. This will clearly impact on the

amount of housing land supply that can be demonstrated in future land supply calculations.

The Council is currently reviewing and updating the housing trajectory and it is anticipated that this work will be completed later in the year, this will allow for the changes included within the NPPF to be included. However, as detailed above the Council previously demonstrated a housing land supply of 5.24 years. This is marginally less than the 5.25 years required by the NPPF. However, this calculation included windfall developments utilising garden land and it is therefore anticipated that the shortfall will be greater.

It is therefore considered that the Council cannot presently demonstrate the 5.25 year housing land supply required by the NPPF.

As detailed above policy CS5 states that where there is a significant shortfall in deliverable sites the Council will publish a DPD to allocate sites within the South West Broad Location. However the supporting text to this policy states that where there is an identified shortfall in land supply the Council will seek to bring forward land within the South West Broad Location to address the shortfall.

The application site is within the South West Broad Location, as the changes in the NPPF have resulted in a shortfall in housing land supply it is considered that the principle of this development is acceptable in accordance with policy CS5.

West Midlands Regional Spatial Strategy:

The Government intends to abolish the West Midlands Regional Spatial Strategy (RSS) shortly and this is a material consideration in the assessment of this planning application. However, at this moment in time, the RSS is still a relevant document although the weight that can be apportioned to it is limited.

Policy CF2 identifies towns, including Rugby, which will act as sub-regional foci for longer-term strategic housing development.

In June 2011 the Rugby Borough Core Strategy was adopted and details the future development of the borough up to 2026. This document provides up to date locally specific policies and carries significantly more weight than the saved policies of the Regional Spatial Strategy that is scheduled to be abolished.

Visual amenity and design

The proposals would involve the development of land which is currently in agricultural use and it is accepted that the development would change the character of the area.

Parts of the site are screened to some extent by existing development at Cawston Grange and Coventry Road and by the former railway embankment. Although the development will be visible from these areas and from outside of the site it is not considered that the impact on visual amenity or the character of the area is so significant as to warrant the refusal of the application.

As this is an outline application the detailed design of the proposals cannot be assessed at this stage. Notwithstanding this a Design and Access Statement has been submitted which refers to the existing site and characteristics of the surrounding area.

This states that the Illustrative Masterplan has been designed to allow existing hedgerows and mature trees to be retained, to reflect the existing development at Cawston Grange, to protect the amenities of neighbouring residents and to provide a range of houses, open space and allotments.

A main spine road will be provided through the site, linking the 2 accesses and a range of building styles will be utilised. This will include landmark buildings and grassed verges on the primary street, narrower roads on the secondary lanes and shared spaces serving mews and courtyards. The bridleway crossing the site will also be retained with a grassed surface, perhaps with a shared surface or footway adjacent to this.

The Design and Access Statement also includes details of building heights and states that buildings will be 1 – 2.5 storey and 6m-11m high.

It is considered that buildings could be designed that would not have an adverse impact on the character of the area and this would be considered in detail in the Reserved Matters submissions. The proposals therefore comply with the relevant part of policy CS16.

The area is currently undeveloped and it is therefore inevitable that the proposed development would increase levels of lighting within the site and this will be visible in the wider area. This will arise from temporary lighting during construction and in the longer term from street lighting and lighting to proposed buildings.

As this is an outline application details of the proposed lighting scheme have not been provided. However, conditions could be used to ensure lighting schemes are submitted for each phase of development to allow this to be controlled.

Landscape and ecology

As detailed above mature trees and hedgerows within the site will be retained where possible. In addition areas of landscaping will be provided with around a third of the site area proposed as open space.

The western edge of the site, adjacent to the former railway, is shown as open space and an area of open space is proposed in the central part of the site. Landscaping is also proposed around footpaths and cycleways providing linkages within the site.

The Council's Tree Officer has no objection to the proposals, subject to conditions to assess the impact on the trees and to ensure that trees are not damaged during the development.

It is considered that the proposals to retain and enhance on site landscaping are acceptable in accordance with saved policy GP2.

In relation to ecology Natural England, WCC Ecology and Warwickshire Wildlife Trust have no objection to the application, subject to a range of conditions. These will require details of Great Crested Newt Mitigation, surveys for Bloody Nosed Beetles and for a Construction Ecological Management Plan and an Ecological and Landscaping scheme to be agreed. Subject to these conditions it is considered that the impact on protected species is acceptable in accordance with saved policy E6.

Open space provision and Green Infrastructure

As detailed above, various areas of open space are to be provided within the site. These include amenity green space, equipped play areas and allotments.

It is considered that high quality, accessible open space could be provided in accordance with the requirements of saved policy LR3.

The Council's 2008 Open Space Audit details the requirements for specific types of open space and these are incorporated into the Council's Planning Obligations SPD. Suitable provision for on-site open space has been made for all types of open space, with the exception of outdoor sports facilities.

Saved policies LR1, H11 and H12 state that developments should provide open space in accordance with the Council's Open Space Standards and that this could include off-site provision. Comments received from Cawston Parish Council stated that, in the event of approval, they would seek contributions to provide and enhance recreation facilities, including the provision of tennis courts and improvements to football pitches. However, colleagues from Parks advised that they were unable to support these specific requests due to limited demand and not being able to sustain these facilities in the long term. These requests are not therefore supported and it is not considered appropriate to request an off-site contribution towards outdoor sports provision.

Cawston Parish Council also requested a contribution towards the provision of green gym equipment in the area, it is considered that this request is justified and this will be secured by a legal agreement

Contributions for the maintenance of on-site open space will also be secured by a legal agreement and these policies are therefore complied with.

Policy CS14 Enhancing the Strategic Green Infrastructure Network is applicable to this application as the site falls within the Green Infrastructure (GI) Area that is indicatively identified on the proposals map. This policy states that existing GI assets should be protected and that linkages between assets should be provided. The Illustrative Masterplan shows linkages to the former railway being made at the west of the site and this area being enhanced as open space, it is considered that this policy is complied with.

Facilities for cyclists and pedestrians

There is currently a bridleway crossing the site and it is proposed to retain this as a 3m grass corridor with a footway or shared surface alongside. WCC Rights of Way Team commented on the application and advised that this is a satisfactory approach.

The Rights of Way Team also requested a contribution towards improvements to existing Rights of Way within 3 miles of the development site. Further information justifying these requests was requested however this has not been forthcoming. It has not therefore been demonstrated that these requests are reasonable or directly related to the development and it is not considered that they can be supported.

As this is an outline application details of the pedestrian and cycle routes through the site have not been provided at this stage. However, the Design and Access Statement refers to a network of footpaths and cycleways being provided linking to existing green spaces and routes within Cawston Grange.

Cawston Parish Council requested contributions towards the extension and repair of current footpaths and tracks and to provide links with the proposed development. It is considered that these requests are justified and will be secured by a legal agreement.

Impact on amenity

There are residential properties to the north east of the site within the Cawston Grange development and to the south east along Coventry Road.

There is an open space area and footpath between the existing properties on Cawston Grange and the application site boundary. It is considered that there is sufficient separation between these properties and the site to ensure there is not an adverse impact on residential amenity in terms of enclosure, loss of light or privacy.

The rear gardens of existing properties on Coventry Road are adjacent to the site. The Illustrative Masterplan shows properties with larger gardens, allotments areas and a landscaped buffer on the boundary with these properties. However, this is for illustration only and these details may not be included in the Reserved Matters submissions. However it is considered that a scheme could be designed to ensure there is sufficient separation to ensure these properties are not adversely impacted in terms of enclosure, loss of light or privacy and this would be considered in detail at the Reserved Matters stage.

Residents have raised concerns regarding increased pollution and disturbance from the development. The application was accompanied by an Air Quality Assessment and Noise Assessment, Environmental Health have considered these documents and have no objection, subject to a range of conditions.

It is therefore considered that a suitable scheme could be designed to ensure the impact on residential amenity is acceptable and the proposals are in accordance with the relevant part of policy CS16.

Transport, highways and parking provision

Policy CS11 relates to transport and new developments, this states sustainable transport methods are prioritised and that measures should be put in place to mitigate any transport issues.

The Highways Agency initially objected to the application and directed that planning permission not be granted. This was on the basis that there were concerns regarding the submitted information and the impact of the proposals on the A45 could not be assessed.

Amended documents were provided addressing these issues and the Highways Agency advised that these overcame their objection.

The Highways Authority, Warwickshire County Council also made comments on the application. They raised no objection to the proposed development, or the accesses into the site from Coventry Road or Trussell Way. They comment that the access from Coventry Road is a departure from their standards, however this has been addressed by the applicants and additional signage warning of the junction will be provided, Highways consider that is an acceptable solution.

WCC Highways also comment that the development will not lead to a significant increase in traffic on Cawston Lane.

Contributions towards public transport improvements and sustainable welcome packs have been requested and will be secured by a legal agreement.

It is therefore considered, subject to conditions and a legal agreement, that policy CS11 is complied with.

The provision of car and cycle parking will be considered at the Reserved Matters stage however it is considered that suitable provision could be made in accordance with saved policy T5 and the Council's Parking Standards, contained within the Planning Obligations SPD.

Sustainable design and construction

Core Strategy policies CS16 and CS17 refer to sustainable design and reducing carbon emissions and these requirements are also contained within the Sustainable Design and Construction SPD.

CS16 states that sustainable drainage systems (SUDS) should be used and that developments should meet specified water conservation levels.

The application includes a Flood Risk Assessment. This explains that surface water currently drains to ditches and watercourses. The proposals are for the surface water to be drained through SUDS with balancing areas proposed in the open space areas towards the west of the site. The Environment Agency have no objection to the proposed drainage scheme, subject to conditions and it is considered that the proposed surface water drainage is acceptable.

This policy also states that residential developments should meet the water conservation standards within Code Level 4 of the Code for Sustainable Homes, a condition can be attached to ensure that this requirement is met.

Policy CS17 states that development must comply with the Building Regulations relevant at the time of construction and that as a minimum developments of 10 or more dwellings shall include equipment to reduce carbon dioxide emissions by at least 10%.

It is considered that a condition could be used to ensure compliance with the Building Regulations at the time of construction. This is considered necessary on a development of this size as it is possible that Building Regulations could be updated during the development and to prevent plots being pre-registered which would remove the requirement to comply with the updated standards.

A Sustainability Appraisal was submitted as part of the application. This considered that improvements to the building fabric such as improved insulation and efficient fittings and heating systems are the preferred method of achieving the required carbon reduction. If further measures are required the preferred options at present are photovoltaic panels and solar water heating. However, the report recognises that the renewable energy market is rapidly evolving and other measures may be preferable at the time of implementation.

As the application is in outline form only details of the design and construction of the dwellings is not known at this stage, an assessment cannot therefore be made as to what types of technology and equipment would be most appropriate in order to achieve the required reduction in carbon emissions. This can be controlled by condition to allow this to be assessed in relation to the Reserved Matters submissions.

Archaeology

The County Archaeologist initially objected to the application on the basis that additional evaluation of specific areas of the site was required to define the character, extent and importance of any archaeological features.

However, the area that was identified as requiring further archaeological investigation included part of the site occupied by Great Crested Newts, to carry out trenching within this area would require a licence from Natural England to allow the relocation of the newts. The applicants' suggested that further archaeological work be covered by a condition requiring work to be carried out prior to the commencement of development.

The County Archaeologist was concerned about this approach as they considered that if the fieldwork located archaeological remains that should be retained in situ it would not be possible to amend the scheme to allow this to occur.

As this is an outline application the details of the layout of the site are not being considered at this stage. In addition the application is for "up to" 600 dwellings. Therefore it is considered that if archaeological deposits require retaining in situ the layout could be designed accordingly or the number of dwellings be reduced.

As the Council are satisfied there is sufficient flexibility to amend the scheme if necessary the County Archaeologist has suggested a condition requiring a scheme of archaeological work.

It is therefore considered that the impact on heritage assets is acceptable in accordance with the NPPF.

Affordable housing

Policy CS19 states that on developments of the size proposed a target affordable housing provision of 40% will be sought. This goes on to state that where the provision of the target level of affordable housing will threaten the viability of a scheme the Council will consider a reduced target.

Due to the size of the development proposed it is likely that it is to be developed in phases over a long period of time. Due to the timescales involved it is not possible to assess the viability requirements of future phases at this stage as there could be major changes to the financial climate.

It is therefore proposed to include a target requirement of 40% within the legal agreement and if less than this target is proposed in any phase to include a requirement that a viability assessment be provided to allow the shortfall to be assessed. The s106 will also allow the tenure of affordable housing to be agreed for each phase.

The application states that the affordable housing will be provided as a mix of social rented, affordable rented and intermediate tenures, as defined by the NPPF.

Planning obligations

Policy CS10 and the Planning Obligations SPD state that financial contributions may be sought to mitigate against the impacts of a development.

Guidance contained within Circular 05/05 – Planning Obligations and the Community Infrastructure Regulations state that in order for obligations to be taken into account they must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

If contribution requests do not comply with these criteria it is not considered that the contribution can be required by the Council.

As detailed above contributions have been requested towards public transport, sustainable welcome packs, footpath improvements, green gym equipment and the maintenance of on-site open space.

When the application was initially submitted 550 dwellings were proposed with land for a primary school on site. Comments received from Warwickshire County Council, the Governors of the existing school and Cawston Parish Council questioned whether an extension to the existing school would be more appropriate.

The application was therefore amended to omit the school site and increase the number of dwellings proposed to 600. Comments received from WCC advised they were investigating whether it would be possible to expand the school but no further comments have been received to confirm this. However, officers from this Council who were involved in the planning of the existing school advised that it was designed to allow for future expansion. It is therefore considered that the requirement for an education contribution, in accordance with the Planning Obligations SPD, instead of an on site school, is acceptable.

Cawston Parish Council also requested a contribution towards the provision of a new community centre within the existing Cawston Grange development. Although the site is within Dunchurch Parish as it is immediately adjacent to Cawston Grange it is considered that residents would utilise facilities, such as a community centre, within Cawston Grange rather than Dunchurch.

It is considered that these requests comply with the requirements above and that the requirement for these contributions is reasonable. The applicants have agreed to pay contributions for these purposes and these will be included in the s106 agreement.

WCC also requested contributions towards library facilities however additional information to support this request in relation to the additional demand placed on existing facilities and how the contribution would be spent was not provided and it is not considered that this request can be supported.

Warwickshire Police commented that contributions towards additional policing were required. In addition the NHS requested a contribution towards additional healthcare provision. However, these requests do not include information regarding the capacity of existing services to meet the increased demand and it is not considered that the submitted information suitably justifies the requests, therefore in accordance with the guidance and regulations the requests cannot be supported.

Other Issues

As detailed above the intention is for surface water to be drained using a Sustainable Drainage System. Foul drainage will connect to the existing drainage system. Severn Trent and the Environment Agency commented on the application and raised no objection, subject to conditions. This is considered acceptable in accordance with the NPPF.

Environmental Health raised no objection in relation to noise issues, contamination or air quality, subject to conditions and informatives.

Comments received from Warwickshire County Council requested that measures be incorporated in the legal agreement to require local employment and training to be provided through the construction process and in procurement. Whilst this would be encouraged there is no policy that requires this to be included and it is not considered reasonable to include this within the legal agreement.

Dunchurch does not have a Parish Plan.

Recommendation

That the Head of Planning and Culture be given delegated powers to approve the application, subject to conditions, following the completion of a s106 legal agreement.

DRAFT DECISION

APPLICATION NUMBER

R11/0114

DATE VALID

26/08/2011

ADDRESS OF DEVELOPMENT

CAWSTON EXTENSION SITE
COVENTRY ROAD
CAWSTON
RUGBY

APPLICANT/AGENT

Jen Tempest
Gl Hearn
The Malt House
Sydney Buildings
Bath
BA2 6BZ
On behalf of Cawston Consortium

APPLICATION DESCRIPTION

Outline application for residential development (up to 600 dwellings, use class C3), new accesses to Coventry Road and Trussell Way, open space, associated infrastructure and ancillary works (access not reserved).

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

Application for approval of the reserved matters specified in Condition 3 below, accompanied by detailed plans and full particulars, must be made to the Local Planning Authority before 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 hereby permitted must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON:

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

CONDITION: 3

Details of the following reserved matters for each phase of development shall be submitted to and approved in writing by the Local Planning Authority before any part of that phase of the development is commenced and shall be implemented as approved to the satisfaction of the Local Planning Authority:

- a - Layout,
- b - Scale,
- c - Appearance,
- d - Access (excluding the accesses to the site from Trussell Way and Coventry Road) &

e - Landscaping

REASON:

To ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION: 4

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/Document</u>	<u>Reference</u>	<u>Received</u>
Site Location Plan	4295-L-05/C	26/9/2011
Design and Access Statement	Rev A	24/1/2012
Planning Statement	Revised January 2012	24/1/2012
Addendum to Planning Statement	August 2012	9/8/2012
Transport Assessment	10050/TA/01/Rev 3	24/1/2012
including:		
Residential Travel Plan 10050/TP/01		
Coventry Road Access – Signalised 1	0050-HL-03/D	
Trussell Way Access	10050-HL-04/A	
Flood Risk Assessment	10050/FRA/01/Rev 1	24/1/2012
Noise Assessment	LE11072/002	26/8/2011
Air Quality Assessment	LE11072/001	26/8/2011
Sustainability Appraisal	10050/RE/01/Rev 1	24/8/2011
Arboricultural Assessment	Final May 2011	26/8/2011
Great Crested Newt Mitigation Strategy	3484.02_003 Jan 2012	24/1/2012
Phase 1 Habitat Survey Report	3484_004 rev 2	26/8/2011
Further Ecological Surveys Report	3484.01_002	26/8/2011
Archaeological Assessment	H_EDP1236_01a	26/8/2011
Archaeological Mitigation Strategy	RB/12848	26/8/2011
Geophysical Survey	J2893	26/8/2011

REASON:

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

CONDITION: 5

The details submitted in relation to condition 3 shall have full regard to the principles set out in the Design and Access Statement including the Illustrative Masterplan reference 4295_L_02 Rev E (page 28).

REASON:

To ensure the detailed development of the site is acceptable to the Local Planning Authority.

CONDITION: 6

Unless otherwise agreed in writing by the Local Planning Authority the development shall include a minimum of 8.04 hectares of public open space and 0.91 hectares of allotment land.

REASON:

To ensure the detailed development of the site is acceptable to the Local Planning Authority.

CONDITION: 7

No development shall commence unless and until a phasing plan for the development hereby approved, including infrastructure, works to the Right of Way

and open space works, has been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved plan.

REASON:

To ensure the comprehensive development of the site.

CONDITION: 8

Unless otherwise agreed in writing by the Local Planning Authority public bridleway R165 should be retained as a 3m wide grass corridor with a footway or shared surface alongside it.

REASON:

To ensure the existing Right of Way is retained.

CONDITION: 9

No development shall commence in any phase unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces for that phase, together with samples of facing bricks and roof tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON:

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

CONDITION: 10

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

REASON:

In the interest of visual amenity.

CONDITION: 11

No development shall commence in any phase unless and until full details of finished floor levels of all buildings and ground levels of all access roads, parking areas and footways for that phase have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

REASON:

To ensure the proper development of the site.

CONDITION: 12

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

REASON:

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

CONDITION: 13

The first occupation of any phase of development shall not occur unless and until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes for that phase, has been submitted to and approved in writing by, the Local Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority.

REASON:

In the interests of fire safety.

CONDITION: 14

The landscaping scheme required by condition 3e for each phase, shall be implemented no later than the first planting season following first occupation of that phase. 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: 15

No development shall commence, in any phase, unless and until a Tree and Arboricultural Statement, for that phase has been submitted to and approved in writing by the Local Planning Authority. This statement shall include a tree constraints plan, arboricultural implications assessment and arboricultural method statement in accordance with sections 5, 6 & 7 of BS5837:2005 (Trees in Relation to Construction - Recommendations). Development shall not be carried out other than in accordance with the approved statement.

REASON:

In the interest of visual amenity.

CONDITION: 16

No tree identified for retention in the details submitted and approved in relation to condition 15 shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS5837:2005 (Trees in Relation to Construction - Recommendations) and should be carried out before the commencement of development.

REASON:

In the interest of visual amenity.

CONDITION: 17

No development shall commence unless and until a Great Crested Newt Masterplan, as set out in the Natural England guidance on GCN master plan requirements for phased or multi-plot developments (WML-G11 (0209) Master Plan Guidance), including details of the proposed mitigation for the impact on Great Crested Newts, including the phasing and timing of the mitigation works, has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be carried out other than in accordance with the approved details.

REASON:

To ensure protected species are not harmed by the development.

CONDITION: 18

The Reserved Matters submissions for each phase shall be accompanied by details of the proposed mitigation for the impact on Great Crested Newts, for that phase including details of the phasing and timing of the mitigation works. This shall be in accordance with the Great Crested Newt Masterplan submitted in relation to condition 17.

The development shall not be carried out other than in accordance with the approved details.

REASON:

To ensure protected species are not harmed by the development.

CONDITION: 19

No development shall commence unless and until a survey of the Local Biodiversity Action Plan Species the Bloody Nosed Beetle, has been carried out within the application site, to determine its presence or absence, establish a population estimate and inform an appropriate mitigation strategy (to include enhancement details and monitoring) for the species and has been submitted to and approved in writing by the Local Planning Authority.

Any required mitigation shall be carried out in accordance with the approved details.

REASON:

To ensure that a Local Biodiversity Action Plan species are not harmed by the development.

CONDITION: 20

No works, including site clearance, shall commence in any phase unless and until a combined ecological and landscaping scheme for that phase has been submitted to and approved in writing by the Local Planning Authority.

The scheme must include all aspects of landscaping including details of; habitat creation and enhancements for wildlife, species to be planted, timing of works, programme of implementation and monitoring if deemed necessary. The development shall not be carried out other than in accordance with the approved details.

REASON:

To protect species and features of importance for nature conservation.

CONDITION: 21

No development shall commence in any phase unless and until a Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase.

The plan shall include:

- a) A plan showing Environment Protection Zones where any construction activities are restricted and where protective measures will be installed or implemented;
- b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- c) A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed;
- d) Persons responsible for:
 - i) Compliance with legal consents relating to nature conservation;
 - ii) Compliance with planning conditions relating to nature conservation;

- iii) Installation of physical protection measures during construction;
 - iv) Implementation of sensitive working practices during construction;
 - v) Regular inspection and maintenance of the physical protection measures and monitoring of working practices during construction;
 - vi) Provision of training and information about the importance of Environment Protection Zones to all construction personnel on site.
- Development shall not be carried out other than in accordance with the approved plan.

REASON:

To protect species and features of importance for nature conservation.

CONDITION: 22

Prior to the submission of Reserved Matters detailed in Condition 3 for any phase of development

- a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work across for that phase shall be submitted in writing to the Local Planning Authority;

- the programme of archaeological trial trenching and associated post-excavation analysis, report production and the preparation of the archive for deposition detailed within WSI, for that development phase, shall be undertaken. A report detailing the results of this fieldwork is to be submitted to the Local Planning Authority prior to, or concurrently with, the Reserved Matters submission for that phase.

- an Archaeological Mitigation Strategy document, for that development phase, shall be submitted to the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development. Dependent upon the results of the trial trenching, this may include further archaeological fieldwork and/or the preservation in situ of any archaeological deposits of national importance.

Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place in any phase, until the Archaeological Mitigation Strategy document for that phase has been approved in writing by the Local Planning Authority and any fieldwork detailed in the approved Archaeological Mitigation Strategy document has been completed to the satisfaction of the Local Planning Authority. The post-excavation analysis, publication of results and archive deposition shall be undertaken in accordance with the approved Mitigation Strategy document.

REASON:

To ensure the preservation of important archaeological remains and that any archaeological history of the site is recorded.

CONDITION: 23

All buildings shall be constructed to comply with the published Building Regulations that are relevant at the time of construction.

REASON:

To ensure sustainable design and construction.

CONDITION: 24

Prior to the first occupation of each phase, details of water efficiency measures to be incorporated into the design of the dwellings in that phase to meet standards equivalent to Code Level 4 of the Code for Sustainable Homes shall be submitted to and approved in writing by the Local Planning Authority.

These approved measures shall then be incorporated in to the design of each dwelling prior to their first occupation and then retained in perpetuity.

REASON:

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

CONDITION: 25

Prior to the first occupation of any phase, details of the equipment and technology to be incorporated to achieve carbon emission reductions for that phase shall be submitted to the Local Planning Authority in writing and include the submission of an Energy Performance Certificate. Unless otherwise agreed in writing with the Local Planning Authority, the minimum standards shall comprise a 10% carbon emissions reduction. The approved efficiency measures shall be implemented in accordance with this approval and shall be retained in working order in perpetuity.

REASON:

To ensure energy efficiency is achieved through sustainable design and construction in accordance with policy CS17 and the Sustainable Design and Construction SPD.

CONDITION: 26

No development shall commence in any phase unless and until a surface water drainage scheme for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details.

REASON:

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

CONDITION: 27

No development shall commence, in any phase unless and until a scheme showing the new and existing sewerage system for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to the occupation of dwellings within that phase.

REASON:

To ensure that a suitable drainage scheme can be provided that will not have a detrimental impact on existing watercourses.

CONDITION: 28

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 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, archaeological 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 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.

CONDITION: 29

No development shall commence in any phase unless and until details of the proposed glazing and acoustic ventilation for each plot within that phase have been submitted to ensure that the day and night noise limits set out in the Noise Assessment reference LE11072/002 received by the Local Planning Authority on 26th August 2011 are complied with.

The development shall not be carried out other than in accordance with the approved details.

REASON:

In the interest of residential amenity.

CONDITION: 30

No development shall commence in any phase unless and until a BS5228 noise assessment has been submitted to and agreed in writing by the Local Planning Authority for that build phase to determine the noise impact on existing noise sensitive receptors and occupied phases of the development.

REASON:

In the interest of residential amenity.

CONDITION: 31

No development shall commence in any phase unless and until an Construction Management Plan detailing how potential environmental nuisances such as noise, vibration, dust and mud and debris on the highway will be controlled on and off site during that phase has been submitted to and approved in writing by the Local Planning Authority.

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

REASON:

In the interest of residential amenity.

CONDITION: 32

Unless otherwise agreed in writing by the Local Planning Authority work on site 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 or Bank Holidays.

REASON:

In the interest of residential amenity.

CONDITION: 33

Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of the 100th dwelling a signalised pedestrian crossing shall be provided on Cawston Grange Drive at a position to be agreed by the Local Planning Authority in consultation with the Highway Authority.

REASON:

In the interest of pedestrian safety.

REASON FOR APPROVAL:

The site is located within the South West Broad Location for growth allocated within the Rugby Borough Core Strategy, 2011. It is considered that there is a significant shortfall in the supply of strategic housing required by the Core Strategy and NPPF and that the principle of the development is acceptable in accordance with Policy CS5 of the Rugby Borough Core Strategy, 2011.

It is considered that the design, siting and visual impact of the development, together with on-site mitigation measures such as landscaping, would not cause substantial harm to the amenities of neighbouring properties or to the character and appearance of the area and as such would comply with Policy CS16 of the Rugby Borough Core Strategy, 2011.

The proposal has demonstrated that sufficient protection and mitigation measures can be provided to flora and fauna and therefore the proposal would accord with Policy CS14 of the Rugby Borough Core Strategy, 2011 and saved Policies GP2 & E6 of the Rugby Borough Local Plan, 2006. The provision of public open space on site together with off-site financial contributions for open space means the proposal would not conflict with saved Policies H11, H12, LR1 & LR3.

Acceptable highway accesses on to Coventry Road and Trussell Way can be achieved and the capacity of the surrounding highway network would not be adversely affected. Therefore the proposal will accord with Policy CS11 of the Rugby Borough Core Strategy, 2011 and saved Policy T5 of the Rugby Borough Local Plan 2006.

Adequate mitigation measures can be put in place to safeguard matters in relation to archaeology, flood risk, drainage, noise, air quality and contamination. Therefore the proposal will accord with the NPPF.

The potential provision of numerous energy efficiency measures means that the development could achieve the highest technically feasible and financially viable carbon efficiency standards thereby according with Policy CS17 of the Rugby Borough Core Strategy, 2011.

The provision of on-site affordable housing and off-site contributions towards education together with the other obligations would result in the compliance with Policies CS10 & CS19 of the Rugby Borough Core Strategy, 2011.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Rugby Borough Local Plan 2011 - CS5, CS10, CS11, CS14, CS16, CS17, CS19

Rugby Borough Local Plan 2006 Saved policies - GP2, E6, T5, H11, H12, LR1, LR3

Housing Needs Supplementary Planning Document, 2012

Planning Obligations Supplementary Planning Document, 2012

Sustainable Design and Construction Supplementary Planning Document, 2012

National Planning Policy Framework, 2012

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

This permission does not authorise the Illustrative Masterplan submitted with the application which is for illustrative purposes only.

INFORMATIVE: 2

This development is subject to a s106 legal agreement.

INFORMATIVE: 3

Should your development require a new address or an amendment to an existing address please complete an application form for Postal Naming and Numbering.

This can be downloaded at:

http://www.rugby.gov.uk/site/scripts/documents_info.php?documentID=223&categoryID=200295 .

Alternatively, you can contact the Street Naming and Numbering Team for an application form at: SpecialistSupport@rugby.gov.uk or by ringing 01788 533885

INFORMATIVE: 4

Warwickshire Police recommend that the development is built to 'Secured by Design' standards.

INFORMATIVE: 5

The proposals require works to be carried out within the limits of the public highway. The applicant / developer must enter into a Highway Works Agreement made under the provisions of Section 278 of the Highways Act 1980 for the purposes of completing the works. The applicant / developer should note that feasibility drawings of works to be carried out within the limits of the public highway which may be approved by the grant of this planning permission should not be construed as

drawings approved by the Highway Authority, but they should be considered as drawings indicating the principles of the works on which more detailed drawings shall be based for the purposes of completing an agreement under Section 278.

An application to enter into a Section 278 Highway Works Agreement should be made to the Development Group, Warwickshire County Council, Environment and Economy Directorate, Shire Hall, Warwick, CV34 4SX.

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 / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

Applications 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: 6

Western Power Distribution has equipment within and in close proximity to the site. It may be necessary to notify Western Power Distribution of any proposed works in the vicinity of their networks and equipment.

INFORMATIVE: 7

The surface water drainage scheme required by condition 26 shall also include the following, as detailed in Flood Risk Assessment, Ref 10050/FRA/01, dated 07.06.11, by Brookbanks Consulting:-

1. Limiting the surface water run-off generated by the 100yr 20% critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site, as detailed on drawing no. 10050/DR/01
2. Provision of compensatory flood storage on the site as detailed on drawing no. 10050/DR/01
3. Details of how the scheme shall be maintained and managed after completion

INFORMATIVE: 8

The Environment Agency recommends that developers should:

- 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- 2) Refer to the Environment Agency Guiding Principles for Land Contamination for the type of information required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.
- 3) Refer to the EA website at www.environment-agency.gov.uk for more information.

INFORMATIVE: 9

The Environment Agency recommend that the developers install water butts in the gardens to provide a natural supply of water for plants and any landscaping as part of the development should incorporate planting during autumn or spring to encourage deep rooting. Dry weather tolerant plant species should be chosen and water retaining granules or mulches used.

INFORMATIVE: 10

It is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that the SWMP should contain depends on the estimated build cost, excluding VAT. The plan must be in place before work begins. The duty of care for waste must still be complied with. As it is necessary to record all waste movements in one document, having a SWMP will help ensure compliance with the duty of care.

INFORMATIVE: 11

The acoustic ventilation proposed on the site for habitable rooms (e.g. bedrooms and living rooms), as a minimum, should comply with the Building Regulations 200 Approved Document F1 - Means of Ventilation and British Standard BS5925:1991 Code of Practice for Ventilation Principles and Design for Natural Ventilation.

INFORMATIVE: 12

All contractors involved with the building of the scheme should sign up to the Considerable Contractors Scheme and that a Community Liaison Group with representatives from the local community and interested bodies should be set up as a forum to review construction progress. It is recommended at regular intervals a newsletter should be produced and hard copies issued to the Community Liaison Group for distribution into the local community. Also newsletters should be available online. Environmental Services considers these two steps imperative to keep the local community updated and engaged with the entirety of the development and for any complaints to be dealt with swiftly.

INFORMATIVE: 13

The applicant is advised that compliance with planning conditions does not necessarily prevent action from being taken by the Local Authority or members of the public to secure the abatement, restriction or prohibition of statutory nuisances actionable under the Environmental Protection Act 1990 or any other statutory provisions.

INFORMATIVE: 14

The pedestrian crossing required by condition 33 has been included as part of the approved infrastructure drawings for the existing Cawston Grange site. The technical details will be agreed as part of the highway works agreement.

Reference number: R12/1172

Site address: The Stables, Rugby Road, Brandon

Description: Erection of a stable block with associated hardstanding

Case Officer Name & Number: Alice Cosnett – 01788 533489

Site Description

The application site consists of a paddock at the rear of the domestic curtilage associated with the dwelling known as The Stables and the neighbouring listed building, The Hollies. The area of paddock to be used for the siting of the stable currently has an area of hardstanding which, the agent has confirmed, a stable building previously occupied. The paddock is located within the West Midlands Green Belt. The southwest boundary of the site edged in red borders the Brandon Village Boundary and the Brandon Conservation Area. The only vehicular access to the site comes via the shared access point off Rugby Road which divides to provide access to both the site (through the gravelled driveway which lines the south boundary of The Stables) and the adjacent neighbour, The Hollies.

Proposal Description

Planning permission is sought for the erection of a stable building with associated hardstanding. The building will have a total height of 3.5m (the lowered vent on the roof protruding up to 3.9m), width of 20.8m and depth of 8.5. The building includes three stables, a tack room and a hay/straw and implement store. The building is to be constructed in blockwork with timber clad applied onto it, with asbestos cement sheets used for the roof. The area of hardstanding will equate to 209.3 and will be used for the parking of the horsebox and trailer.

Relevant Planning History

R11/0108	Erection of a single storey rear extension and an extension to the existing garage including accommodation in the roofspace.	Approved 03.06.2011
R11/2395	Erection of a two storey side extension and conversion of part of the existing garage to form a residential annexe.	Approved 01.02.2012

Technical Consultation Responses

RBC Environmental Health – no objection subject to an informative

WCC Ecology – no comment

Third Party Responses

CLlr Watson – Called into Planning Committee on the grounds that the site is within a Conservation Area and has no road to and from it

Neighbours – no comments received

Parish – no comments received

Relevant Planning Policies and Guidance

Core Strategy

CS1	Development Strategy	Complies
CS16	Sustainable Design	Complies

Local Plan Saved Policies

E6	Biodiversity	Complies
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National Policy

National Planning Policy Framework		
Part 7 – Requiring Good Design		Complies
Part 9 – Protecting Green Belt Land		Complies
Part 12 – Conserving and Enhancing the Historic Environment		Complies

Other Documents

Brandon Conservation Area Appraisal

Assessment of Proposals

In the assessment of this application, the determining factors are the principle of the proposed development, its impact on the openness of the Green Belt, qualities, character and amenity of the area and impact on the residential amenity of neighbouring properties.

Principle of the development

Policy CS1 of the Rugby Borough Council Core Strategy states that the location and scale of development must comply with the settlement hierarchy to ensure that the most sustainable locations are considered ahead of those further down the hierarchy. The proposed siting for the stable block is within a paddock which adjoins the Brandon Village Boundary and lies within the West Midlands Green Belt. Policy CS1 states that new development in such locations will be resisted, unless if permitted by national policy on Green Belts. Part 9 of the NPPF relates to the protection of Green Belt land and states that the construction of new buildings for the provision of outdoor recreation is considered to be appropriate as long as it preserves the openness of the Green Belt. As the keeping of horses would fall within the category of outdoor recreation, the principle of erecting a stable block in this location is considered to be acceptable. However, an assessment must also be made of the impact that the development will have on the openness of the Green Belt in terms of its scale, siting and design.

The proposed stable will have a ridge height of 3.5m which is considered to be appropriate in the Green Belt location. The eaves height has been reduced so that it is the minimum height to allow for the keeping of horses and storage of the associated implements and the ridge height is such that will allow a shallow pitch so as to avoid the construction of a flat roof. The floor area of the proposed building will be 176.8m². Whilst this is large, it is considered appropriate for its use to provide a building for the provision of outdoor recreation. The applicant has provided justification to explain why such a large floor area is required. In brief this explains that the applicant has three horses, one of which is close to retirement, all of which are being used entirely for leisure purposes. They have also provided calculations regarding the number of bales of hay and straw which will be required for the year (650 bales and 550 bales respectively) as they purchase and store the bales as a bulk lot. Furthermore, photographs have been provided of the implements which they

intend to store within the building. Having consideration to this justification, the building is considered to be of an acceptable size to allow for the provision of this form of outdoor recreation.

The siting of the proposed building, adjacent to the Village Boundary is considered appropriate to minimise the intrusion of development within the open Green Belt and the use of timber clad is regarded as acceptable as it will maintain a rural character. Therefore it is considered that the proposed development is acceptable in principle and will not have an adverse impact upon the openness of the Green Belt and therefore does not conflict with Policy CS1 of the Core Strategy, or Part 9 of the NPPF.

Impact on the qualities, character and amenity of the area, character of the neighbouring Conservation Area and the setting of the nearby Listed Building

Part 7 of the NPPF emphasises the importance of good design and Policy CS16 of the Core Strategy 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. Furthermore, it states that new development should seek to complement and enhance the historic environment. In addition, the Brandon Conservation Area Appraisal states that in order to enhance the Conservation Area, careful consideration must be made to the materials, scale and design of new development. Part 12 of the NPPF further emphasises the desirability of sustaining and enhancing heritage assets.

The proposed stable building, whilst relatively large in size, is not considered to be of inappropriate dimensions. The ridge of the stable has been kept to a minimum (3.5m) and the proportions are considered to be acceptable. The building has been designed so as to be in keeping with the surrounding rural character, being finished in timber clad, and has been sited adjacent to the Village Boundary. Therefore, the proposed building is not considered to have an unacceptable impact upon public views available from any vantage points outside of the Village Boundary (the application dwelling and neighbouring properties to the southwest of the building will screen it from view from the main public highway) and it is not considered to have an adverse impact upon the character or setting of the adjacent Conservation Area.

Furthermore, The Hollies, a Grade II Listed Building is located to the southwest of the application site. However, given that the proposed stable building is located in excess of 45m from this dwelling, it is not anticipated that the proposed development will have an adverse impact upon the setting of this Listed Building.

The development therefore complies with the contents of Policy CS16, the Brandon Conservation Area Appraisal, and is not contrary to the contents of Part 7 and Part 12 of the NPPF.

Impact upon the amenity of neighbouring properties

Policy CS16 also states that development should ensure that the amenities of existing and future neighbouring occupiers are safeguarded. There is a separation distance of approximately 45m between the proposed building and the rear elevation of the nearest residential neighbour, The Hollies. It is therefore concluded that the building will not have an adverse impact upon the amenity of this dwelling either by way of overbearing, overshadowing or overlooking. Whilst the garden is within closer proximity to the stable building, it is unlikely that the area to the end of this garden is used as the primary amenity area (this usually being next to the dwelling) and as such, the development is not anticipated to have a significant impact upon the amenity of this garden. RBC Environmental Health have been consulted on the application and as no objection was raised (subject to informatives), it is not

considered that the development will have an undue impact upon the amenity of neighbouring properties by way of unnecessary noise, smell or other such disturbance. The development therefore complies with the contents of CS16 which seeks to safeguard neighbouring residential amenity.

Access to the site

It is noted that concern has been raised by the local Ward Member that there is no vehicular access to the stable building. The applicant has confirmed that the horses are rarely taken outside the site, and on the rare occasion that they are (generally for competitions), they use the existing vehicular access which serves the existing dwelling known as the The Stables.

Recommendation:

Approve subject to appropriate conditions.

DRAFT DECISION

APPLICATION NUMBER

R12/1172

DATE VALID

11/07/2012

ADDRESS OF DEVELOPMENT

THE STABLES
RUGBY ROAD
BRANDON
COVENTRY
CV8 3HU

APPLICANT/AGENT

Mr R Goddard
16 Gainsborough Crescent
Hillmorton
Rugby
Warwickshire
CV21 4DQ
On behalf of Mr J Golby

APPLICATION DESCRIPTION

Erection of a stable block with associated handstanding

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION 1:

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

REASON:

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

CONDITION 2:

Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below: application form received by the Local Planning Authority on 4 July 2012 and plan no.J.G12/751B received by the Local Planning Authority on 31 July 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 proposed stable shall only be used for the stabling of animals for private purposes and shall not be used for the holding of competitions, exhibitions, hiring of horses or other business activities.

REASON:

In the interest of the amenities of the locality.

CONDITION 4:

There shall be no burning of any straw, soiled bedding or manure generated by the use at anytime.

REASON:

In the interests of the amenities of the locality.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:

Core Strategy

CS1 - Development Strategy

CS16 - Sustainable Design

Local Plan Saved Policies

E6 - Biodiversity

National Planning Policy Framework

Part 7 - Requiring Good Design

Part 9 - Protecting Green Belt Land

Part 12 - Conserving and Enhancing the Historic Environment

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:

The proposed stable represents a provision for a facility for outdoor recreation and is therefore considered as an appropriate form of development within the Green Belt. The development therefore complies with Policy CS1 of the Rugby Borough Council Core Strategy and guidance on Green Belts as contained within Part 9 of the NPPF. Furthermore, it is considered that the development will not have a detrimental impact upon the openness of the Green Belt, or the qualities, character and amenity of the area by reason of its design, siting and scale. In addition, the proposed stable will not have an adverse impact upon the amenity of neighbouring properties or the setting of the adjacent Brandon Conservation Area or Listed Building. The development therefore complies with CS16 of the Core Strategy, Part 7 and Part 12 of the NPPF and the contents of the Brandon Conservation Area Appraisal. As the proposal does not have an adverse impact on the biodiversity of the area it accords with Saved Policy E6 of the Rugby Borough Local Plan 2006.

INFORMATIVE 1:

The manure and waste from the use of the stables should be covered or stored in such a way so that nuisance from smell or from flies does not occur. It is preferable that manure and waste be removed from the site.

AGENDA MANAGEMENT SHEET

Name of Meeting	Planning Committee
Date of Meeting	05.09.2012
Report Title	Delegated Decisions –03.08.2012 to 23.08.2012
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 – 05.09.2012

Delegated Decisions – From 03.08.2012 To 23.08.2012

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: 05.09.2012
Subject Matter: Delegated Decisions – 03.08.2012 to 23.08.2012
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)

DECISIONS TAKEN BY THE HEAD OF PLANNING AND CULTURE UNDER
DELEGATED POWERS FROM 03.08.2012 TO 23.08.2012

A. APPLICATIONS – DELEGATED

***Applications
Refused***

<i>R12/1259 Refused 03.08.2012</i>	32 Linnell Road Rugby	Erection of two storey side extension
<i>R12/1279 Refused 03.08.2012</i>	22 Gold Avenue Cawston	Erection of fence to the side of the dwelling
<i>R12/1263 Refused 08.08.2012</i>	Knightlow Bulkington Road Shilton	Extend existing dropped kerb by 4m
<i>R12/0102 Refused 10.08.2012</i>	Land adjacent to 1 Wynter Road New Bilton	Erection of an industrial unit and associated works including creation of an access off Somers Road and provision of off street parking.

***Applications
Approved***

<i>R12/1192 Approved 03.08.2012</i>	Wolston Surgery School Street Wolston	Proposed extension to existing doctors surgery to form additional patient reception and waiting area
<i>R12/1061 Approved 03.08.2012</i>	3 Wheatfield Road Bilton	Retention of two storey side and part two storey part single storey rear extension approved under reference R07/1471/PLN dated 27 September 2009 (amendments to R07/1471/PLN comprising alterations to windows and patio doors and insertion of roof lights).
<i>R12/1143 Approved 03.08.2012</i>	31 Selbourne Road Rugby	Increase in roof height to allow first floor accommodation in the existing extension and associated alterations (resubmission of planning permission reference R12/0633).
<i>R12/1105 Approved 03.08.2012</i>	School House Church Road Shilton	Amendment to planning permission R09/0617/HOUS (date 09/09/09) to enlarge the approved single storey rear extension.

<i>R12/0562 Approved 06.08.2012</i>	Together Trust Nettle Hill Brinklow Road Ansty	Change of use of existing buildings used for C2 purposes (Highcross, Fosse and Watling Cottages) to 3 self contained dwellings (use class C3.)
<i>R12/0573 Approved 06.08.2012</i>	Lloyds Bank 14 Church Street	Listed Building Consent application for replacement cashiers counter
<i>R12/1292 Approved 07.08.2012</i>	The Vicarage 1a New Street New Bilton	Erection of a rear conservatory.
<i>R12/1288 Approved 07.08.2012</i>	17 Vernon Avenue Rugby	Erection of a single storey rear extension
<i>R12/0689 Approved 07.08.2012</i>	18 St Leonards Walk Ryton on Dunsmore	Erection of new porch, single-storey rear extension, rear dormer window and external alterations.
<i>R12/1201 Approved 07.08.2012</i>	Princethorpe College Leamington Road Princethorpe	Proposed internal alterations and new mezzanine floor to music department
<i>R12/1270 Approved 07.08.2012</i>	5 Central Buildings Railway Terrace	Change of use from Use Class A1(Hair and Nail Salon) to Use Class A3 (Café/Sandwich Shop)
<i>R12/1116 Approved 07.08.2012</i>	7 Rugby Lane Stretton on Dunsmore	Erection of a detached wooden garden cabin
<i>R12/1229 Approved 07.08.2012</i>	16 Daventry Road Rugby	Conversion of building from A1 retail shop and 2 flats to 6 flats, including erection of two-storey and first floor side extensions, rear terrace, orangery and external alterations (formal amendment to planning approval R11/0289 dated 21/12/2011, to include orangery to rear and to alter floor layout and exterior of the development).
<i>R12/0757 Approved 07.08.2012</i>	6 Webb Ellis Road Bilton Rugby	Raising of the roof height to create a first floor to the existing dormer bungalow and a porch over the front entrance door.

<i>R12/1135 Approved 07.08.2012</i>	Bath Barn Little Lawford Lane Kings Newnham	Conversion of Barn to form a single dwelling house
<i>R12/1298 Approved 07.08.2012</i>	125 Overslade Lane Rugby	Erection of an outbuilding in the rear garden to be used as an ancillary gym/store area
<i>R12/1323 Approved 08.08.2012</i>	Hill Farm Draycote Road Bourton on Dunsmore	Conversion of barn to form a dwelling house including the erection of an associated detached garage.
<i>R11/1859 Approved 09.08.2012</i>	180 Wood Street Rugby	Change of use of part of the site for use for car sales (retrospective).
<i>R11/2328 Approved 09.08.2012</i>	20 High Street Rugby	Provision of a replacement shop front.
<i>R12/0748 Approved 09.08.2012</i>	86 Main Street Wolston Coventry	Rendering of dwelling.
<i>R12/0862 Approved 09.08.2012</i>	Sunnycroft Farm Station Road Clifton upon Dunsmore	Erection of a replacement dwelling.
<i>R12/1025 Approved 09.08.2012</i>	Ashland 8 Florin Place Hillmorton	Alterations to garage.
<i>R12/1065 Approved 09.08.2012</i>	10 Blyth Close Cawston Rugby	Erection of a conservatory.
<i>R12/1197 Approved 09.08.2012</i>	28 Cawston Lane Dunchurch Rugby	Increase size of existing first floor window on northwest elevation and two first floor windows on southeast elevation, clear glaze two existing obscure glazed windows, insert Juliet balcony and replace windows with doors at ground floor level on northeast elevation.
<i>R12/1245 Approved 09.08.2012</i>	74 Wheatfield Road Bilton Rugby	Retrospective application for the erection of a carport and a covered storage area.

<i>R12/1321 Approved 09.08.2012</i>	Harris C of E School Harris Drive Rugby	Erection of a single storey side extension to create an external store and minor external alterations.
<i>R12/1313 Approved 10.08.2012</i>	Pizza Express 23-24 High Street Rugby	Erection of 1 no. non-illuminated awning and 4 no. non-illuminated windbreaks to enclose sitting out area (retrospective).
<i>R12/0836 Approved 13.08.2012</i>	11 Cordelia Way Bilton Rugby	Erection of front porch and WC.
<i>R12/0947 Approved 13.08.2012</i>	Oxburgh Fosse Way Stretton on Dunsmore	Replacement of existing conservatory with an orangery.
<i>R12/1273 Approved 13.08.2012</i>	Coombe Fields House Smeaton Lane Stretton under Fosse	Use of land for the provision of a 30 metre X 50 metre menage and construction of a 13 metre diameter horse walker and relocation of field shelter.
<i>R12/1299 Approved 13.08.2012</i>	102 Freemantle Road Rugby	Erection of a single storey rear extension.
<i>R12/1274 Approved 15.08.2012</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. (Amended scheme following approval of R11/2433 & R12/0443).
<i>R11/1000 Approved 15.08.2012</i>	36 Longrood Road Bilton	Demolition of existing dwelling and erection of replacement dwelling.
<i>R12/1374 Approved 15.08.2012</i>	31 Wilson Close Bilton	Erection of a single storey front extension
<i>R12/1008 Approved 15.08.2012</i>	Copston Lodge Farm Smockington Lane Wolvey	Erection of agricultural building
<i>R12/1209 Approved 16.08.2012</i>	7 Manor Drive Stretton on Dunsmore	Erection of a single storey front extension to existing integral garage with the addition of a porch

<i>R12/1354 Approved 16.08.2012</i>	6 Station Road Rugby	Erection of a part two-storey and part single-storey side and rear extensions, including rooflights and Juliet balcony to rear.
<i>R12/1344 Approved 16.08.2012</i>	24 Montague Road Rugby	Erection of a single storey rear extension
<i>R12/0357 Approved 17.08.2012</i>	15 Hill Street Rugby	Construction of a two-bed bungalow and associated parking. (resubmission as previously withdrawn application ref: R11/1777)
<i>R11/1374 Approved 17.08.2012</i>	Frankton Grounds Farm Fishpools Road Frankton	Conversion of barn into 2 units comprising one ancillary residential accommodation to main farm house and one holiday let.
<i>R12/1151 Approved 17.08.2012</i>	13 The Locks Hillmorton	Single storey extension to rear of existing dwelling
<i>R12/1042 Approved 20.08.2012</i>	Land Rear of 5 West Street Rugby	Outline planning permission for the erection of a bungalow (renewal of planning permission R09/0312/OPS)
<i>R12/1341 Approved 20.08.2012</i>	Willoughby Café London Road Willoughby	Retrospective change of use of part of café (A3) to light industrial (B1c)
<i>R12/1356 Approved 20.08.2012</i>	73 Constable Road Hillmorton	Erection of two storey side extension and associated works [Renewal of planning permission reference R09/0648/HOUS dated 10/9/2009]
<i>R12/1067 Approved 20.08.2012</i>	100 Grove Road Ansty	Erection of single storey side extension
<i>R12/1395 Approved 20.08.2012</i>	Half Crown House 1 Brookside Stretton on Dunsmore	Erection of a single storey rear extension
<i>R12/1406 Approved 21.08.2012</i>	6 Devonshire Close Cawston	Garage conversion including external alterations (resubmission of previously refused planning application R12/0345 dated 4th May 2012).

<p>R12/0852 Approved 21.08.2012</p>	<p>Ansty Golf Centre Ltd Ansty Golf Club Brinklow Road Coventry</p>	<p>Erection of first floor and ground floor extensions and formation of a flat at first floor (as Planning Permission R05/0808/16523/P) to include an increase of 3 metres ground floor space (resubmission). Variation of condition 3 of Planning Permission R06/0210/PLN dated 16.03.06 to allow the function room to be used for a maximum of 12 weddings per year and conferences related to the Golf Club.</p>
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Listed Building Consents

<p>R12/1202 Listed Building Consent 07.08.2012</p>	<p>Princethorpe College Leamington Road Princethorpe</p>	<p>Listed Building Consent for internal alterations to the music department</p>
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<p>R12/0813 Listed Building Consent 10.08.2012</p>	<p>The Manor House 34 Church Road Church Lawford</p>	<p>Repairs to external timbers to a Listed Building.</p>
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<p>R12/1256 Listed Building Consent 10.08.2012</p>	<p>Ivy Cottage Farm Rugby Road Bretford</p>	<p>Insertion of two conservation rooflights into rear roof slope of existing dwelling.</p>
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<p>R12/0797 Listed Building Consent 17.08.2012</p>	<p>Frankton Grounds Farm Fishpools Road Frankton</p>	<p>Conversion of a Grade II Listed Building into two units; one as ancillary accommodation to the main house and farm and the other as a Holiday Let.</p>
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Advertisement Consents

<p>R12/1118 Advertisement Consent 10.08.2012</p>	<p>Pizza Express 23-24 High Street Rugby</p>	<p>Display of 2 no. halo illuminated text and light line reading Pizza Express, 2 no. internally illuminated projecting signs, 1 no. internally illuminated roundel, 1 no. internally illuminated menu board, 1 no. internally illuminated take away sign, 1 no. internally illuminated poster box, 1 no. non-illuminated awning and 4 no. non-illuminated windbreaks (retrospective).</p>
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<p>R12/1171 Advertisement Consent 16.08.2012</p>	<p>Abbeyfield Jim Gillespie House 291 Dunchurch Road</p>	<p>Erection of two non-illuminated post and panel signs, one non-illuminated flat panel sign and one non-illuminated wall mounted plaque</p>
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<i>R12/1387 Advertisement Consent 17.08.2012</i>	Currys Unit 1, Junction One Leicester Road	Relocation of existing box sign and display of 1 additional internally illuminated box sign to the front elevation
Approval of Details/ Materials		
<i>R09/0972/MAJP Approval of Details 02.08.2012</i>	Land East of Calvestone Road Calvestone Road Cawston	Outline application with all matters reserved for the development of up to 145 dwellings.
<i>R12/0006 Approval of Details 03.08.2012</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>R12/0017 Approval of Details 06.08.2012</i>	Village Green Corner of Main Road & Grove Road Ansty	Erection of a war memorial
<i>R11/1232 Approval of non- material changes 07.08.2012</i>	21 Bucknill Crescent Hillmorton	Single storey side and rear extensions
<i>R12/1102 Approval of reserved matters 07.08.2012</i>	Former Peugeot Factory Site B Oxford Road Ryton-on-Dunsmore	Approval of reserved matters for the internal site road layout against outline planning permission R10/1972 for storage, distribution and general industry.
<i>R08/1341/MRES Approval of non- material changes 10.08.2012</i>	Unit 2, Site B Former Peugeot Works London Road Ryton-on-Dunsmore	Approval of reserved matters for units 2 and 3 relating to layout, height, width, length, external appearance and landscaping against outline planning permission R07/2010/OPS for storage, distribution and general industry (renewed under planning permission R10/1972).
<i>R10/1513 Approval of Details 14.08.2012</i>	Clock House Frankton Road Birdingbury	Maintenance works to outer skin of Listed Building comprising repair of stone door jams, window head, clock surround and pediment as well as other general re-pointing and upkeep works (Listed Building Consent)

<i>R08/0025/PACA Approval of Details 15.08.2012</i>	42 North Road Clifton Upon Dunsmore	Erection of detached dwelling (incorporating the conversion of existing stables).
<i>R10/0180 Approval of Non-material Changes 15.08.2012</i>	Highgate House Coventry Road Dunchurch	Erection of replacement bungalow.
<i>Withdrawn/ De-registered</i>		
<i>R12/1115 Withdrawn 06.08.2012</i>	The White House Farm Oxford Road Rugby	Erection of a hay barn and implement store
<i>R12/1453 Withdrawn 17.08.2012</i>	133 Murray Road Rugby	Single storey extension