

11<sup>th</sup> February 2013

## **PLANNING COMMITTEE - 20<sup>TH</sup> FEBRUARY 2013**

A meeting of the Planning Committee will be held at 5.30 pm on Wednesday 20<sup>th</sup> February 2013 in the Council Chamber, Town Hall, Rugby.

Andrew Gabbitas  
Executive Director

***Note: Members are reminded that, when declaring interests, they should declare the existence and nature of their 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 30<sup>th</sup> January 2013.
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. Planning Application R12/2223 – Land adjacent to Magpie Lodge Farmyard (belonging to Clifton Hall Farm), Lilbourne Road, Clifton-upon-Dunsmore.
6. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.
7. Delegated Decisions – 18<sup>th</sup> January 2013 – 7<sup>th</sup> February 2013.

## **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 – 14) 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](mailto:claire.waleczek@rugby.gov.uk)). Any specific queries concerning reports should be directed to the listed contact officer.***

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

**RUGBY BOROUGH COUNCIL  
PLANNING COMMITTEE – 20<sup>TH</sup> FEBRUARY 2013  
REPORT OF THE HEAD OF PLANNING AND CULTURE  
APPLICATIONS FOR CONSIDERATION**

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

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

**RECOMMENDATION**

The applications be considered and determined.

## APPLICATIONS FOR CONSIDERATION – INDEX

### Recommendations for Refusal

No applications to be considered recommended for refusal.

### Recommendations for Approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location Site and Description</b>	<b>Page number</b>
1	R11/2294	Abbotsbury, Pettiver Crescent, Hillmorton, Rugby, CV21 4JD Demolition of existing buildings and erection of three-storey buildings with 61 extra care units (Class C2) and associated communal areas, landscaping, parking, access and sub-station.	3
2	R13/0092	140 Dunchurch Road, Rugby. CV22 6DR. Proposed erection of a new replacement garage outbuilding.	21

**Reference number:**

R11/2294

**Site address:**

Abbotsbury, Pettiver Crescent, Hillmorton, Rugby, CV21 4JD

**Description :**

Demolition of existing buildings and erection of three-storey buildings with 61 extra care units (Class C2) and associated communal areas, landscaping, parking, access and sub-station

**Case Officer Name & Number:**

Richard Holt 01788 533687

**Description of Site:**

The application site is located within the Rugby Urban Area in Hillmorton, approximately 1.5 miles (2.5 kilometres) from the town centre. The site area equates to around 0.6 hectares and there are a range of single and two-storey buildings on it. The main single and two-storey building on site was an old people's home (residential care home), whilst the bungalow was used by mentally handicapped individuals. It is understood that the care home closed in June 2011. The existing buildings are concentrated to the eastern and northern parts of the site and overall it drops by approximately 2 metres from the west to the east, towards Featherbed Lane.

Bromwich Road lies to the immediate north of the site with predominately two-storey linked semi-detached residential properties beyond. To the immediate east is Featherbed Lane with a small row of shops and flats above, whilst to the south is Pettiver Crescent also with predominately two-storey linked semi-detached and terraced residential properties beyond. To the south-east are a group of 4 & 5 storey blocks of flats, although the ground levels drop markedly from Featherbed Lane. To the west is an existing group of flats owned by Rugby Borough Council spread over two-storeys and primarily provides accommodation for the elderly. The site, particularly the south-eastern corner and western section, contains a variety of trees and shrubs and the northern and southern boundaries are dominated by existing timber closeboarded fences set back behind the grass verge.

**Description of Proposals:**

This is a full application for the demolition of existing buildings and erection of three-storey buildings with 61 two-bedroom extra care units with associated communal areas, landscaping, parking, access and an electricity sub-station. The following communal facilities are intended to be used by both residents and members of the public during the daytime, including large dining and lounge areas, a hair salon, care shop and well-being suite. In addition, a laundry and assisted bathroom would be provided for residents and there is also a staff bed-sit and guest suite within the building. Following discussions between the Local Planning Authority and the applicant/agent it has been concluded that the development would fall within a Class C2 use in accordance with the Town & Country Planning Use Classes Order.

The accommodation will be provided over three floors rising to approximately 6.2 metres to the eaves and 11.6 metres to the ridge above ground level. A total of 34 car parking spaces will be provided as a result of the development which will include 3 disabled spaces and 4 on-street parking spaces along Pettiver Crescent. An additional 10 cycle spaces are also proposed. A landscaped courtyard will be provided in the centre of the site with access on to the existing footpath along the western boundary of the site. A group of existing mature trees at the junction of Pettiver Crescent and Featherbed Lane will be retained.

It is intended that the development would be 67% affordable units with 20 units being rented and 21 being shared ownership. The remaining 33%, 20 units, would be for outright sale. It is envisaged that the development would create the equivalent of 17 full-time members of staff.

A design and access statement was submitted with the application, which raised various points including:

- i) area is predominately residential with several commercial units on Featherbed Lane;
- ii) properties are principally 2-storey, although there are some units nearby which are 3, 4 & 5 storeys;
- iii) site has good transport links to Rugby Town Centre and beyond;
- iv) the scheme is focused on providing independent living for the elderly but with care when needed;
- v) communal facilities will be available for use by the general public as well as residents;
- vi) roof heights of the development were lowered following pre-application public consultation;
- vii) development runs around perimeter of site providing a strong active street frontage;
- viii) layout seeks to encourage and promote community inclusion and cohesion;
- ix) scale of development considered appropriate for the size and range of streets nearby and open spaces proposed;
- x) mix of brick, glazing and render used to create a building which gives a more domestic appearance;
- xi) overall amount of development is governed by economic and sustainable viability of the scheme;
- xii) cluster of trees on the corner of Pettiver Crescent & Featherbed Lane will be retained to provide a level of natural screening;
- xiii) scheme designed to allow and enable people with disabilities to access all of the buildings and gardens; and
- xiv) development will achieve a very good BREEAM rating.

The applicant's agent has also submitted with the application an Affordable Housing Statement, Sustainability Statement, Green Travel Plan, Asbestos Report, Site Investigation Report, Ecology Survey, Tree Survey, Arboricultural Method Statement, Landscape Layout, Illustrative Layouts, Drainage Layout, Refuse Strategy, Electricity Sub-Station Details and Foundation Statement.

The applicant's agent has also referred to a public consultation event regarding the proposal which was conducted in December 2011. It is understood that 550 properties received an invite to attend the event which resulted in the completion of 7 comment forms together with several verbal comments at the event. Based on these responses the roof height was lowered, more parking was provided, timber cladding was removed and an access gate was put in at the rear of the site.

### **Relevant Planning History:**

The site has an extensive planning history, however this relates primarily to the old people's home that is currently occupying the site. The history covers the period from 1959 when the complex was built up until 2004 for replacement windows.

### **Technical Consultations:**

Severn Trent Water	No objection, subject to a condition
WCC Ecology	No objection, subject to informatives
WCC Archaeology	No comments
WCC Highways	Following the receipt of additional information, no objections, subject to conditions & informatives
WCC Police	No comments
WCC Housing/People Group	Support
RBC Environmental Services	Following the receipt of additional information, no objections, subject to conditions & informatives
RBC Arboricultural Officer	Following the receipt of additional information, no objections, subject to conditions

### **Third Party Consultations:**

#### Original Plans

Neighbours (2)	Object	Three storeys will block light and result in total loss of privacy; Multiple windows overlooking property; Extremely negative impact on lives of existing neighbours;
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Out of keeping with character of area;  
 Dominate surrounding area;  
 Residents and planting schemes will be left in permanent shade;  
 Grossly inadequate levels of parking;  
 Insufficient existing parking levels in area, especially in evenings and weekends;  
 Lack of parking, not just linked to vehicles owned by residents, but also results from visitors to the sheltered housing;  
 Despite objecting, do support principle of much needed facilities.

Amended Plans

Neighbour (1)

Object

In favour of creating extra care facilities, but serious concerns over design;  
 Insufficient parking – not all houses have off-street parking so at weekends and evenings cars parked along entire length making road single width;  
 Parking demand exceeds number of bays at the sheltered housing;  
 Insufficient parking exists at Featherbed Lane shops;  
 Submitted documents admit parking provision does not meet Council's standards;  
 Evidence from other sites shows car parks often full;  
 Amended plans have reduced parking bays along Pettiver Crescent by one;  
 Visitor parking not considered and will be at its highest in the evenings and weekends;  
 Bus services being cut and travelling by car more convenient;  
 Cars more likely to be used by contract or part-time staff;  
 Not convinced by future parking surveys and trying to persuade people to not use cars will not have any effect on changing behaviours;  
 Height of 3 storey building out of keeping with area;  
 Building will dominate surrounding area and alter character and views of neighbouring properties;  
 Loss of day and sunlight – overshadow neighbouring properties and courtyard of complex;  
 Lack of light for future residents and landscaping a concern;  
 Vehicle access will not be able to be used owing to parked vehicles on Pettiver Crescent – accidents/conflict;  
 Not able to park outside house at present owing to continuous unbroken line of parked cars from owners/visitors of existing dwellings; and  
 Concern that refuse lorries would not be able to park or access points near bin stores.

**Relevant Planning Policies & Guidance:**

Rugby Borough Council Local Plan, 2006 Saved Policies:

GP2	Landscaping	Complies
E6	Biodiversity	Complies
T5	Parking Facilities	Complies

Rugby Borough Core Strategy 2011:

CS1	Development Strategy	Complies
CS11	Transport & New Development	Complies
CS16	Sustainable Design	Complies
CS17	Reducing Carbon Emissions	Complies
CS19	Affordable Housing	Complies

Rugby Borough Council Planning Obligations Supplementary Planning Document, 2012 (Appendices 2 (Transport) & 3 (Air Quality))  
Rugby Borough Council Sustainable Design & Construction Supplementary Planning Document, 2012  
The Royal Town Planning Institute's Good Practice Paper on Extra Care Housing, 2007

West Midlands Regional Spatial Strategy  
National Planning Policy Framework, 2012

## **Assessment of Proposals:**

### General Principles

The application site lies within the existing Rugby Urban Area currently occupied by the former Abbotsbury old people's care home. This building, the bungalow within the grounds and the curtilage associated with the main building is considered to be previously developed land. Policy CS1 considers Rugby Urban Area as the primary focus for new residential development whether on brownfield (previously developed land) or Greenfield land, so on this basis the proposal is considered to accord with Policy CS1 and the NPPF.

### C2 Use

The Town & Country Planning (Use Classes) Order 1987 (as amended) states that a Class C2 use (Residential Institutions) defines care as being 'personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in Class C2 also includes the personal care of children and medical care and treatment.' This meaning specifically states old age and at the pre-application stage the applicant provided additional information in relation to how such a facility would operate. This included the following statements:

- They only provide housing for individuals 55 years old or above;
- A prospective resident would have to have a care need;
- The residents would pay a service charge on top of any rent;
- Units would have their own electricity supply, but the gas and water would be communal;
- All tenants and purchasers need to be approved by an allocations panel;
- Disposal of the units would be carried out in conjunction with the applicant to ensure they are sold to 'qualifying' people; and
- Scheme will have 24 hour cover by care staff, although none of the staff will reside within the development.

Limiting the minimum age to 55 years old, requiring occupants to have a care need, the paying of an annual service charge, restrictions on the disposal of the units, certain shared services and the provision of leasehold units, is clearly going to discourage those individuals who are not elderly and not in need of care. In addition, the construction of all the units and facilities in a single building, the availability of 24 hour care and the employment of members of staff to cater for the care needs of the residents are further factors which weigh in favour of the interpretation that the proposed development is Class C2.

As the development is considered to be a Class C2 use the applicants are not obliged to provide any affordable housing, open space or education contributions in accordance with planning policy. However, the applicants, Housing 21, consider themselves to be a social enterprise for older people that provide homes and services that enable people to enjoy a good later life by increasing their independence and taking control of the services that they need in an environment which values older people. The applicant's agent has submitted an Affordable Housing Statement which states that 67% of the units will be affordable with 20 being for rent and 21 being for shared ownership. The remaining 20 units will be sold outright.

As the site is located within the Rugby Urban Area which is the primary focus for new residential development then it would be unreasonable in this instance to impose any restrictions on minimum age requirements or that a certain percentage is affordable based on its Class C2 use. However, there is nothing to prevent the applicant operating such restrictions.

### Need

The Royal Town Planning Institute's Good Practice Paper on Extra Care Housing indicates that between 2006 and 2031 there will be approximately a 67% increase in the number of individuals over the age of 75 living in the United Kingdom. The Local Planning Authority is aware that there is a need for the development as identified in the West Midlands C2 Housing Market Area: Strategic Housing Market Assessment (2008) which states that Rugby has an above average elderly population compared to the regional and national average. The relatively older population profile of the Borough combined with demographic trends towards an ageing population has potential implications for future accommodation. For example, an increased need for specialised accommodation for older people that if unmet could result in an under occupancy of larger dwellings creating a potential blockage in the market which may force younger families to leave the area.

A Review of Dementia Care for Older People in Warwickshire (2007) states that Warwickshire has fewer registered care home places for older people with dementia at 10.32 per 1000 population, than the England average 12.03. Warwickshire County Council Strategic Commissioning & Performance Section has stated that in 2009 the Government published a national strategy for housing an ageing society, 'Lifetime Homes, Lifetime Neighbourhoods'. The evidence provided showed a projected sharp increase in demand for housing with access to care and support services and the preferred response is through specialised housing such as extra care accommodation, which offers significant advantages to older people who wish to maintain their independence in a housing environment, whilst having access to care and support services and a range of facilities and activities that will encourage social inclusion.

On 22 May 2008, the Warwickshire County Council (WCC) Cabinet approved the Care and Choice Accommodation Programme (CACAP) strategic framework, which details how the County Council aims to modernise and reshape services by making them more responsive to the needs of older people, their families and carers. The number of Warwickshire residents over 85 is forecast to treble in size (from 12,000 to 35,000 by 2033) – a trend that is reflected across all Boroughs and Districts. Doing nothing in response to these changing demographics is not an option, and with this in mind, the People Group at WCC is committed to a 'whole market' approach to increase care accommodation capacity across the county, including the delivery of approximately 500 affordable extra care accommodation units by 2014/15.

WCC has stated that an underlying purpose of CACAP is to ensure that more housing opportunities for older people are available to meet their changing needs and that the proposed development will provide an important additional contribution to the development of extra care accommodation for both the Borough of Rugby and Warwickshire, which has seen an increase of over 15% in the 65+ age group over the last 10 years.

There is undoubtedly a demand for the availability of accommodation for the elderly, however, not all forms of sheltered housing meet the needs of older people. The RTPI Good Practice paper referred to above states that many older people now survive longer with a disabling illness and the chance for individuals to avoid residential care and live in specially designed housing so they can retain a sense of independence and dignity. Recent planning appeal decisions have reiterated this and highlighted that extra care provision can enable the elderly to maintain as long as possible an independent life and care can be more effectively delivered.

Extra care housing is understood to be a significant growth area and is described as purpose-built accommodation in which varying amounts of care and support can be offered and where some services are shared, but generally do not contain extensive communal facilities such as function rooms, laundries, restaurants, shops, health and fitness rooms.

### Highways

The lack of car parking in and around the site has been raised. Appendix 2 of the Planning Obligations Supplementary Planning Document, March 2012 refers to the Local Planning Authority's parking standards, which for a Class C2 development would equate to 1 space per 4 residents. As all the units will contain 2 bedrooms it is possible that they could be occupied by 2 people resulting in 122 residents. On this basis a total of 31 parking spaces would be sought. As detailed above, a total of 30 spaces will be provided on site, including 3 disabled spaces, and an additional 4 spaces will be provided along Pettiver Crescent. The 4 new spaces along Pettiver Crescent will not be for exclusive use by residents or visitors to the development but will assist in combating the overall parking concerns that exist in the area. It is unlikely that all the units would be occupied by 2 people and therefore it could be considered that the level of parking provided is excessive for this type of use. However, owing to existing concerns on parking that have been raised, the formation of 34 spaces in total is considered acceptable and justified in this instance. Warwickshire County Council (WCC) Highways have confirmed that they raise no objection to the parking levels proposed.

A Green Travel Plan was submitted with the application with the aim of promoting walking, cycling and public transport usage. They confirm that the future manager of the site would assume the role of the Travel Plan Co-ordinator and that within 6 months of the site being occupied both staff and visitor surveys will be conducted in relation to travel patterns and attitudes relating to travel behaviour. This document refers to 13 other sites the applicant operates with similar facilities and set ups and that even when they take a 'worse case' scenario for car usage, adequate car parking provision would exist on site.

Sustainable development underpins the core principles of planning and the need to encourage sustainable modes of transport in order to address the causes and potential impacts of climate change through reducing carbon emissions. The site is located within the urban area and is adjacent to a parade of shops on Featherbed Lane and is within walking distance of Featherbed Lane Recreation Ground. There is also a regular 30 minute daily bus route along Featherbed Lane and Bromwich Road to Rugby Town Centre which runs right past the site.

Following the submission of further details in relation to vehicle tracking, visibility splays and the moving of the parking bays on Pettiver Crescent, WCC Highways have stated that they raise no objection to the proposal subject to conditions and informatives.

On this basis, the proposal would comply with Policy CS11, saved Policy T5 and the NPPF.

### Design & Appearance

Roads lie to three sides of the development and owing to Featherbed Lane being between 1.5 to 2 metres lower than the site, the scheme would be very prominent in the streetscene. The area of built form will also be significantly increased compared to the existing buildings on site. The main entrance of the building will face Featherbed Lane, which will have large areas of glazing, projecting 3-storey gabled feature and canopy which will give a striking frontage to the development. The elevations of the scheme will have a strong vertical emphasis with contrasting brickwork and render in a stepped configuration with tiles to the pitched roofs which the applicant's agent considers will assist in giving a more domestic appearance to the scheme. The entire development is configured in a general 'J-shape' with the main elevations set back between 7 to 10 metres from the edge of the surrounding roads. The third level of accommodation would be primarily in the roofspace of the building with the rooms served by either large dormer windows or rooflights.

The majority of dwellings in the area are two storey constructed from brick and tile with pitched roofs. However, some of the properties nearby also have external render finishes such as the flats above the existing parade of shops and sections of the existing flats on Pettiver Crescent owned by Rugby Borough Council.

The majority of existing two-storey properties along Featherbed Lane, Pettiver Crescent and Bromwich Road have eaves heights of approximately 4.5 to 6.2 metres and ridge heights of approximately 7.4 to 8.1 metres. The proposed development will be provided over three floors rising to approximately 6.2 metres to the eaves and 11.6 metres to the ridge above ground level. Although the scheme will be taller than the surrounding buildings, the overall scale, design and appearance is considered acceptable and it is judged that architectural features of the development would draw upon the local distinctiveness of the area. Therefore, the proposal would accord with policy CS16 and the NPPF.

#### Residential Amenity

The closest residential properties to the development are the existing flats to the immediate west which in the case of 39 & 51 Pettiver Crescent lie approximately 11 metres from the side of the stairwell and approximately 12 metres from the rest of the blank (apart from a door) gabled side of the main building. In the case of 74 & 82 Pettiver Crescent this distance increases by approximately a further metre. All of these properties have side facing habitable room windows which look onto the gable ends of the proposed scheme. Between 39 & 51 Pettiver Crescent and the side of the development a bin storage area and electricity sub-station will be provided. The height of the fencing around the bin store area will be approximately 1.8 metres high at its closest point to 39 & 51 Pettiver Crescent owing to the slight change in ground levels. The height of the electricity sub-station would be approximately 2.3 metres at its highest point.

The erection of a fence up to a height of 2 metres could be installed along the boundary of the site within 1 metre of the side facing windows of 39 & 51 Pettiver Crescent without the need for planning permission. Whilst the habitable room window of 39 Pettiver Crescent (ground floor) would be impacted upon by the fence surrounding the intended bin store, the fence surrounding the electricity sub-station would lie approximately 4 metres away from the window. On balance the juxtaposition of the bin store and electricity sub-station fencing and the habitable room window of 39 Pettiver Crescent is considered acceptable bearing in mind the existing landscaping and fencing on site and the fallback position that the applicant could rely on.

When viewed from the habitable room windows of 39 & 51 Pettiver Crescent the end gable of the development and the associated stairwell would be set at a lower level and would in effect rise to a maximum height of approximately 11 metres to the ridge and 9.6 metres to the top of the stairwell. Owing to the slight 'M' shaped gable with recessed sections either side of the stairwell, the overall impact of the development on the occupants of 39 & 51 Pettiver Crescent is not considered to be so significant to warrant a reason for refusal on this basis.

The side facing habitable room windows of 74 & 82 Pettiver Crescent lie approximately 2 metres from the edge of the site boundary. There is no bin store or electricity sub-station proposed to the side of 74 & 82 Pettiver Crescent just a paved drying area. The proposed development would be set approximately 0.5 metres lower which when viewed from the habitable room windows of 74 & 82 Pettiver Crescent would in effect also rise to a maximum height of approximately 11 metres to the height of the ridge and 9.6 metres to the top of the stairwell. As mentioned above 74 & 82 Pettiver Crescent are slightly further away from the development compared to 39 & 51 Pettiver Crescent and based on the design of the end gable as detailed above the relationship between 74 & 82 Pettiver Crescent and the development on balance is considered acceptable.

The finished ground floor level of the development will lie between 0.8 metres to 1.8 metres lower than the ground floor level of the houses along the southern side of Pettiver Crescent. The ground and first floor habitable room windows of the development will lie approximately 24 metres away from the habitable room windows of those properties on the southern side of Pettiver Crescent. As the second floor windows of the scheme will be set into the roofslope a distance of around 27 metres will exist between those windows and the habitable room windows of the dwellings along the southern side of Pettiver Crescent. As these distances are across a public highway the level of separation between the proposed development and these existing houses is considered acceptable.

The finished ground floor of the development will lie between 0.3 metres to 0.5 metres lower than the ground floor level of the houses along the northern side of Bromwich Road. The separation distances referred to above would also be approximately the same between the intended development and those properties along Bromwich Road, namely around 24 metres between the ground and first floor windows and approximately 27 metres from the second floor windows. These will also be across a public highway and therefore, these distances are considered acceptable.

Above the row of shops are a series of residential flats whose amenity also needs to be considered. The floor level of these flats will be approximately 2 metres higher than the finished ground floor level of the intended scheme. The first and second floor windows of the development would also lie approximately 24 metres away from the windows of the flats and as above this is also across a public highway and deemed acceptable.

The amenity of future residents is also considered, however, Class C2 accommodation does generally have a mix of communal facilities and tends to be provided in a series of blocks which can result in a slightly reduced level of amenity between future residents than may be expected if they were independent Class C3 residential dwellings. The block running parallel to Pettiver Crescent is to the south of the block running parallel to Bromwich Road and will, particularly in the autumn and winter months, cast a shadow across the external courtyard area. However, the distance between the two blocks is approximately 23 metres across the courtyard and this is considered an acceptable relationship to safeguard the amenity of future residents.

Overall, whilst the development would result in a greater level of built form across the site in terms of width, depth and height reasonable levels of amenity to surrounding properties would be retained and there would be no adverse impact on the grounds of overshadowing. Overall the relationship is considered acceptable in planning terms and therefore, the proposal would accord with policy CS16 and the NPPF.

As part of the submitted documentation the applicant's agent has stated that before any construction activities commence the developer and all appointed contractors should be registered to the Considerate Constructors Scheme Code of Considerate Practice which includes such principles as being neighbourly, environmentally conscious and safe. They have also stated that vibration levels during construction should be monitored and assessed in accordance with British Standards and that good practice measures are used in connection with dust control. Nevertheless, Environmental Services have stated that prior to works commencing on site a Construction Method Statement covering noise, vibration and dust matters would need to be submitted to the Council. In addition, as the area is primarily residential they have requested conditions are imposed that restrict the hours of operation associated with demolition and construction works on the site. This is considered reasonable and conditions would be attached accordingly.

#### Landscaping & Trees

As part of the submissions a hard and soft landscaping plan has been submitted together with a Tree Survey and Arboricultural Method Statement. Numerous existing trees across the site will have to be removed, including several cherry trees ranging between 8 to 11 metres in height and several lime trees of 10 metres in height. To compensate for their loss a series of heavy standard birch, beech, hornbeam, oak, cherry and rowan trees will be planted around the perimeter of the site and in the rear courtyard together with ornamental planting and hedgerows. The existing 14 metre high ash and silver birch trees and 12 metre high ash and larch trees adjacent to the junction of Pettiver Crescent and Featherbed Lane will be retained.

In order to facilitate the provision of 4 new on-street parking spaces along Pettiver Crescent and achieving an acceptable level of visibility at the entrance/exit of the site two cherry trees within the highway verge will have to be removed on Pettiver Crescent. However, 3 new hornbeam trees will be planted along the southern boundary of the site to compensate for this loss. Not all the intended planting species proposed for the development are shown on the submitted landscape plan, however,

some of these would be in shade from sunlight owing to the design and position of the building. Shade tolerant species could be incorporated into the overall landscape scheme as part of a landscape condition.

Based on the submission of the revised landscaping plan and the Tree Survey and Arboricultural Method Statement, the Council's Tree Officer has raised no objection to the development. Overall the proposal is considered to accord with saved Policy GP2.

#### Ecology

A phase 1 habitat survey and protected species assessment, incorporating a bat survey, was submitted with the planning application. It concluded that no protected species were recorded on site or were within 500m of the proposed development. The initial bat survey concluded that there was the possibility of potential bat roosting opportunities within the roof space of the building so a further external and internal survey was conducted. This concluded no bats were physically observed roosting within the building and no evidence, including droppings, staining and feeding remains were observed. Based on this the assessment concluded that no further surveys were needed.

WCC Ecology accepts the outcomes from the surveys and raise no objection to the development, subject to the imposition of various notes to applicant. Overall the proposal is considered to accord with saved policy E6 and the NPPF.

#### Sustainable Design & Construction

Core Strategy policies CS16 and CS17 refer to sustainable design and reducing carbon emissions. The Sustainable Design & Construction Supplementary Planning Document, 2012 states that the Council believes major development proposals provide a valuable opportunity to maximise the potential for reducing carbon emissions through improved energy efficiency in both construction and design.

Policy CS16 states that sustainable drainage systems (SUDS) should be used and development should meet specified water conservation levels. Opportunities for utilising SUDS are also referred to in saved Policy GP2. The application included a Sustainability Statement which recommends the use of SUDS for part of the development and that they can increase amenity value on site, enhance water quality prior to discharge and encourage biodiversity. They are suggesting that permeable paving could be used for the car park within a sealed system to allow some treatment of surface water prior to the discharge from the site. Severn Trent Water has raised no objections subject to the imposition of a condition.

The policy also states that all new residential development should meet water conservation standards in Level 4 of the Code for Sustainable Homes and all new non-residential development shall demonstrate water efficiency of the relevant BREEAM (Building Research Establishment Environmental Assessment Method) very good standard. It is understood from a Building Control aspect the development would be considered under BREEAM criteria rather than as Code for Sustainable Homes. It is considered that a condition can be imposed to any planning permission securing these requirements, however, the Sustainability Statement does state that water appliances will be energy saving to minimise water use.

Policy CS17 states that development must comply with the Building Regulations relevant at the time of construction and that as a minimum all new development of 10 dwellings or 1000 sqm of non-residential floor space or more shall include equipment to reduce carbon dioxide emissions by at least 10%. The submitted Sustainability Statement acknowledges the need to reduce greenhouse gas emissions and that a key objective of the scheme should therefore be to encourage energy efficiency in all aspects of the development, including design and procurement, construction and use. This documents makes specific reference to the use of high levels of insulation; heating, cooling and ventilation systems designed with variable output to meet only the required loads at any one time; water appliances will be energy saving to minimise water use; and daylight dimming. The plans also show the provision of solar photovoltaic panels on the roof of the building. At this stage it has not be confirmed what other types of

technology or equipment would be most appropriate in order to achieve the required reductions in carbon emissions, but this can be addressed by condition.

Waste/Refuse Collection & Electricity Sub-Station

Concern has been raised at the practical collection of the bins from the designated storage areas on the site. The applicant's agent has produced a Refuse Strategy which details both internal and external refuse facilities and collection processes. The Council's Waste Services Unit has been consulted on the application and confirmed that they are happy with the details submitted.

As part of the development a new electricity sub-station will be constructed at the south-west corner of the site. Based on extremely low frequency electromagnetic fields the scheme was amended to incorporate a minimum 5 metre separation from the actual sub-station and any dwellings. Environmental Services have confirmed that they are content with the additional technical documentation they have received in connection with the sub-station and the amended plans relocating the sub-station.

Ground Contamination

A phase 1 & 2 ground investigation report was submitted with the planning application together with a sub-structure foundation statement. The ground investigation report looked at ground conditions, geotechnical details including foundation design, contamination and ground gases. Environmental Services have considered the reports and accept the remediation measures proposed and assessments made.

Other Matters

A Site Waste Management Plan which identifies the types of waste that the development may generate and estimated amounts, together with potential for recycling materials and dealing with inert and hazardous waste throughout the construction process is likely to need to be submitted to Rugby Borough Council. Ultimately, the acceptance and enforcement of such a Plan is governed by separate legislation dealt with by the Council's Environmental Services Section. A note to applicant will be added to any decision to advise the applicant of their duties.

**Recommendation**

Overall based on the aforementioned assessment it is considered that the proposal would accord with the Development Plan and national planning guidance. Therefore, the recommendation is for approval subject to conditions and informatives.

**DRAFT DECISION**

**APPLICATION NUMBER**

R11/2294

**DATE VALID**

24/10/2012

**ADDRESS OF DEVELOPMENT**

ABBOTSBURY  
PETTIVER CRESCENT  
HILLMORTON  
RUGBY  
CV21 4JD

**APPLICANT/AGENT**

Miss Jennifer Allen  
Glancy Nicholls Architects  
3 Greenfield Crescent  
Edgbaston  
Birmingham  
B15 3BE  
On behalf of Mr Paul Crosland, Housing 21

## **APPLICATION DESCRIPTION**

Demolition of existing buildings and erection of three-storey buildings with 61 extra care units (Class C2) and associated communal areas, landscaping, parking, access and sub-station

## **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:

11011 A100 Location Plan;  
11011 A101 Existing Site Plan;  
11011 A111 Rev D First Floor Plan;  
11011 A112 Rev F Second Floor Plan;  
11011 A-300 Existing Site Sections;  
Affordable Housing Statement dated January 2012;  
Green Travel Plan dated January 2012/v1; and  
Tree Survey by Crawshaw Environmental dated 05/12/2011 with accompanying Tree Constraints Plan  
all of the above received by the Local Planning Authority on 3rd September 2012;

EKV0031 Substation Enclosure Details;  
11011 A113 Rev C Roof Plan;  
Amended Ecology Survey incorporating Bat Scoping Report by Crawshaw Environmental dated 28/09/2012; and  
Sustainability Statement by BWB Consulting  
all of the above received by the Local Planning Authority on 8th October 2012;

STND/001/035 Substation Foundation Details received by the Local Planning Authority on 9th January 2013;

Phase 1 & 2 Ground Investigation & Test Report ref ML/20076 by GIP Limited dated 09/02/2012; and  
Substructure Foundation Statement ref CW/12/226 by Copeland Wedge Associates Consulting Engineers all of the above received by the Local Planning Authority on 11th January 2013;

Arboricultural Method Statement by Crawshaw Environmental with accompanying Tree Protection Plan dated 09/01/2013 received by the Local Planning Authority on 15th January 2013;

CW-12-226-502 Rev P3 Drainage Layout; and  
CWA-12-226-510 Rev P1 Vehicle Tracking  
all of the above received by the Local Planning Authority on 16th January 2013;

Refuse Strategy Job No. 11011 received by the Local Planning Authority on 18th January 2013;

Email from the Agent to the Local Planning Authority dated 21/01/2013 [11:03] re Electricity Sub-Stations;

11011 A102 Rev I Proposed Site Plan;  
11011 A110 Rev L Ground Floor Plan;

11011 A-200 Rev H Proposed Elevations;  
11011 A-201 Rev I Proposed Elevations;  
11011 A500 Rev H Landscape Layout; and  
all of the above received by the Local Planning Authority on 22nd January 2013;

**REASON:**

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

**CONDITION 3:**

Notwithstanding the details submitted and the plans and documents approved under Condition 2 of this permission, no development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, including windows, doors, balconies, louvres, rain water goods, soffits, fascias and barge boards, together with samples of the 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 4:**

In addition to the landscape layout approved under Condition 2 of this decision, additional tree planting shall be incorporated along the northern boundary of the site adjacent to Bromwich Road. Full details of this additional planting together with details of the intended ornamental planting as depicted on the landscape layout plan and samples of the hard landscaping shall be submitted to and approved in writing by the Local Planning Authority before development commences, unless otherwise agreed in writing with the Local Planning Authority. The hard landscaping shall be implemented prior to the first occupation of the building.

**REASON:**

To ensure a satisfactory appearance and in the interests of visual amenity.

**CONDITION 5:**

The soft landscaping scheme, as detailed on the approved plans and in Condition 4 of this decision, shall be implemented no later than the first planting season following first occupation of the development. Trees should be staked and tied as appropriate and planted at girth size 12-14cm (heavy standard). 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, maintain and enhance continuity of tree cover in the local area and in the interests of visual amenities.

**CONDITION 6:**

All tree protection measures and tree works identified within the arboricultural report/tree protection plan relating to the approved design details (including the erection of protective fencing) should be implemented prior to the demolition and development phase and to the satisfaction and written approval of the Local Planning Authority. Protective measures should remain in place until completion of all construction works. Root protection areas should be treated as sacrosanct with no building activity, ground disturbance or storage of building materials taking place within them. All tree works should be carried as per BS3998:2010 (Tree work - recommendations).

**REASON:**

To protect retained tree stock during the development phase in interests of local amenity.

**CONDITION 7:**

Notwithstanding the details submitted, full details (including elevations) of all proposed walls, fences, railings and gates, including the retaining wall at the junction of Featherbed Lane & Bromwich Road, shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. Details agreed in accordance with this condition shall be carried out prior to the date on which the development is first occupied.

**REASON:**

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

**CONDITION 8:**

Prior to the development first being occupied, the development, vehicular accesses, parking bays and associated carriageway markings shall be laid out in accordance with approved plans detailed in Condition 2 of this decision. The accesses to the site for vehicles shall not be used in connection with the development until they have been surfaced with a suitable bound material for a distance of 10 metres as measured from the near edge of the public highway carriageway. All parking bays within the application site shall be retained at all times for the parking of vehicles.

**REASON:**

In the interests of highway safety.

**CONDITION 9:**

The development shall not be first occupied until all parts of the existing access within the public highway not included in the permitted means of access have been closed and the kerb and footway have been reinstated in accordance with the standard specification of the Highway Authority, Warwickshire County Council. In addition, the development shall not be first occupied until visibility splays have been provided to the vehicular accesses to the site with 'x' distances of 2.4 metres and 'y' distances of 33 metres to the near edge of the public highway as depicted on the approved plan CWA-12-226-510 Rev P1 received by the Local Planning Authority on 16th January 2013. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

**REASON:**

In the interests of highway safety.

**CONDITION 10:**

Notwithstanding any details submitted as part of the application and prior to the development first being brought into use, details including the appearance and location of secure and both covered and uncovered cycle storage facilities for both staff and visitors shall be submitted to and approved in writing by the Local Planning Authority. The cycle provision shall be implemented in accordance with the approved details and made available for use prior to the development first being brought into use.

**REASON:**

In the interests of promoting sustainable transport measures.

**CONDITION 11:**

Prior to the development first being brought into use, the amended drainage details as depicted on plan ref CW-12-226-502 Rev P3 received by the Local Planning Authority on 16th January 2013, shall be implemented in full.

**REASON:**

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

**CONDITION 12:**

Prior to the commencement of any works on site, a Construction Method Statement shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

- 1) the control of noise and vibration emissions from construction activities including groundworks and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the construction phase;
- 2) the control of dust including arrangements to monitor dust emissions from the development site during the construction phase; and
- 3) measures to reduce mud deposition offsite from vehicles leaving the site.

Development shall be carried out in compliance with the approved Construction Method Statement, unless otherwise approved in writing by the Local Planning Authority.

**REASON:**

In the interests of the amenities of the locality, including neighbouring properties.

**CONDITION 13:**

Unless otherwise agreed in advance in writing with the Local Planning Authority, in relation to the demolition and construction works at the site, no plant or machinery shall be operated, no process shall be carried out and no construction or demolition traffic shall enter or leave the site outside the hours of 07:00 to 18:00 hours Mondays to Fridays, nor outside the hours of 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holidays.

**REASON:**

In the interests of the amenities of the locality, including neighbouring properties.

**CONDITION 14:**

Prior to the first occupation of the building, details of water efficiency measures to be incorporated into the design of that building to meet the standards below in accordance with Policy CS16 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 the building prior to their first occupation and then retained in perpetuity. Unless otherwise agreed in writing with the Local Planning Authority, the minimum standards shall be equivalent to BREEAM very good standard.

**REASON:**

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

**CONDITION 15:**

Prior to the first occupation of the building, details of the equipment and technology to be incorporated into the design of the building to achieve carbon emission reductions 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.

**CONDITION 16:**

Prior to the commencement of development, details of the design measures to be incorporated into the construction of the development to ensure the following internal noise levels in all habitable areas with external windows and doors kept shut whilst maintaining adequate ventilation in accordance with the

Building Regulations in force at the time of construction, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented in full prior to the development becoming first occupied and shall thereafter be permanently maintained in full accordance with the approved details.

Unless otherwise agreed in writing with the Local Planning Authority, internal noise levels to be achieved in all habitable areas attributable to external noise sources with windows and doors shut and adequate room ventilation provided:

30 dBLAeq 16 hour between 07:00 and 23:00 hours;

30 dBLAeq between 23:00 and 07:00 hours; and

45 dB LAMax between the hours of 23:00 and 07:00.

REASON:

In the interests residential amenity.

CONDITION 17:

Prior to the commencement of development, details of a suitable sound insulation scheme to the ceilings and party walls of the plant rooms and adjoining residential units shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to the use hereby permitted first coming into operation and thereafter shall be permanently retained.

REASON:

In the interests of residential amenities.

CONDITION 18:

Notwithstanding the details submitted, prior to installation full and precise details of a suitable kitchen fume extraction system, including external appearance, shall be submitted to and approved in writing by the Local Planning Authority. The system shall be designed to operate in full accordance with the approved details before the building is first brought into use and shall thereafter be maintained in accordance with the approved details. In addition, no fixed mechanical ventilation or refrigeration /air conditioning plant shall be installed until full and precise details, including external appearance, has been submitted to and approved in writing by the Local Planning Authority. The approved ventilation systems and plant shall be installed and thereafter be maintained in accordance with the approved scheme.

REASON:

In the interests of the amenities of the locality and health and safety.

CONDITION 19:

Prior to the development first being brought into use, the refuse storage and collection arrangements, including the provision for the recycling of waste, as detailed in the Refuse Strategy approved under Condition 2 of this decision, shall be installed and made available for use prior to the building first being brought into use. The facilities shall thereafter be maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To ensure satisfactory bin storage and collection facilities are provided, together with the opportunity for recycling waste.

CONDITON 20:

Prior to the installation of any external lighting, full details of the design and appearance of the lighting columns, fixtures and fittings, together with their associated angle, fall, spread and intensity, shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall then be installed and operated in accordance with the approved details and plans.

**REASON:**

To prevent unnecessary light pollution and in the interests of the amenities of the area.

**REASON FOR APPROVAL:**

The proposed scheme involves the demolition of the existing buildings on site and the erection of a new build extra care facility within the Rugby Urban Area. Based on the location of the development the proposal would accord with policy CS1 of the Rugby Borough Core Strategy 2011 and the National Planning Policy Framework (NPPF), 2012. The design and appearance of the development would result in a greater built form creating a more prominent feature within the streetscene. However, the proposed development would not adversely affect the character and appearance of the area and based on its relationship and design would not adversely affect the amenities of the neighbouring properties and thereby would accord with policy CS16 of the Rugby Borough Core Strategy 2011. The proposed development would not have an unacceptable impact on the surrounding infrastructure, including highways, air quality, ground contamination and drainage and a sufficient level of parking would be provided. The proposal would also safeguard the potential presence of any protected species and key landscape features as well as providing a new comprehensive landscape scheme. Therefore, the proposal would accord with policies CS11 & CS16 of the Rugby Borough Core Strategy 2011, saved policies GP2, E6 & T5 and the NPPF. The proposed development would incorporate carbon emission reduction technology as well as water efficiency measures thereby satisfying policies CS16 & CS17 of the Rugby Borough Core Strategy 2011.

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

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

Rugby Borough Core Strategy 2011 - Policies CS1, CS11, CS16, CS17 & CS19

Rugby Borough Council Planning Obligations Supplementary Planning Document, 2012

Rugby Borough Council Sustainable Design & Construction Supplementary Planning Document, 2012

The Royal Town Planning Institute's Good Practice Paper on Extra Care Housing, 2007

West Midlands Regional Spatial Strategy, 2004

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](http://www.rugby.gov.uk) or at the Council Offices.

**STATEMENT OF POSITIVE ENGAGEMENT:**

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

**INFORMATIVE 1:**

Separate advertisement consent may be required from the Local Planning Authority for any intended signage.

**INFORMATIVE 2:**

The applicant's attention is drawn to the Site Waste Management Plans Regulations, 2008 which may be applicable. Further information can be obtained from the Council's Environmental Services Section on 01788 533857.

**INFORMATIVE 3:**

The applicant is advised to give due regard to the advice contained in BS5228:2008 Noise and vibration control on construction and open sites.

This Authority also wishes to draw your attention to the Considerate Constructors Scheme. This is a voluntary Code of Practice, driven by the construction industry, which seeks to:-

- Minimise any disturbance or negative impact (in terms of noise, dirt and inconvenience) sometimes caused by construction sites to the immediate neighbourhood;
- Eradicate offensive behaviour and language from construction sites;

- Recognise and reward the contractor's commitment to raise standards of site management, safety and environmental awareness beyond statutory duties.

For further information contact:-

Considerate Constructors Scheme, PO Box 75, Ware. SG12 9LN

Tel 0800 783 1423

[www.considerateconstructors.co.uk](http://www.considerateconstructors.co.uk)

#### INFORMATIVE 4:

The applicant is advised that with regard to Condition 18 of this decision, the flue outlet for the kitchen extraction system shall terminate no less than 1 metre above the apex to the main roof of the premises. Guidance contained in the document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' published by the Department of Environment Food and Rural Affairs published in 2005 should be followed. In relation to air cooling/air extraction equipment/plant referred to in Condition 18 of this decision, in order to allow the proposals to be properly assessed, the following information would be expected to be submitted to the Local Planning Authority:

- Full noise specification including sound power levels and frequency analysis for the equipment to be installed;
- Details of noise mitigation measures to be utilised to prevent the proposed system from causing disturbance to immediately adjacent premises;
- A scale plan showing the positioning and orientation of the equipment in relation to adjacent premises.

#### INFORMATIVE 5:

All waste drains serving the main kitchen of the development should be provided with grease traps and detritus traps prior to the discharge to the foul drainage network to avoid grease, fat and food debris entering the sewer system.

#### INFORMATIVE 6:

Prior to the first operation of the communal dining/ restaurant facilities, the operator should contact the Council's Public Health and Licensing Team on (01788) 533533.

#### INFORMATIVE 7:

The applicant's attention is drawn to the Stakeholder Advisory Group on Extremely Low Frequency Electric & Magnetic Fields (SAGE) Second Interim Assessment 2009-2010 - Electricity Distribution dated 08/06/2010 in regard to the provision of the new electricity sub-station.

#### INFORMATIVE 8:

Bats can be found in many buildings, even those that initially appear to be unsuitable or have been subject to a bat survey and found no evidence. The applicant is advised that to ensure no bats are endangered during destructive works, the roof material of the existing buildings being demolished should be removed carefully by hand. Should any bats be detected during this operation, all work on the building should cease and Natural England contacted for advice. It should also be noted that if the work is not carried out within two years of the date of the submitted bat survey report then further survey work may be necessary. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010, the latter of which deems them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used.

#### INFORMATIVE 9:

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

**INFORMATIVE 10:**

Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity, in accordance with the National Planning Policy Framework, 2012. Such as bat and bird boxes which can be used by a variety of species, native species planting of hedges and use of a wild flower seed mix within the grassland. As additional planting is proposed for the site, indigenous tree and shrub species should be used, preferably of local provenance. Such plants are visually attractive, and have a far higher value for local wildlife than cultivated, non-native plants. The Warwickshire County Council Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

**INFORMATIVE 11:**

Conditions 8 & 9 of this decision require works to be carried out within the limits of the public highway. The applicant/developer must enter into a Minor 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 Planning & Development Group, Communities Group, Warwickshire County Council, 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 12:**

The applicant is advised that prior to works commencing on site, a site meeting shall be arranged between the applicant, the Council's Tree Officer, Dave Gower (01788 533717) and the applicant's designated arboricultural consultant responsible for the site, to inspect tree works and tree protection measures to assist with the consideration of Condition 6 of this decision notice.

**Reference number:** R13/0092

**Site address:** 140 Dunchurch Road, Rugby. CV22 6DR.

**Description:** Proposed erection of a new replacement garage outbuilding

**Case Officer Name & Number:** Sachin Parmar tel: 01788 533549

**The Proposal:**

Permission is sought for the erection of a new garage outbuilding with a gable roof. There is an existing flat roof garage which has fallen into a state of disrepair and is to be demolished. The new outbuilding will have a matching footprint to the existing with a floorspace of approx 47m<sup>2</sup> which will accommodate two parked cars in addition to a store / shed area. The outbuilding will have a maximum height of 3.8 metres with a 2.5 metre height to eaves.

\*Amended Plans were received on 05/02/13. Previously the height of the proposal was 4 metres. It was considered that the height could result in limiting daylight/sunlight to the rear elevation of the main property within the application site. This is however not an adequate ground to warrant refusal. The applicant has acknowledged this and reduced the height slightly. In addition, previously the proposal included numerous windows within both the side and rear elevations. These have been removed so as to alleviate any potential issues in terms of overlooking or loss in privacy to neighbouring gardens.

**Site History:**

R/90070/914: Garage, tool shed and workshop – Approved 01/10/70

R10/0527: Erection of a two storey rear extension – Approved 07/06/10

**Third Party Consultations:**

Neighbours: No responses – expires 07/02/13

**Technical Consultees:**

WCC Ecology Team – No objection subject to informatives

Rugby Council Tree Preservation Team – No Objections

**Relevant Planning Policies:**

Core Strategy – Complies with Policy CS16: Sustainable Design

Local Plan:

- ❖ Complies with saved Policy E6: Biodiversity
- ❖ Complies with saved Policy T5: Parking Facilities

Sustainable Design and Construction (SPD): Residential Extension Design Guide – Complies

NPPF section 7: Requiring Good Design – Complies

**Relevant Site Information:**

The site is located within the Rugby Urban Area. The dwelling is a southeast facing two storey semi-detached property which lies along a private slip road off the busy Dunchurch Road (A426). The property features white rendering and prominent curved bay windows to both the ground and first floor within the principal elevation. To the rear an existing flat roof garage outbuilding with a height of 2.8 metres has fallen into a state of disrepair with water ingress and walls which are not structurally solid. The main property has had a two storey rear extension which has further restricted the rear garden (hardstanding) space. There is however an ample sized front garden with lawned area.

The neighbouring houses to the site are No.142 Dunchurch Road to the south boundary and No.138 Dunchurch Road to the north boundary. No.142 is the handed property and is of a similar form and appearance. There is an adequate buffer of approx 3 metres between the main property within the application site and No.138. This buffer is used as the vehicle access into the rear outbuilding. From the rear garden of the application site 2 metre high fences in addition to the existing garage side elevations provide an adequate boundary treatment to No.142 and No.138. Within the local vicinity there are examples of large garage outbuildings to the rear such as at No.1 Hibbert Close to the north.

Determining Considerations:

The main issues of the proposal relate to the visual & residential amenity.

In design terms the gable roof will enhance the profile and character over the outbuilding which currently exists. This will enable the outbuilding to be sympathetically related to the main dwelling with the use of painted exterior rendering matching the main property and concrete roof tiles. The redeveloped garage will therefore sit harmoniously within the application site with a height which is not overly prominent.

The proposal will have minimal adverse impacts on the amenity of occupants of the neighbouring properties and the principle of an outbuilding of this footprint already exists at this site. It is considered that the addition of a gable roof will result in minimal loss in sunlight/daylight to neighbouring properties. This is due to properties to the northwest, No.24 and No.26 Wentworth Road being located some distance away. Properties on this side of Dunchurch Road, including neighbouring No.138 and No.142, are southeast facing. Due to this orientation they already suffer a lack of light to rear gardens and rear elevations which include kitchen windows, as the sun moves during the day from east to west. In addition there are numerous mature trees within rear gardens which provide high boundary treatments and overshadow the rear of properties. It is considered therefore that a gable roof sloping away will result in minimal additional impact in terms of loss in any daylight/sunlight to No.138 and No.142.

The outbuilding features rooflights and a window within the front elevation facing the main property. As the amended plans have removed windows from both side elevations and rear elevation there will be minimal issues in terms of overlooking or any invasion of privacy to No.138, No.142 and the rear of properties to the northwest.

As a result of the proposal the application site will continue to have a satisfactory parking provision and would therefore comply with saved Policy T5: Parking Facilities of the Rugby Borough Local Plan 2006.

Warwickshire County Council's Ecology team have commented on the application and have no objection subject to informatives. Rugby Councils Tree Preservation team also have no objection to the proposal.

Overall the replacement garage outbuilding with an improved design is not located in a prominent location and will continue to be seen to be ancillary to the main dwelling. The proposal therefore complies with Policy CS16 of the Rugby Borough Council Core Strategy 2011, saved Policy E6 & T5 of the Rugby Borough Local Plan 2006, the Residential Extension Design Guide (from the Sustainable Design and Construction Supplementary Planning Document) 2012 and the NPPF 2012.

Recommendation:  
Recommended Approval

**DRAFT DECISION**

**APPLICATION NUMBER**

R13/0092

**DATE VALID**

11/01/2013

**ADDRESS OF DEVELOPMENT**

140 DUNCHURCH ROAD  
RUGBY  
CV22 6DR

**APPLICANT/AGENT**

Mr Phillip Lycett  
140 Dunchurch Road  
Rugby  
Warwickshire  
CV22 6DR

**APPLICATION DESCRIPTION**

Proposed erection of a new replacement garage outbuilding

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

CONDITION 1:

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

REASON:

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

CONDITION 2:

The development shall not be carried out other than in accordance with the Amended Proposed Plan Ref: 114/OCT12 received by the Local Planning Authority on 05/02/13 and Site Location Plan at scale 1:1250 received by the Local Planning Authority on 11/01/13.

REASON:

For the avoidance of doubt.

CONDITION 3:

The facing materials to be used on the external walls and roof shall as specified on the application form, received by the Local Planning Authority on 11/01/13.

REASON:

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

CONDITION 4:

No new windows shall be formed within both side elevations and the rear elevation of the proposed outbuilding, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

In the interest of residential amenity.

**CONDITION 5:**

The garage outbuilding hereby approved shall not be used for any purpose other than ancillary to the residential use of 140 Dunchurch Road, Rugby, CV22 6DR.

**REASON:**

In the interest of residential amenity.

**RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:**

CS16, T5, E6, Residential Extension Design Guide (SDC SPD) & NPPF

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

**REASON FOR APPROVAL:**

The proposed garage outbuilding will be in keeping with the existing house and surrounding area and will not adversely impact on the residential amenity of neighbouring properties, in accordance with policy CS16 of the Rugby Borough Core Strategy 2011. Additionally 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:**

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010, making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a known or suspected bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a license may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0845 601 4523 . If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 01453 764450 for advice on the best way to proceed.

**INFORMATIVE 2:**

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

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	20 <sup>th</sup> February 2013
<b>Report Title</b>	Planning Application R12/2223 – Land Adjacent Magpie Lodge Farmyard, (Belonging to Clifton Hall Farm), Lilbourne Road, Clifton-upon-Dunsmore
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All Wards
<b>Prior Consultation</b>	None
<b>Contact Officer(s)</b>	Nathan Lowde – Planning Officer – ext. 3725
<b>Report Subject to Call-in</b>	N/A
<b>Report En-Bloc</b>	N/A
<b>Forward Plan</b>	N/A
<b>Corporate Priorities</b>	Enable our residents, visitors and enterprises to enjoy, achieve and prosper
<b>Statutory/Policy Background</b>	None
<b>Summary</b>	This report is to inform Members of the Planning Committee of the rewording of a condition attached to planning permission R12/2223 approved by members of the planning committee on 30 <sup>th</sup> January 2013.
<b>Financial Implications</b>	None
<b>Environmental Implications</b>	None

<b><i>Legal Implications</i></b>	None
<b><i>Options</i></b>	Report to be noted
<b><i>Recommendation</i></b>	The report be noted
<b><i>Reasons for Recommendation</i></b>	To inform Members of the Planning Committee of the rewording of a condition attached to planning permission R12/2223 approved by members of the planning committee on 30 <sup>th</sup> January 2013.

Planning Committee – 20<sup>th</sup> February 2013

Planning Application R12/2223 – Land Adjacent Magpie Lodge Farmyard, (Belonging to Clifton Hall Farm), Lilbourne Road, Clifton-upon-Dunsmore

Report of The Head of Planning and Culture

**Recommendation**

The report be noted.

Planning application R12/2223 sought retrospectively the change of use of an existing building for the purposes of rodent breeding (sui-generis) at Magpie Lodge Farmyard, Lilbourne Road, Clifton-upon-Dunsmore. This application was considered by Members of the Planning Committee on the 30<sup>th</sup> January 2013 were members voted that the Head of Planning and Culture be authorised to grant planning permission subject to conditions in the report.

Of those conditions stated within the report, condition 2 read:

*The use hereby permitted shall not be for commercial purpose and no rodents shall be sold on site.*

**REASON**

*To ensure that the development is acceptable and in the interest of residential and highway safety.*

It was apparent to officers, that committee members in the course of considering the application were concerned about the potential for the use to become commercial. Following this, prior to issuing the planning permission, officers considered that the condition could be strengthened to reflect the concerns of committee members, and as such officers amended this condition prior to issuing the planning permission.

Condition 2 was amended to read as follows:

*'The building shall only be used for the breeding and keeping of rodents in connection with the tenants personal pet keeping activities and shall not be used for the breeding and keeping of rodents for commercial purposes or in connection with the tenants existing business'*

**REASON**

*To ensure that the development is acceptable and in the interest of residential and highway safety.*

Name of Meeting: Planning Committee  
Date Of Meeting: 20<sup>th</sup> February 2013  
Subject Matter: Planning Application R12/2223  
Originating Department: Planning and Culture

### **LIST OF BACKGROUND PAPERS**

There are no background papers relating to this item.

**AGENDA MANAGEMENT SHEET**

<b>Name of Meeting</b>	Planning Committee
<b>Date of Meeting</b>	20.02.2013
<b>Report Title</b>	Delegated Decisions – 18.01.2013 to 07.02.2013
<b>Portfolio</b>	N/A
<b>Ward Relevance</b>	All
<b>Prior Consultation</b>	None
<b>Contact Officer</b>	Paul Varnish 3774
<b>Report Subject to Call-in</b>	Y
<b>Report En-Bloc</b>	N
<b>Forward Plan</b>	N
<b>Corporate Priorities</b>	N/A
<b>Statutory/Policy Background</b>	Planning and Local Government Legislation
<b>Summary</b>	The report lists the decisions taken by the Head of Planning and Culture under delegated powers
<b>Risk Management Implications</b>	N/A
<b>Financial Implications</b>	N/A

***Environmental Implications*** N/A

***Legal Implications*** N/A

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

***Options*** N/A

***Recommendation*** The Report be noted

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

**Rugby Borough Council**

**Planning Committee – 20 February 2013**

**Delegated Decisions – 18<sup>th</sup> January to 7<sup>th</sup> February 2013**

**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: 20.02.2013  
Subject Matter: Delegated Decisions – 18.01.2013 to 07.02.2013  
Originating Department: Planning and Culture

### LIST OF BACKGROUND PAPERS

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

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

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\* Exempt information is contained in the following documents:

Document No.	Relevant Paragraph of Schedule 12A
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\* There are no background papers relating to this item.

(\*Delete if not applicable)

DECISIONS TAKEN BY THE HEAD OF PLANNING AND CULTURE UNDER  
DELEGATED POWERS FROM 18.01.2013 TO 07.02.2013

**A. APPLICATIONS – DELEGATED**

**Applications  
Refused**

<i>R12/2325 Refused 21.01.2013</i>	2 Kareen Grove Binley Woods	Proposed loft conversion and creation of additional roofspace with dormers to the front elevation and both side elevations.
<i>R12/2265 Refused 23.01.2013</i>	Unit 50 Somers Road Rugby	Proposed change of use of a vacant warehouse building (Class B) to an indoor scooter, skate board, bmx & rollerblade park (Class D2).
<i>R12/2261 Refused 25.01.2013</i>	Rose Cottage 62 Main Street Wolston	Erection of 1.8 metre high entrance gates and fencing - Resubmission of application R12/1402.

**Applications  
Approved**

<i>R12/1873 Approved 16.01.2013</i>	1 School Street Wolston	Erection of part two-storey part single-storey rear and side extension and external alterations to dwelling.
<i>R12/1769 Approved 17.01.2013</i>	14 Holbrook Road Rugby	Erection of two storey attached dwelling with alterations to existing vehicular access and associated works.
<i>R12/2347 Approved 18.01.2013</i>	16 Rugby Road Dunchurch	Proposed addition of a first floor above existing integral garage and erection of a single storey rear extension.
<i>R12/1955 Approved 18.01.2013</i>	35A North Road Clifton Upon Dunsmore	Construction of bay window and addition of render to front elevation.
<i>R11/0480 Approved 18.01.2013</i>	Boughton Leigh Junior School Wetherell Way Brownsover	Erection of building for use as a Scout Hall and Amateur Radio Group Hall and erection of 12m high retractable radio mast associated with Amateur Radio Group.
<i>R12/1895 Approved</i>	Glebe Farm Barn Birdingbury Road	Application for a Minor Material Amendment to planning permission E2E 878 (conversion of

21.01.2013	Bourton on Dunsmore	redundant barn to form a two-storey residential dwelling with side extension), for alterations to external appearance of the property including new windows, Juliet balcony in West elevation, and revised room layout including changing garage for extended kitchen, utility room and cloakroom.
R12/0772 Approved 21.01.2013	North Lodge 12 Rugby Road Dunchurch	Erection of a link-detached double garage.
R12/2364 Approved 22.01.2013	28 Charles Lakin Close Shilton	Erection of a two storey side and single storey front extension, and conversion of the loft to ancillary living accommodation.
R12/1987 Approved 23.01.2013	The Malt House Hayway Lane Broadwell	Erection of garden room conservatory and provision of 40 metre x 20 metre ménage.
R12/0781 Approved 25.01.2013	Millbank Hospital Lane Broadwell	Erection of single-storey rear extension.
R11/0766 Approved 25.01.2013	31 Viaduct Close Rugby	Erection of a single storey rear extension and partial garage conversion.
R12/2363 Approved 25.01.2013	Rawburn Grounds Farm Sawbridge Road Sawbridge	Erection of a steel portal framed agricultural building and use for housing livestock and agricultural storage.
R12/2336 Approved 25.01.2013	The Range Unit 2-3 Junction One Leicester Road Rugby	Use of land for the erection of buildings to be used for:- a) non-food retail purposes b) business purposes within B1 of the Town and Country Planning (Use Classes) Order 1987 c) the sale of hot food within Class A3 of the Town and Country Planning (Use Classes) Order 1987 d) a car showroom e) leisure purposes  (Variation of condition 5 of Outline Planning Permission ref: R/94/0718/19723/OP dated 7th November 1994 to allow up to 200 sq.m. gross floorspace of Unit 2-3 to be used for the sale of outdoor, non-fashion clothing and footwear and recreational good) (retrospective).

<p><i>R12/2339</i> <i>Approved</i> <i>25.01.2013</i></p>	<p>The Range Unit 2-3 Junction One Leicester Road Rugby</p>	<p>Use of land for the erection of buildings to be used for:- a) non-food retail purposes b) business purposes within B1 of the Town and Country Planning (Use Classes) Order 1987 c) the sale of hot food within Class A3 of the Town and Country Planning (Use Classes) Order 1987 d) a car showroom e) leisure purposes</p> <p>(Variation of condition 18 of Outline Planning Permission ref: R/94/0718/19723/OP dated 7th November 1994 to amend the car parking layout to allow the retention of two trolley bays).</p>
<p><i>R12/1855</i> <i>Approved</i> <i>28.01.2013</i></p>	<p>30 Rugby Road Rugby</p>	<p>Erection of two-storey side extension over existing garage, single-storey rear extension and external alterations including rendering of dwelling. Erection of gates to front. Installation of rooflights.</p>
<p><i>R13/0007</i> <i>Approved</i> <i>28.01.2013</i></p>	<p>The Chalet Hinckley Road Wolvey</p>	<p>Erection of a stable block incorporating tack room &amp; store, associated hardstanding and parking provision.</p>
<p><i>R12/0794</i> <i>Approved</i> <i>30.01.2013</i></p>	<p>TH Dew &amp; Sons Ltd Rear of 31 Coventry Road Pailton</p>	<p>Conversion of workshop in to a two-bedroom apartment.</p>
<p><i>R12/1988</i> <i>Approved</i> <i>30.01.2013</i></p>	<p>The Annex – Orchard Barn Copston Lane High Cross Lutterworth</p>	<p>Erection of a single storey front extension.</p>
<p><i>R12/2141</i> <i>Approved</i> <i>30.01.2013</i></p>	<p>Unit 10 Webb Ellis Industrial Estate Woodside Park</p>	<p>Change of use of ground floor of existing premises from Use Class B1 (Business) to Use Class D1 (Non residential educational) of the Town and Country Planning (Use Classes) Order 1987.</p>
<p><i>R13/0023</i> <i>Approved</i> <i>30.01.2013</i></p>	<p>120 Hillmorton Road Rugby</p>	<p>Proposed shopfront alterations and rear extension.</p>
<p><i>R12/1477</i> <i>Approved</i> <i>30.01.2013</i></p>	<p>6 Long Furlong Rugby</p>	<p>Extensions and alterations to bungalow to facilitate the creation of a two storey house.</p>

<i>R12/0291 Approved 01.02.2013</i>	Former Fire Station Heath Lane Brinklow	Erection of 3no. detached dwellings, together with associated access, landscaping and works.
<i>R12/2043 Approved 01.02.2013</i>	Kirby Gate 1 Main Street Monks Kirby	Retrospective application for loft conversion incorporating 4 dormer windows to rear and rooflights to front.
<i>R12/2351 Approved 01.02.2013</i>	125 Heather Road Binley Woods	Proposed redevelopment of existing bungalow incorporating the addition of a first floor, new dormers, new roof and erection of a two storey rear extension.
<i>R13/0032 Approved 01.02.2013</i>	202 Montague Road Rugby	Erection of a two storey and single storey rear, first floor side, single storey and a first floor front extensions and a porch.
<i>R12/1919 Approved 04.02.2013</i>	49 Loverock Crescent Rugby	Erection of a two storey side and single storey rear extension, provision of a mono pitched roof to the front elevation and roof alterations - Amendment to a previously approved scheme for Erection of a two storey side and single storey rear extension, provision of a mono pitched roof to the front elevation and roof alterations granted under R09/0517/HOUS on 7th July 2009.
<i>R12/1986 Approved 04.02.2013</i>	Land at Leamington Road Ryton on Dunsmore	Erection of agricultural building for the storage of agricultural equipment.
<i>R13/0063 Approved 04.02.2013</i>	345 Dunchurch Road Rugby	Proposed addition of a first storey above existing integral garage and new roof over existing single storey rear extension element.
<i>R12/2271 Approved 05.02.2013</i>	8 Lawford Lane Bilton	Waiver of condition 5 of planning permission R10/2136 to allow permanent change of use of the ground floor of the building from B8 (storage) to a mixed use class to include storage (Use Class B8) and a trade counter (Use Class A1), including external alteration to the building and the existing access and associated parking.
<i>R13/0014 Approved 06.02.2013</i>	26 Rugby Lane Stretton on Dunsmore	Extension and alterations to existing bungalow.

<i>R13/0049 Approved 06.02.2013</i>	115 Cornwallis Road Bilton	Retrospective application for the erection of a wall/gate to boundary line.
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### **Listed Building Consents**

<i>R12/1430 Listed Building Consent 22.01.2013</i>	North Lodge 12 Rugby Road Rugby	Listed Building Consent for the erection of a link- detached double garage.
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### **Advertisement Consents**

<i>R13/0076 Advertisement Split Decision 06.02.2013</i>	Virgin Active Unit 6, Junction One Retail Park Leicester Road	Retention of 1no. non-illuminated banner sign and 1no. externally illuminated fascia sign on the front elevation, and 1no. non-illuminated fascia sign on the rear elevation.
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### **Certificate of Lawful Use or Development**

<i>R13/0009 Certificate of Lawful Use or Development 30.01.2013</i>	Land adjacent to Fit Tree Farm Watling Street Shawell	Certificate of Lawfulness for use of land for the purposes of off road riding and driving of vehicles.
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<i>R13/0015 Certificate of Lawful Use or Development 29.01.2013</i>	Pioneer Farm Stockton Lane Birdingbury	Certificate of Lawful Development for occupation of dwellinghouse in breach of Condition 5 of Planning Permission number R86/1596/18022/OP (dated 27/04/87).
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### **Telecommunications Determinations**

<i>R13/0143 Prior Approval not required 01.02.2013</i>	PCP016 Bawnmore Road Land Opposite 4 Bawnmore Road SP 448493 273694 Bilton	Determination as to whether prior approval is required for installation of an OpenReach broadband cabinet and associated works.
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### **Approval of Details/ Materials**

<i>R12/0862 Approval of non-material changes 18.01.2013</i>	Sunnycroft Farm Station Road Clifton Upon Dunsmore	Erection of a replacement dwelling.
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<i>R10/0880</i>	Toft Manor	Extension to existing garage to form fleece
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<i>Approval of Details</i> 24.01.2013	Toft Lane Dunchurch	sorting area.
<i>R09/0444/PALB</i> <i>Approval of Details</i> 24.01.2013	St Andrew's Church Church Road Shilton	Erection of a single storey rear extension.
<i>R12/0079</i> <i>Approval of non-</i> <i>material changes</i> 25.01.2013	Cottage Farm 435 London Road Stretton on Dunsmore	Erection of a replacement dwelling.
<i>R09/0410/PLBC</i> <i>Approval of Details</i> 31.01.2013	The Haybarn Church Street Churchover	Erection of a first floor side extension.
<i>R09/0972/MAJP</i> <i>Approval of Details</i> 04.02.2013	Land East of Calvestone Road Calvestone Road Cawston	Outline application with all matters reserved for the development of up to 145 dwellings.
<b><i>Withdrawn/ De-registered</i></b>		
<i>R12/2046</i> <i>Withdrawn</i> 21.01.2013	106-108 Park Road Rugby	Conversion and alteration of the existing building to form 6no. 2 bedroom residential apartments, including erection of a two storey side extension and associated works.
<i>R12/1938</i> <i>Withdrawn</i> 22.01.2013	Tythe Platts Farm Penn Lane Wibtoft	Erection of a new Farmhouse (agricultural workers dwelling) and associated works.